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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: 4/24/2025

Ms. Riley McGrath, Zoning Officer
Upper Dublin, Township
370 Commerce Drive
Fort Washington, PA 19034

Re: MCPC #25-0079-001
Plan Name: 1030 Twining Conditional Use
3 lots comprising 0.46 acres
Situate: 1030 Twining Road
Upper Dublin Township

Dear Ms. McGrath:

We have reviewed the above-referenced land development as you requested on 4/3/25. We forward this letter as a report of our review.

BACKGROUND

The applicant is seeking a conditional use permit to improve a property with a single family dwelling unit at 1030 Twining Road in Upper Dublin Township. The property had received prior conditional use zoning approvals in 2015, however, the property was not improved with the single-family dwelling and the approvals expired after one year. The applicant has stated at the April 8 Public hearing for application #2584 that all conditions and improvements from the prior plans and approvals are acceptable and would be completed.

The property was adjacent to a private street. Section 255-18 of the Upper Dublin Zoning Code states that "Upon application for a conditional use pursuant to the conditional use standards outlined in this chapter, the Board of Commissioners may permit the building of a dwelling house on a lot adjacent to a private street which has not been improved to the standards of a public street, provided the following conditions are met:

1. The minimum lot size is 1.5 times larger than that which would otherwise be required by this chapter and the dwelling is served by public sewer and water.
2. The minimum lot size is at least one acre if the dwelling is not served by public sewer and/or water.
3. No more than five dwelling houses may be served by the private street .
4. The private street shall be improved to the standards referenced in Chapter 212 for a driveway, or to such other standards as the Board of Commissioners has otherwise approved
5. If and when the private street must be improved to the standards of a public street , all lots served by the private street and which have been improved following the grant of conditional use , shall contribute to the cost thereof in equal shares with the other benefited lots on the street ."

Recently, the road has been improved to the Township Standards for a public street. Most of the street improvements to the property such as the installation of curbs, sidewalks and base asphalt course have been completed recently. Additional street improvements must be made to bring the streets up to township standards but will be completed after the dwelling unit is constructed. During the hearing the applicant stated that all the conditions from the prior 2015 approvals are still acceptable and will be completed.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the previous approvals that were not administratively finalized during the original application process in 2015. It was also stated on the record at the April 8th public hearing that the applicant will complete the plan in accordance with the prior approvals and conditions.

CONCLUSION

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Sincerely,

Geoffrey Vaughn, PLA, ASLA,
Section Manager for Design Planning
Geoffrey.vaughn@montgomerycountypa.gov | 610-278-3751

c: Matthew E & Eileen Lombardo
Kurt Ferguson, Township Manager