

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Withdraw Subdivision Approval, 1432 Mt. Pleasant Road, Villanova

Prepared By: Christopher Leswing, Director, Building & Planning Department

Date: July 20, 2018

I. Action To Be Considered By The Board:

Withdraw the approval issued on March 16, 2016 for a Preliminary Subdivision Plan for 1432 Mt. Pleasant Road, Villanova. The plan showed the demolition of the existing house and the subdivision of the existing 2.6-acre lot (112,547 sq. ft.) into two lots and the construction of two new single-family homes.

II. Why This Issue Requires Board Consideration:

Since the Board of Commissioners approved the subdivision only they can withdraw the approval.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

While the two-lot subdivision plan was approved, a Final Plan creating the two lots was never recorded therefore the single lot remains. The property has been for sale for some time and a prospective buyer is interested in demolishing the existing home but keeping the existing lot intact and constructing one new home.

Staff reviewed this with the Township Solicitor and he suggested the Board of Commissioners withdraw the approval granted in 2016.

V. Impact On Township Finances:

While the creation of a second lot would result in additional tax revenue for the Township, staff understands that the existing home will be demolished and a new, larger home will be constructed on the property that will have a higher assessed value than the existing home, therefore resulting in higher tax revenue to the Township.

VI. Staff Recommendation:

Staff recommends that the Board approve the request to withdraw the approval of the two-lot subdivision.