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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 16, 2025

Mr. Marcus V. Dolny, Borough Manager
Trappe Borough
525 West Main Street
Trappe, Pennsylvania 19526

Re: MCPC #25-0120-001
Proposal Name: 181 W 7th Avenue Subdivision
(1 lot comprising .98 acres)
Situate: West 7th Avenue (west)/Linden Street (south)
Trappe Borough

Dear Mr. Dolny:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 9, 2025. We forward this letter as a report of our review.

BACKGROUND

The application concerns the proposed subdivision of a 0.98-acre lot (County Parcel ID 23 00 01207 00 3) within an R-2 Medium Density Residential District zoned area, located on West Seventh Avenue south of Linden Street in Trappe Borough. Two Left Feet, LLC, the applicant, requests permission to divide the property into two new lots ("Lot A" and "Lot B") and to build a single-family detached home on "Lot A." The existing home on the tract will be retained on the proposed "Lot B."

The plans indicate that public water and sewer facilities will serve the planned improvements to the property.

According to information submitted with the plan, the applicant will seek waivers from specified requirements outlined in the Borough Subdivision and Land Development Ordinance (SALDO) Chapter 295 related to driveways (§250-10.D.(6)) to enable driveway access to proposed "Lot A' and "Lot B," as well as waivers for rear lots (§250-12.H.(4).(c)) to permit access to a parcel ("Lot A") without street frontage.

COMPREHENSIVE PLAN COMPLIANCE

The plan generally aligns with the goals and objectives set in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

The Future Land Use Component of Montco 2040 indicates that the applicant's property is located in a Suburban Residential Area. According to the Comprehensive Plan, suburban residential areas are characterized as places that

rely on cars for transportation and often feature extensive landscaping on individual properties. These areas also provide a variety of housing types, with single-family detached homes being the most prevalent.

Furthermore, this subdivision application furthers the following specific Montco 2040 goals:

- ***Encourage development and transformative investment where infrastructure already exists.***

The Future Land Use Map includes several mixed-use and residential land categories that designate growth areas for the county. Future development should occur in suitable locations within these designated areas, primarily in mixed-use zones; however, undeveloped land in residential neighborhoods is generally well-suited for new residential growth.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, through our review, we have identified the following issues that municipal officials may want to consider prior to granting final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Lots/Frontage (*§295-12.G*) - Regulations outlined in the Subdivision and Land Development Ordinance specify that each lot must have at least 50 feet of frontage along the ultimate right-of-way line of a street. It seems that the proposed "Lot A," as shown on the plan, does not meet this requirement. Therefore, a waiver request may be necessary to comply with this standard.

B. Rear Lots (*§295-12.H.(1)*) - The applicant proposes a subdivision plan that includes creating a rear lot, referred to as "Lot A." Standards in the SALDO specify that rear lotting is allowed only if the applicant demonstrates that no other subdivision method is practical or desirable, the layout is better than a conventional approach, and it would not create an undesirable precedent for the neighborhood. The MCPC defers to borough officials and the borough engineer to determine whether the proposed plan aligns with municipal objectives regarding residential development in Trappe. While the submitted plan seems logical, we note that waivers will be required to permit the proposed layout. We also caution that, as stated in the SALDO, "the result... would not set an undesirable precedent for the neighborhood."

MISCELLANEOUS

A. Shared Driveway Responsibilities - We observe that on the submitted plan, a shared driveway easement is delineated across "Lot B" for access to the proposed "Lot A" parcel. The language on the Record Plan should specify the responsibilities of each lot owner regarding the repair and maintenance costs of the shared driveway. Additionally, further clarification may be needed concerning responsibilities for upkeep (e.g., leaf, snow, and ice removal) as well as any limitations on the use of the driveway, such as parking cars, boats, or other vehicles adjacent to or on the paved surface.

B. Highway Occupancy Permit/Seventh Avenue (SR 4013) - According to the submitted plans, the applicant proposes a new point of ingress/egress along the west frontage of Seventh Avenue on the subject parcel. The MCPC identifies Seventh Avenue (SR 4013) as a state road maintained by the Pennsylvania Department of Transportation (PennDOT). We defer to the municipality to coordinate with PennDOT regarding any issues related to a highway occupancy permit. State requirements mandate that PennDOT may issue permits for

opening driveways onto state highways and for surface and occupancy of state highways under terms and conditions established in PennDOT regulations.

C. Assignment of MCPC Number - When an application is sent to the county for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is known as an MCPC number. Accordingly, we inform you that "25-0120-001" has been reserved for this submission. To make the plan recording process more efficient, if any plans are brought to this office for recording, the MCPC number should always be included on the relevant sheets in the area designated for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that borough officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding the approval of any proposal.

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

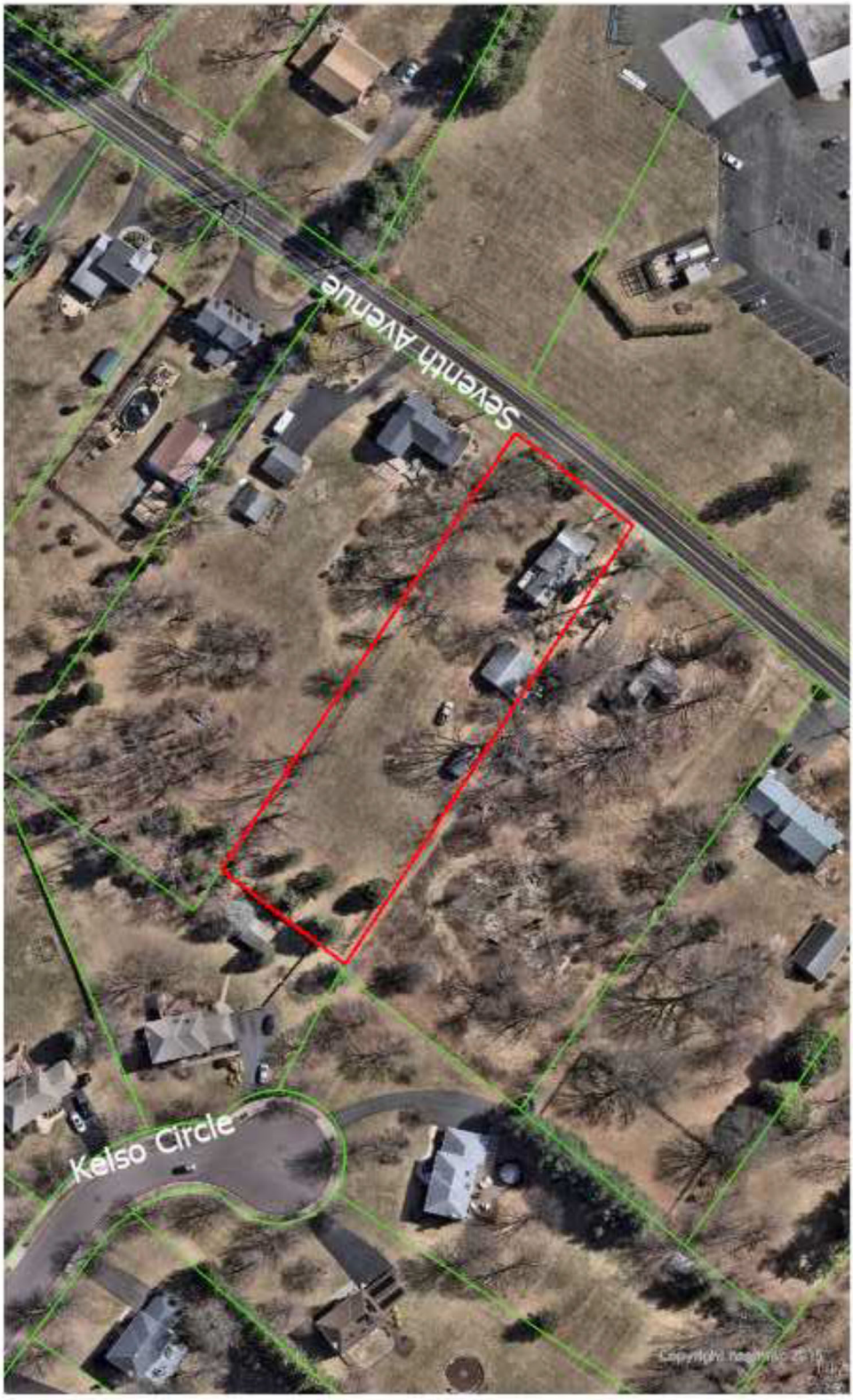
Sincerely,



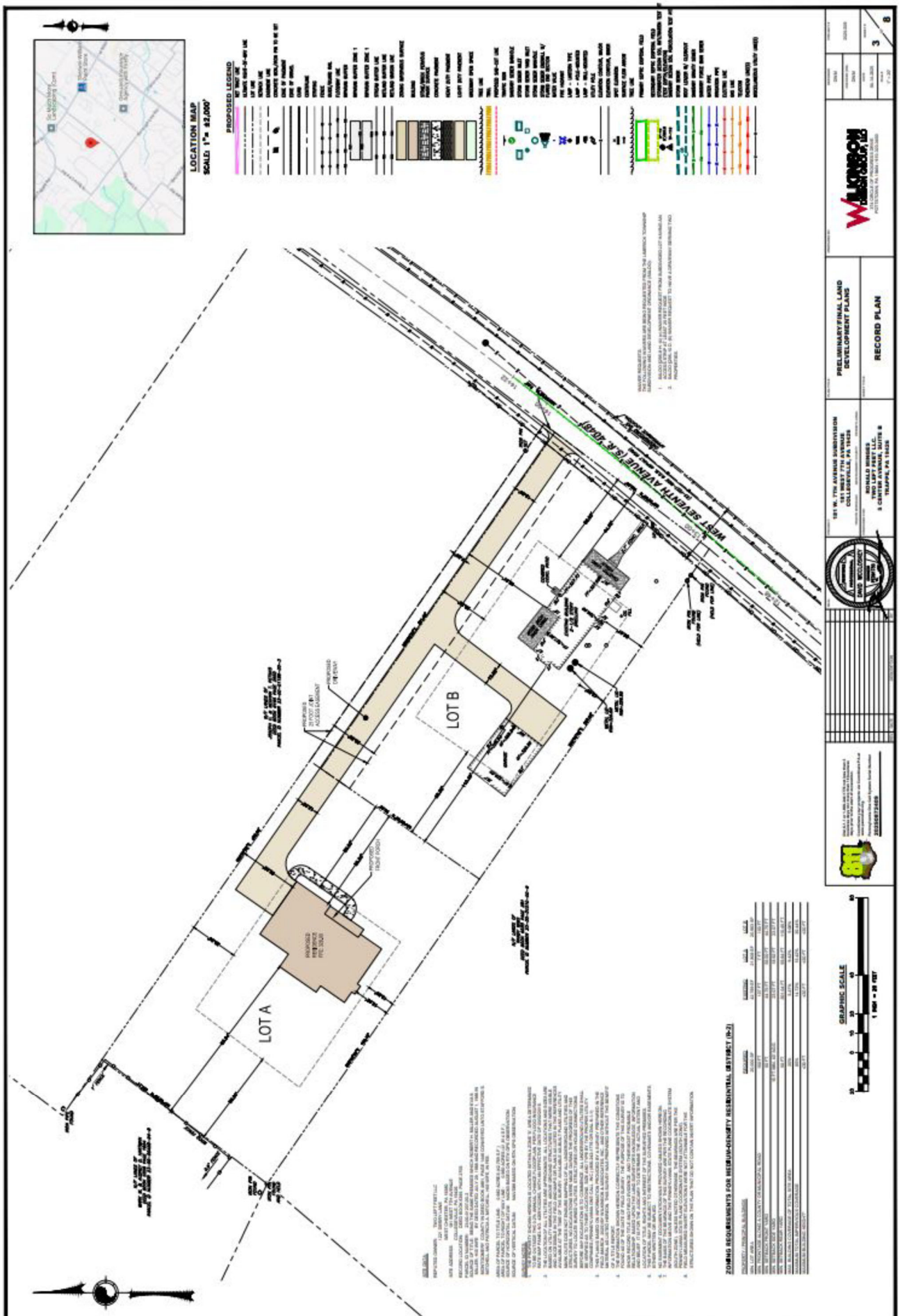
Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 email kevin.chavous@montgomerycountypa.gov

c: Two Left Feet, LLC, Applicant
Wilkinson Design Group, LLC, Applicant's Engineer
Jack Washelski, Chrm., Borough Planning Commission

Attachments: A. Aerial View of Site
B. Site Plan



181 West Seventh Avenue Subdivision
MCPC#250120001


LOCATION MAP
SCALE: 1" = ±2,000'
PROPOSED LEGEND
WEST SEVENTH AVENUE (S.R. 1064)
LOT A
LOT B
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
RECORD PLAN
GRAPHIC SCALE
1 INCH = 20 FEET
ZONING REQUIREMENTS FOR MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)