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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 16, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #25-0237-001
Plan Name: Springford Walk
(1 lot comprising 1.781 acres, 26 townhouses)
Situate: S. 6th Avenue and Vaughn Road/near intersection of Char Mar Lane
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 30, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, XJ 22, LLC, proposes to subdivide this property from 5 Fords Edge, Inc and build 26 townhouses on this property that is adjacent to Fords Edge. This proposed residential development is in the R-3 Residential District. This residential property will have public sewer and water.

The applicant received a zoning hearing decision on October 29, 2024 and the following relief was granted:

1. A variance was granted form Section 300-203.D, to allow the maximum density to exceed six (6) dwelling units per developable acre.

2. A variance was granted from Section 300-203.B.(10), to allow areas of open space to be counted that cannot meet the qualifying conditions due to naturally occurring site conditions.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a townhome community land development use, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township's Zoning Hearing Board weighed in with their decision on October 29, 2024 to honor their original 1972 approval for this land development for the construction of 60-unit townhouse community on this property even though only 34 were constructed in 1972. The Montgomery County Planning Commission (MCPC) believes that this project is compatible with the township's expressed intent.

RECOMMENDATION/COMMENTS

Based on *Montco 2040* MCPC generally supports the applicant's proposal but notes:

1. **DESIGN:** We recommend the addition of some sort of shared use amenity such as a playground, pavilion or tot lot between the two communities.

2. **STORMWATER:** While the county prefers surface stormwater basins, if the subsurface infiltration beds are the only way that their open space requirements are met then we recommend that an operations and maintenance agreement be signed by the applicant with the township for the maintenance of the underground detention basin. Too often after these facilities are constructed the maintenance of them is forgotten.

3. **TRANSPORTATIION/PEDESTRIAN CIRCULATION:** We recommend continuation of the sidewalk around the entirety of the cul de sac.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal contingent on the township's approval. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of 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 prior to recording with the Recorder of Deeds office. Please supply a paper copy bearing the municipal seal and signature of approval for our files. Please print the assigned MCPC number #25-0237-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: XJ 22 LLC, KJHolohan@gmail.com
Justin Brewer, Howell Engineering
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

Attachments: 1) Aerial View of Site
2) Reduced Copy of Applicant's Site Plan



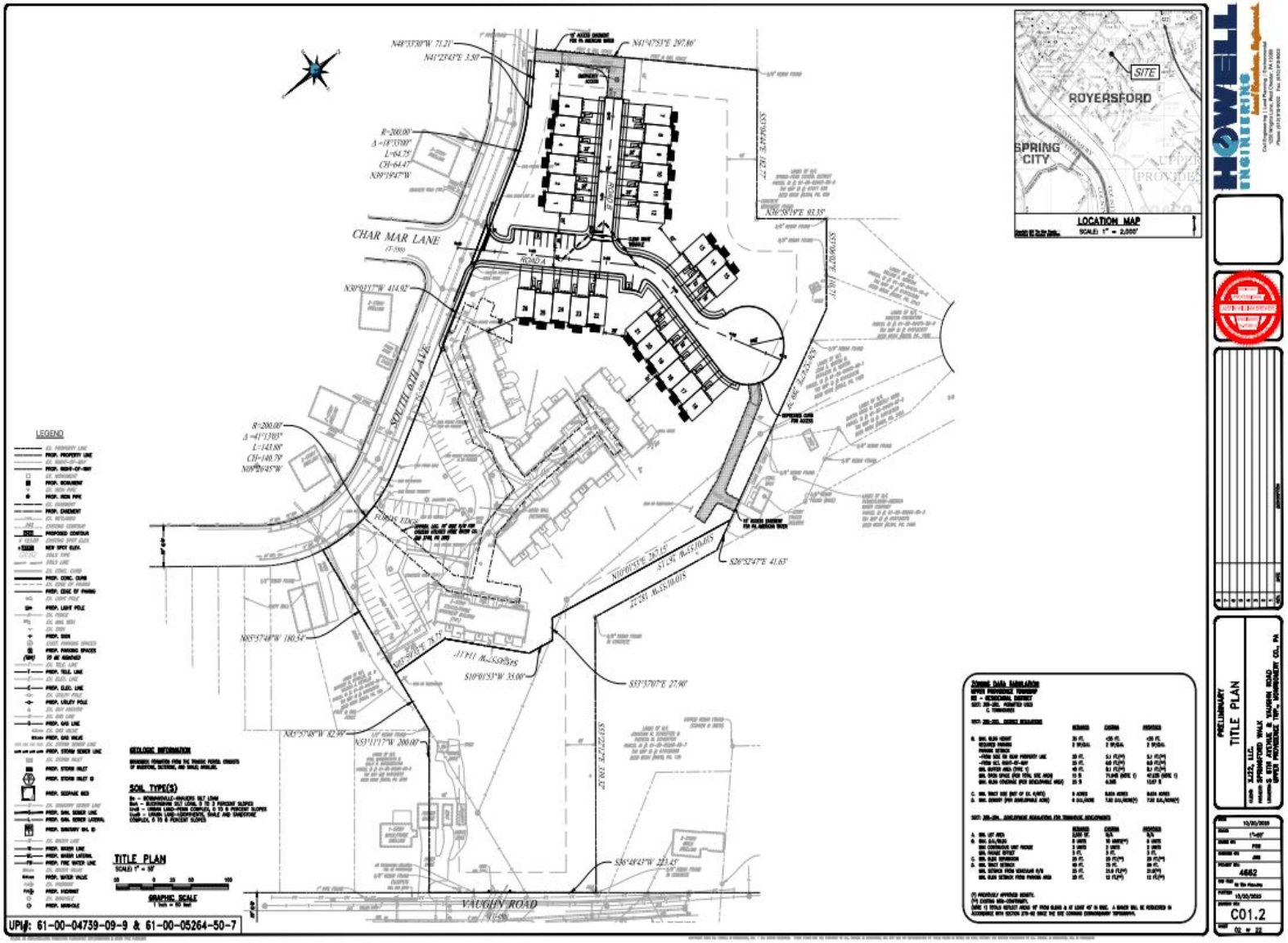
Springford Walk
MCPC#250237001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


CHAR MAR LANE
SOUTH 6TH AVE
VAUGHN ROAD
ROAD A
LOCATION MAP
SITE
ROYERSFORD
SPRING CITY
TITLE PLAN
GRAPHIC SCALE
LEGEND
GEOLOGIC INFORMATION
SOIL TYPE(S)
UPI#: 61-00-04739-09-9 & 61-00-05264-50-7
PRELIMINARY
TITLE PLAN
HOWELL ENGINEERING
4662
C01.2