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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

May 6, 2019

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

Re: MCPC #19-0085-001
Plan Name: Davis/Henry Foundation Lot Line Change
(2 lots on approximately 53.75 acres)
Situate: Lafayette Road (S); east of Stony Lane
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 4, 2019. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to subdivide and transfer approximately 3.99 acres of land from 1509 Lafayette Road (shown as Lot 1 on Sheet 1) to the property at 801 Stony Lane (shown as Lot 2 on Sheet 1). Both of the properties contain Class II Historic Resources and are located in the Township's RAA Residence zoning district. No additional improvements or changes to vehicular access are shown at this time.



COMPREHENSIVE PLAN COMPLIANCE

This area of Lower Merion Township is identified primarily as Open Space in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision*. The proposed expansion of the Henry Foundation of Botanical Research property is generally consistent with the goal to “conserve natural resources, environmentally-sensitive areas, and farmland.”

The Future Land Use Map of the Township’s 2016 Comprehensive Plan shows this area of the Township as Private Open Space. The Township’s 2005 Open Space & Environmental Resource Protection Plan identifies the Henry Foundation property as “temporarily protected land” and recommends that the Township “work to acquire outright or development rights of identified temporarily protected resources threatened with development. Priority should be given to properties located within the emerald necklace which can be used for active recreation purposes or have significant historic resources.”

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposed lot line change. However, in the course of our review we identified the following issue that we feel should be addressed prior to moving forward with the proposed subdivision. Our review comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Section 155-12.A. of the Township’s Zoning Ordinance requires that properties in the RAA Residence zoning district have “a lot width of not less than 200 feet at the street line.” The proposed lot width of 1509 Lafayette Street (Lot 1) is 156.52 feet. Section 155-128 of the Township’s Zoning Ordinance states that “the Board of Commissioners may authorize the creation of narrow lots as a conditional use,” subject to the regulations outlined in §155-128. Future versions of the subdivision plan should indicate whether the applicant has received conditional use approval to create a narrow lot.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposed lot line change; however, we noted that the creation of a narrow lot would require conditional use approval.

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,

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
610-278-3740 – mbice@montcopa.org

c: Fred L. Bissinger, Applicant
Jamie Jun, Esq., Applicant's Representative
CMC Engineering, 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