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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: May 16, 2025

Anne W. Klepfer, Township Manager
Upper Hanover Township
1704 Pillsbury Rd
East Greenville, PA 18041

Re: MCPC #21-0285-003
Plan Name: Redwing Meadows
57 lots comprising 44.56 gross acres (44.33 net acres)
Parcel ID: 57-00-01340-00-7
Situate: Opposite 81 Gravel Pike, Upper Hanover Township

Dear Ms. Klepfer:

We, the Montgomery County Planning Commission, have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Tuskes Homes, has submitted to the township a tentative (sketch) plan which proposes to subdivide the subject parcel (57-00-01340-00-7) into 57 lots, of which 52 are “buildable” lots intended for detached, single-family homes. The five non-buildable lots will be used for open space and stormwater management purposes. The proposal includes three surface parking lots, each with 16 parking spaces, accounting for 48 spaces combined. Each of the 52 dwelling units will also have two off-street parking spaces per lot. In total, the tentative plan proposes 152 off-street parking spaces.

The site lies within the township’s LIC-1 and R-2 zoning districts and would require a rezoning of the LIC-1 portion to R-2 for the development to be an allowed land use.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

The *Upper Perkiomen Valley Regional Comprehensive Plan* places the subject parcel entirely within the Commercial/Industrial Center future land use designation. In this category, "the dominant uses . . . are and should continue to be a mix of shopping centers and strip-style development, office parks, and light industrial operations, including manufacturing, processing, warehousing and distribution, and research and development" (p. 160). The plan also provides, however, that a less-intense use is permitted in any growth area that permits a more-intense use. The plan explicitly states that "a suburban residential development may be appropriate within the Commercial/Industrial Center area even though nonresidential uses would also be permitted" (p. 158). For these reasons, we find that the proposal is consistent with the Regional Plan.

COUNTY PLAN

Montco 2040: A Shared Vision places the subject parcel entirely within the Community Mixed Use and Services future land use designation. Areas within this category are "local community focal points that typically have a significant retail or institutional element with surrounding residential uses" (p. 82). The primary suggested land uses for this category are "community neighborhood shopping centers and retail uses in concentrated nodes," various offices, "major institutions" and "other local services, such as daycare centers" (p. 82). Less-prominent uses suggested include light industrial, "entertainment uses," and medium density residential (p. 82).

While a low-density residential use—e.g. the *detached, single family home*—is not specifically named, we find that a lower density of residential can still be suitable within Community Mixed Use and Services area. We welcome the environmental and economic benefits associated with situating homes and residential development close to employment and services (other land uses) which, given the future land use designation, have the potential to be neighboring future uses abutting this site. Altogether, we find the proposal to be generally consistent with the county's comprehensive plan.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, as it is generally consistent with the applicable comprehensive plans. However, in the course of our review, we have identified the following issues that the applicant and Upper Hanover Township should consider prior to final plan approval. Our comments are as follows:

TRANSPORTATION

A. Street Width

1. Reduce street width. The proposed width for the cartway is 34 ft. We recommend reducing this to 32 ft, which is the minimum permissible under Township Code §425-403E(5). A narrower cartway enhances traffic calming and safety while reducing impervious surface; this is also advantageous for stormwater management and increases open space.
2. On-street parking. We would recommend on-street parking, which would reduce the need for surface parking and reduce impervious surfaces. However, it appears that on-street parking is not permitted on local access residential streets within Upper Hanover Township (Township Code §425-403E(5)). We encourage the Township to consider revising this provision through a future amendment.

B Pedestrian Connections

1. Sidewalks. Ensure that the sidewalks are placed on streets within the subdivision pursuant to the §425-410.
2. Tot Lot Access. Consider a 20' pedestrian cross-access between lots 39/40 and 26/27.
3. Neighboring subdivision. We recommend that the emergency access road allow free-flowing pedestrian access to E 2nd Street in the neighboring subdivision.

STORMWATER MANAGEMENT

A Stormwater Basins

1. Natural Appearance. Use native plantings in the stormwater management facilities to blend them in with the abutting riparian buffers.

CONCLUSION

We wish to reiterate that we generally support this proposal. We believe our comments will help to advance the township's planning objectives.

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. Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (MCPC #21-0285-003) on any plans submitted for final recording.

Sincerely,



Austin Mosby
Planner I
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Phillip C. Malitsch, Applicant Representative
Debbie Ervin, Upper Hanover Township
Richard Fain, Chairperson, Upper Hanover Township Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS



Redwing Meadows
MCPC#210285003

Montgomery County Planning Commission

0 150 300 600 Feet

N



NOTES:

GROSS SITE AREA: 44.56 AC ±
ULTIMATE R.O.W.: 0.23 AC ±
NET SITE AREA: 44.33 AC ±

EX. ZONING: LIC-1 DISTRICT
R-2 RESIDENTIAL

PR. ZONING: R-2 RESIDENTIAL

PROPOSED DEVELOPMENT:

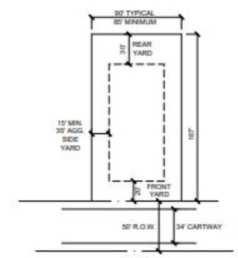
SFD LOTS: 52 DU
15,000 SF

AVERAGE LOT SIZE: 16,557 SF

PARKING: 104 (2 SP/DU)
48 OFF-STREET
152 TOTAL
(2.92 SP/DU)

OPEN SPACE: 16.52 AC
(37%)

TYPICAL LOT:



ONE SQUARE INCH EQUALS:
10,000 SF / .23 ACRES

SCALE: 1"=100' DATE: 4/14/25

SKETCH PLAN

Redwing Meadows

UPPER HANOVER TOWNSHIP
MONTGOMERY COUNTY, PA

Tuskes Homes

4511 PALMER DRIVE,
BETHLEHEM, PA 18020

Kennedy & Associates
Planners and Land Use Consultants

ZONING SUMMARY:

Proposed Zoning:	R-2 Medium Density Residential District	
R-2 DISTRICT DESIGN STANDARDS, Conventional Subdivision		
(with central sewer and water)		
	Required	***Proposed***
Minimum Lot Area	10,000 sf	15,000 sf
Minimum Lot Width	75 feet	85 feet
Minimum Building Separation	35 feet	35 feet
Maximum Building Coverage	20% of lot area	20% or less
Maximum Building Height	35 feet	35 feet or less
Yards:		
Front	20 feet	20 feet
Side	15 feet ea. / 35 feet aggr.	15 feet ea. / 35 feet aggr.
Rear	30 feet	30 feet
Open Space	15% of 44.33 Site Area (6.65 acres)	37% of 44.33 Site Area (16.52 acres)
Parking:	2 sp / DU (52 DU) 104 spaces	2 sp / DU (52 DU) + 48 overflow 152 spaces

THIS DRAWING IS A SKETCH PLAN TO BE USED STRICTLY FOR PLANNING AND ZONING PURPOSES. THIS DOCUMENT DOES NOT REPRESENT A SURVEY BY KENNEDY & ASSOCIATES, LLC. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. PREPARED BY JOHN H. KENNEDY AICP, CERTIFIED PLANNER #8918. ALL RIGHTS RESERVED, JOHN H. KENNEDY & ASSOCIATES, LLC 2025.