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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

September 4, 2019

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

Re: MCPC #19-0207-001  
Plan Name: 930 Stoke Road & 1701 Mt. Pleasant Road  
(3 lots/1 du on approximately 12.3 acres)  
Situate: Mt. Pleasant Road (west)/south of Chateau Lane  
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on August 6, 2019.  
We forward this letter as a report of our review.

## BACKGROUND

The applicant, MLP Ventures, proposes a lot line change between 930 Stoke Road and 1701 Mt. Pleasant Road to increase the lot area of 1701 Mt. Pleasant Road by 0.956 acres. The 1701 Mt. Pleasant Road lot is then proposed to be subdivided into a 3.146-acre lot (Lot 1) and a 3.140-acre lot (Lot 2). The existing homes and structures on 930 Stoke Road (Lot 3) and 1701 Mt. Pleasant Road (Lot 1) are proposed to remain. A total of 7.456 acres of open space preservation area is proposed across the three lots.

A single family dwelling with a pool and an access driveway from Chateau Lane is proposed on Lot 2. In addition, a driveway currently connecting 930 Stoke Road and 1725 Mt. Pleasant Road is proposed to be removed. The properties are located in the township's RAA Residence Zoning District.



## COMPREHENSIVE PLAN COMPLIANCE

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*. As part of development within the Suburban Residential Area, “trees, steep slopes, wetlands, and other sensitive land should be preserved.”

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this portion of the township as a Low & Medium Density Residential area. Measures should be taken to preserve the sensitive natural resources on the site, such as the steep slopes and wooded areas, in consistency with the recommendation to “preserve and protect environmentally-sensitive areas and historic resources.”

## 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 proposed subdivision and land development. Our review comments are as follows:

## REVIEW COMMENTS

### DEVELOPMENT ON STEEP SLOPES

It appears that portions of the proposed dwelling and pool on Lot 2 are proposed to be constructed within a portion of the site with slopes between 15% and 25%, as shown on Sheet 2 of 5. In addition, it appears that multiple large trees would be removed in order to construct the proposed dwelling, pool, and driveway on Lot 2. We encourage the applicant to explore alternative placements of the proposed improvements on Lot 2 to minimize disturbance to the existing steep slopes and large trees.

### WOODED LOT CALCULATIONS

Future versions of the plans should include more detailed information about the existing conditions of the site, including existing vegetation to be removed and wooded lot calculations. Future landscape plans should demonstrate compliance with all applicable landscaping requirements, including plant replacement standards, where applicable.

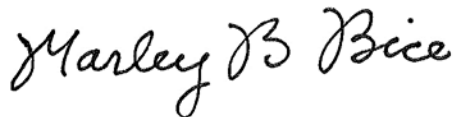
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposed subdivision and land development; however we feel that additional information may be needed in order to evaluate the proposed development’s potential impact on the existing trees and steep slopes on the site.

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 (#19-0207-001) 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  
610-278-3740 – [mbice@montcopa.org](mailto:mbice@montcopa.org)

c: MLP Ventures, Applicant  
Momenec, Inc., Applicant's Engineer  
Campbell Rocco Law, LLC, Applicant's Representative  
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