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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JOHN COVER, AICP  
INTERIM EXECUTIVE DIRECTOR

March 3, 2020

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

Re: MCPC #20-0018-001  
Plan Name: 255 Fairhill Road  
(2 lots/2 du on approximately 1.08 acres)  
Situate: Fairhill Road (S); east of Kent Road  
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 21, 2020. We forward this letter as a report of our review and recommendations.

## BACKGROUND

The applicant, Michael Freedman, proposes to demolish the existing home on the property, subdivide the lot into two lots, and construct a single-family detached dwelling unit on each lot. Additional improvements shown at this time include landscaping and underground stormwater management facilities. The property is located in the township's R2, R3, and R4 Residence zoning districts.

## COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Low & Medium Density Residential. In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision*. Suburban Residential Areas are residential areas that often have extensive landscaping on individual properties.



## 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 subdivision and 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. Currently there are no sidewalks shown along the Fairhill Road frontage of the property. Due to the site's close proximity to destinations such as the Suburban Square shopping center and the Lower Merion High School, as well as the presence of sidewalks on nearby Kent Road, we encourage the applicant to consider constructing pedestrian sidewalks along their Fairhill Road frontage.

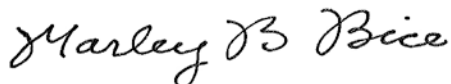
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however we believe that our suggested revisions will better achieve the township's planning objectives for residential development.

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 (#20-0018-001) on any plans submitted for final recording.

Sincerely,



Marley Bice, AICP, Principal Planner II  
610-278-3740 – [mbice@montcopa.org](mailto:mbice@montcopa.org)

c: Michael Freedman, Applicant  
Momennee, Inc., 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 Proposed Site Plan  
Attachment B: Aerial Image of Site