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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 2, 2017

Mr. Christopher Leswing, Assistant Planning Director
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #17-0148-001
Plan Name: 205 Llanfair Road
(2 lots/2 du on approximately 1.78 acres)
Situate: Llanfair Road (N); St. Georges Road (E)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 6, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ben Gross, proposes to demolish an existing home located at 205 Llanfair Road, subdivide the approximately 1.78 acre lot at the corner of Llanfair Road and St. Georges Road into two lots, and construct two new single-family detached homes. Additional improvements shown at this time include driveways, walkways, and stormwater management facilities. The applicant is requesting a waiver from §135-28.A. of the Township's Subdivision and Land Development Ordinance which requires the construction of sidewalks. The property is located in the Township's R1 – Residence zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:



REVIEW COMMENTS

PEDESTRIAN CIRCULATION

Section § 135-28.A. of the Township's Subdivision and Land Development Ordinance requires that sidewalks be provided along heavily traveled streets, or where the Board of Commissioners determines that sidewalks are needed for the public's safety and convenience. There are currently no sidewalks on the property; however, sidewalks are present on the opposite side of St. George's Road and continue on both sides of Llanfair Road to connect to Montgomery Avenue where shopping destinations and public transportation connections are available.

The Circulation Element of the Township's Comprehensive Plan, adopted in January 2016, includes the recommendation to "implement the prioritized plan for bicycle and pedestrian improvements to create a complete network around schools, community facilities, public transportation nodes, and commercial centers." This site's close proximity to the Lower Merion High School and the Suburban Square Shopping Center, suggests that increasing the sidewalk network in this neighborhood would be beneficial to the community.

As indicated on the Record Plan (Sheet 1 of 4), the applicant is requesting a waiver from §135-28.A. to not install sidewalk. The County does not support this waiver and feels that the construction of a sidewalk along all of the public street frontages on the lots will contribute to the neighborhood's overall safety and walkability.

WOODED LOT CALCULATIONS & TREE REPLACEMENT

The wooded lot calculations provided on the Grading Plan (Sheet 3 of 4) are based on the proposed post-subdivision conditions on the site resulting in a determination that Lot 1 is not a wooded lot and Lot 2 is a wooded lot. However, it is our understanding that the wooded lot calculation and replacement tree requirement should be based on the pre-subdivision (i.e., existing) conditions on the site. Future versions of the plan should include corrected wooded lot and replacement tree calculations, as well as a landscape plan showing the proposed location of the required number of replacement trees.

GENERAL SITE LAYOUT COMMENTS

1. Existing Sanitary Sewer Lateral on Lot 2. An existing sanitary sewer lateral which is labeled as "to be abandoned" crosses through proposed Lot 2 and would be located under the proposed home shown on Lot 2. We defer to the Township Engineer to determine whether the abandonment of this existing sanitary sewer lateral is appropriate, or whether relocation or other alternatives should be explored.
2. Driveway Curb Radii on Lot 1. The proposed driveway on Lot 1 appears to have overly wide curb radii where it meets Llanfair Road. We encourage the applicant to consider narrowing the curb radii of the driveway on Lot 1, similar to that shown on Lot 2.
3. Boulder Wall Design. A proposed boulder wall with a maximum height of four feet is shown on Lot 2 between the proposed home and the riparian buffer line. The construction of the boulder

wall within the drip line of several large growth trees could potentially have a negative impact on the health of the trees. We defer to the Township engineer to determine whether additional tree protection measures are necessary to protect the health of the existing trees during the construction of the boulder wall.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct two new single-family detached dwelling units; however, we feel that sidewalks should be constructed along all public street frontages as part of this development due to the site's close proximity to educational and commercial destinations within the community.

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.

Sincerely,



Marley Bice, AICP, Senior Planner
610-278-3740 – mbice@montcopa.org

c: Benjamin Gross, Applicant
RKW Engineering Services, Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer

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





205 Llanfair Road
170148001

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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

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