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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

March 27, 2020

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

Re: MCPC #20-0034-002
Plan Name: 1064 & 1080 Mt. Pleasant Road
(7 lots/6 du on approximately 7.66 acres)
Situates: Mt. Pleasant Road (W); south of Spring Mill Road
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on February 5, 2020. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to consolidate the properties at 1064 and 1080 Mt. Pleasant Road to create an approximately 7.66 acre tract. The applicant then proposes to create a residential subdivision with six single-family detached dwellings off of a new cul-de-sac with common vehicular access from Mt. Pleasant Road. A total of 3.68 acres of open space preservation area and 0.55 acres of common open space is proposed. Additional improvements shown at this time include underground stormwater management systems. The property is located in the township's RA Residence zoning district.

Revised plans were received on March 16, 2020. We noted that a tentative sketch landscape plan has been included with the revised plans.



COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this area of the township as Low & Medium Density Residential. In addition, this area of Lower Merion 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 which depend on automobiles for transportation and often have extensive landscaping on individual properties.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to construct a new residential subdivision. 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

STORMWATER MANAGEMENT

Several locations for stormwater management systems (areas labeled "SWM System" on Sheet 6) are noted on the proposed site plan. The proposed stormwater management systems appear to be located underground. Due to the amount of open space available on the tract, we encourage the applicant to consider incorporating additional above-ground, naturalized stormwater management techniques such as rain gardens and vegetated swales.

We noted that the proposed elongated stormwater management system that runs along the rear property lines of Units 4, 5, and 6 overlaps slightly with the pool area shown to be associated with Unit 5. We defer to the township engineer to evaluate the locations of the proposed stormwater management systems.

PEDESTRIAN CIRCULATION

We encourage the applicant to consider installing a sidewalk along the proposed internal roadway or a walking path through the proposed open space areas. Having a dedicated pedestrian walking path or sidewalk could provide additional circulation and recreation options for future residents of the development.

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 (#20-0034-002) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Marley B Bice". The signature is written in a cursive, flowing style.

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

c: Momenee, Inc., Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer
Jillian Puleo-Dierks, Twp. Planner
Holly Colello, Twp. Planning Technician
Greg Prichard, Twp. Historic Preservation Planner

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