MONTGOMERY COUNTY
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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 7, 2025

Mr. John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street
Lansdale, Pennsylvania 19446

Re: MCPC #25-0143-001
Plan Name: 134 W. 6th Street Quadraplex
(1 lot comprising .18 acres)
Situate: Maple Avenue (west)/north of West Fifth Street
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced sketch plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Harpconn, LLC, has submitted a sketch plan for the development of a quadraplex located at 134 West 6th Street, impacting an 0.18-acre property on parcel 11-00-15348-00-4 within the Class C Residential District. The sketch plan details a covered garage and driveway with an additional parking space per unit.

COMPREHENSIVE PLAN COMPLIANCE

Borough Comprehensive Plan

This parcel is shown as Residential of the Future Land Use Map of Lansdale Comprehensive Plan, *Lansdale 2040.* The Residential Future Land Use category is primarily intended for areas of relatively low-density dwelling types, such as single-family detached, twin, duplex, townhome/townhouse/row home and stacked townhome units. It also includes apartments, typically in low-rise garden apartments and at a relatively low scale. The intent of the category is to maintain and enhance the character of the borough's neighborhoods. This parcel is additionally identified within the Transit-Oriented Development (TOD) Future Land Use category, which constitutes an area surrounding the borough's three regional rail stations. The proposed sketch plan appears to be aligned with the goals of the borough's Future Land Use.

County Comprehensive Plan

The parcel is additionally identified within the Town Residential Area of the County's Comprehensive Plan, *MONTCO 2040: A Shared Vision*. These are traditional residential areas that are oriented towards pedestrians more than automobiles and have a variety of housing types that are often mingled within blocks or small neighborhoods. The primary uses might include multifamily, townhouses, twins, and small lot single-family detached homes, as well as institutions. Residential development should match the character and type of housing found in the immediate neighborhood. The proposed sketch plan appears to be in alignment with the goals of the Future Land Use Areas.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with both *Lansdale 2040* and *MONTCO 2040* in supporting context sensitive infill development.

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.

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 #25-0143-001 on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Jason Smeland, PE, Applicant's Representative
Michael Panachyda, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Richard Lesniak, Director of Code Enforcement and Emergency Services
Jessica Buck, District Manager, MCCD

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



134 West Sixth Street
MCPC#250143001

Montgomery County Planning Commission

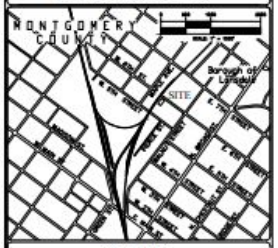
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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap

SITE LOCATION MAP (1"=1000')



ZONING DATA

DEFINED FROM THE BOROUGH OF LANSDALE ZONING ORDINANCE, AS LAST AMENDED.
DISTRICT CLASSIFICATION: CLASS C RESIDENTIAL DISTRICT
PROPOSED USE=MUTIPLE DEVELOPMENT

REQUIREMENT	ALLOWED/REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	12678 S.F.
MINIMUM LOT WIDTH & BUILDING LINE	NONE	120.00 FT.
FRONT YARD RESTRICTION	20 FT	21 FT
SIDE YARD RESTRICTION	NONE	0 FT
REAR YARD RESTRICTION	NONE	20 FT
MAXIMUM BUILDING COVERAGE	NONE	43%
MAXIMUM IMPERVIOUS COVERAGE	75%	67%
MAXIMUM BUILDING HEIGHT	35 FT	LESS 35 FT

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
BOROUGH OF LANSDALE
RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	DEED BOOK	PAGE	TAX AREA
11-00-10060-00-4	5782	1	LANSD.

GENERAL NOTES

1. TOPOGRAPHICAL, BOUNDARY AND RIGHT-OF-WAY INFORMATION IS BASED ON DEED AND PLANS OF RECORD. ALL INFORMATION ON THIS PLAN SHALL BE CONSIDERED TO BE APPROXIMATE.
2. THE PROPOSED USE SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER FACILITIES.
3. CONCRETE MONUMENTS SHALL BE INSTALLED AS REQUIRED.
4. ALL SANITARY SEWER LATERALS SHALL BE LAID ON A SLOPE OF NOT LESS THAN 2%. 18" IS THE VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN THE WATER AND SANITARY SEWER LINES, WHEN A 10 FOOT HORIZONTAL CLEARANCE IS NOT MAINTAINED.
5. THE CONDITION OF THE EXISTING CURB AND SIDEWALK ALONG THE STREET FRONTAGE SHALL BE JUDGED BY THE BOROUGH OF LANSDALE TO DETERMINE THE NEED FOR REPLACEMENT. ANY EXISTING CURB OR SIDEWALK REQUIRING REPLACEMENT DUE TO DAMAGE DETERMINATION OF THE BOROUGH DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE DETAIL ON SHEET 5.
6. ALL CONSTRUCTION SHALL CONFORM TO THE BOROUGH OF LANSDALE STANDARDS AND SPECIFICATIONS AS APPLICABLE.
7. CONSTRUCTION MATERIAL AND METHODS ARE TO CONFORM TO PENNDOT PUBLICATION 408.
8. A DETAILED BUILDING PERMIT AND GRADING PLANS SHALL BE SUBMITTED TO THE BOROUGH TOGETHER WITH THE BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE BOROUGH PRIOR TO ISSUANCE OF A BUILDING PERMIT.

APPLICANT INFORMATION

HarpConn, LLC
775 PENLLYN BLUE BELL PK
BLUE BELL PA, 19422
(215) 643-9700

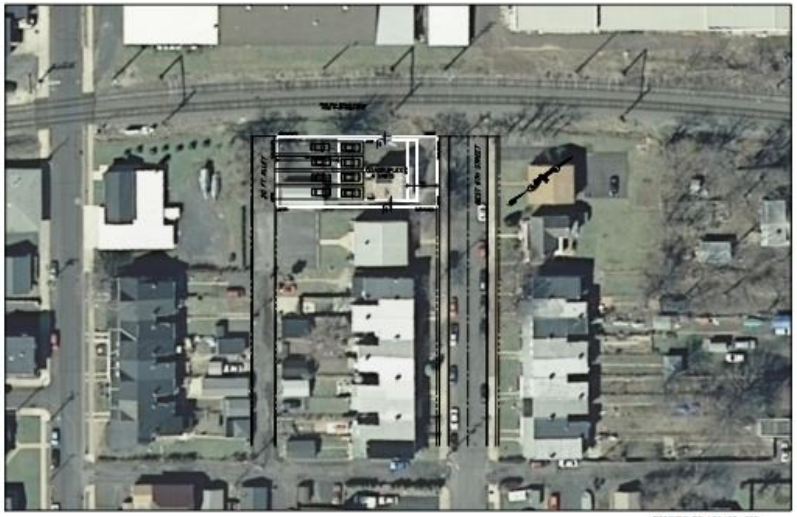
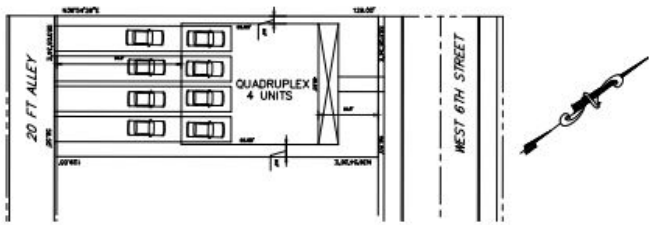


PHOTO PLAN (1"=40')



SKETCH PLAN

HARPCONN, LLC

134 W SIXTH STREET

BOROUGH OF LANSDALE
MONTGOMERY COUNTY
PENNSYLVANIA

LENAPE VALLEY ENGINEERING
Civil Engineering ♥ Subdivision ♥ Land Development

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 036539

PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.T.S.	1"=20'	1 of 1
DRAFTED BY	PROJECT NUMBER	
J.T.S.	2680	