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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 5, 2026

Ms. Beth Gooch, Director of Administration and Community Development
Franconia Township
671 Allentown Road
Telford, Pennsylvania 18969

Re: MCPC #26-0093-001
Plan Name: Living Boundaries – Derstine Community
(1 lot comprising 26.79 acres)
Situate: Cowpath Road and Kingsfield Drive
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 7, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Edward Brubaker, has prepared a preliminary land development plan for the property located at Cowpath Road and Kingsfield Drive. All 26.79 acres of the parcel will be impacted by development and utilized by the Living Boundaries – Derstine Community. The proposed land development includes 69 age-restricted single-family semi-detached dwelling units and a clubhouse, with a community walking path, access driveway, and interior roads.

The subject property is located within the R-130 Residential Zoning District and is proposed to be rezoned via a zoning map amendment to the Residential Living for Older Adults Overlay District. This review letter is contingent upon approval of that map amendment.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issue(s) that the applicant and Franconia Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

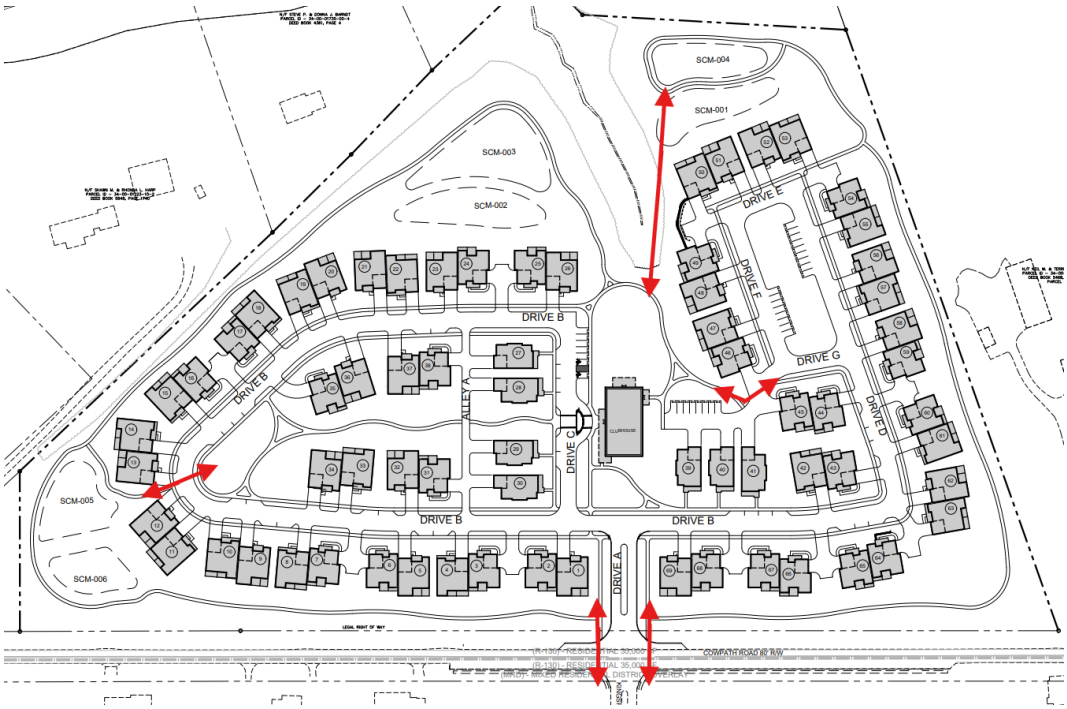
ZONING:

The subject property is located within the R-130 Residential Zoning District and is anticipated to be included within the Residential Living for Older Adults Overlay District via a zoning map amendment. This review letter and the comments provided below are contingent upon approval of that amendment. Public notice should be provided for the zoning map amendment in advance of the land development review process.

PEDESTRIAN CONNECTIVITY:

Recognizing the proposed age-restricted community will be directly associated with the Living Branches Senior Living Community at 207 West Summit Street (approximately a 0.5-mile walk away), we recommend the township and applicant evaluate a new pedestrian crossing treatment at Cowpath Road and Kingsfield Drive (e.g., a high-visibility crosswalk with Rectangular Rapid Flashing Beacon (RRFB) or other traffic control as warranted) to connect the proposed sidewalks on Drive A to the existing sidewalk and path network along Kingsfield Drive and West Summit Street and enable safer walking between the two facilities.

Additionally, interior to the project site, sidewalks and walking paths should provide logical connections and, where feasible, create a continuous walking loop. Several path segments appear to end at the street without crosswalks or other clear connections to opposing sidewalk segments. The applicant should consider adding crossings where needed to maintain continuity. Several connections to consider have been identified below:



Furthermore, Interior paths are identified as 5 feet wide on the plan. We recommend a minimum width of 6 feet – 8 feet where feasible to better accommodate two wheelchairs passing.

STORMWATER MANAGEMENT:

Stormwater basins should be naturalized and aesthetically pleasing where practicable. Appropriate trees and shrubs should be incorporated within basin areas to increase infiltration and improve habitat value. Naturalized areas should be clearly delineated for ongoing maintenance. Signage identifying any riparian buffer should be included, where applicable.

COMMON OPEN SPACE

Several open areas appear to provide opportunities for small recreational areas or gathering spaces beyond the walking paths shown. We recommend the applicant consider enhancements (e.g., seating, shade trees, small plazas, or passive recreation areas) to support resident use and comfort.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that the suggested revisions above will better achieve Franconia 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 (*#26-0093-001*) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Edward Brubaker, Applicant
William Fredericks, PE, RGS Associates, Inc., Applicant Representative
John Medendorp, Chmn., Township Planning Commission
Eric Wert, Esq., Township Solicitor
Russell Dunlevy, Township Engineer
Joseph A. Zadlo, Township Planner

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



Living Branches - Derstine Community
MCPC#260093001

Montgomery County Planning Commission

0 150 300 600 Feet

N


SCM-004
SCM-001
SCM-003
SCM-002
SCM-005
SCM-006
DRIVE B
DRIVE C
DRIVE D
DRIVE E
DRIVE G
ALLEY A
DRIVE A
COMPATH ROAD 80' R/W
NOT FOR BIDDING / NOT FOR CONSTRUCTION
LIVING BRANCHES
DERSTINE PROPERTY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
OVERALL SITE PLAN
LD-8 OF 77