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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 10, 2021

Mr. Robert Zienkowski, Manager
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: MCPC # 21-0099-002
Plan Name: 222 Church Road Subdivision
(1 lot comprising approximately 6.25 acres)
Situates: Church Road (Between New Second Street and Fairview Road)
Cheltenham Township

Dear Mr. Zienkowski,

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 10, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, 222 Church Road, LLC, has submitted a preliminary/final plan proposing to subdivide the existing lot at 222 Church Road into ten lots. New single family homes are proposed for 8 of the new lots (Lots 1-8), and an existing single family home and accessory structures will remain on what is proposed to be Lot 9. The remainder of the property will be dedicated to Cheltenham Township per a previously submitted minor subdivision request. With the exception of Lot 5, which will have direct access onto Church Road via a driveway, the new homes will be accessed via an extension of Harrison Avenue that is proposed to end in a cul-de-sac. The proposed subdivision is located in the township's R-2 residential zoning district and the property is served by public water and sewer. The applicant has submitted a preliminary/final plan dated September 30, 2021. We previously reviewed a minor subdivision request for this site and submitted a letter dated April 1, 2021.

COMPREHENSIVE PLAN COMPLIANCE

The site is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Primary uses in this category include single family detached residences. The Future Land Use element of the 2005 Cheltenham Township Comprehensive Plan



identifies this site as Single Family Detached/Attached Residential. The proposed subdivision with new single family homes is appropriate within both land use designations and thus is consistent with both comprehensive plans.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Cheltenham Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING AND NATURAL FEATURES

- A. Natural Feature Preservation. On page 17 of the plan the applicant indicates in the Natural Resource Preservation table that they will be disturbing more than the required amount specified in §260-31 which stipulates that a minimum of 50% of the woodlands on site to be preserved. The applicant will need to request a waiver from this provision.
- B. Landscaping Plan. Based on the landscaping plan provided on page 10, the applicant appears to be complying with necessary landscaping requirements for street trees and stormwater management area plantings. However, the plan does not indicate the amount of replacement trees needed due to tree removal or provide the proper documentation of proposed trees to be removed required per §260-34.D. They also do not indicate whether any existing trees are being used to satisfy any landscaping requirements provided by existing tree credits. The applicant should indicate this information on the plan as applicable.
- C. Stormwater Management Landscaping.
 - a. Based on the landscaping plan it appears that some of the trees proposed to be planted around the stormwater management basin are encroaching on the berm of the basin. We recommend planting these trees slightly farther away from the berm edge in order to protect the integrity of the berm. The applicant should consult the Montgomery County Conservation District on the placement of these plantings.
 - b. We recommend a more naturalized arrangement of plantings around the stormwater management area. This would be more environmentally beneficial and sustainable from a planting perspective for the native shrubs to be clustered and grouped in greater variety. This could also help the proposed stormwater management facility better blend into the landscape and also deal with the above issue of planting trees too close to the basin berm.
- D. Plant List. We recommend the applicant consider the use of Northern Bayberry in lieu of the proposed Southern Bayberry as the Northern Bayberry is better suited to the climate in our region, and also the Amelanchier X grandiflora 'Autumn Brilliance' cultivar of Serviceberry as it has better disease resistance as opposed to the non-cultivar species.

TOOKANY CREEK TRAIL CONNECTION

- A. Tookany Creek Trail. We recommend that the applicant consider public access to the future Tookany Creek Trail via the proposed stormwater and sanitary easement between Lot 8 and Lot 9. This would provide both safe maintenance vehicle access to the stormwater management area as well as an additional connection to the future trail extension and the proposed and existing homes on Harrison Avenue.

SEWER CAPACITY

- A. Sewer Capacity. The Applicant should confirm that sewer system conveyance capacity is available in the Township collection system for these proposed units.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to subdivide the existing lot and construct new single family homes, but 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 (21-0099-002) on any plans submitted for final recording.

Sincerely,



Aaron Holly, Community Planner
aholly@montcopa.org
610-278-3748

- c:
- Zvi Bloom, Applicant's Representative
 - Robert Blue, Applicant's Engineer
 - Thomas Cross, Chair, Township Planning Commission
 - Henry Sekawungu, Township Director of Planning and Zoning
 - Joseph Bagley, Township Solicitor

Attachments: 1. Reduced copy of plan
2. Aerial Map

Attachment 2: Aerial Map



222 Church Road
MCPC #210099002

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