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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 13, 2024

Ms. Vicki Kushto, Esq., Township Solicitor
Upper Frederick Township
Post Office Box 597
Frederick, Pennsylvania 19435

Re: MCPC # 24-0212-001
Proposal Name: Zoning Map Amendment
Zoning Map Amendment
Situates: Township-wide
Upper Frederick Township

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 3, 2024. We forward this letter as a report of our review.

BACKGROUND

Our office has received a proposed amendment to the Upper Frederick Zoning Map, which pertains to the planned rezoning of specified properties within the municipality. The submitted ordinance seeks to (1). rezone those parcels listed on 'Exhibit A' from R-40 High-Density Residential District to R-80 Land Preservation District; (2). rezone those parcels listed on 'Exhibit B' from R-80 Land Preservation District to R-40 High-Density Residential District; (3). rezone those parcels listed on 'Exhibit C' from R-60 Medium Density Residential District to R-80 Land Preservation District, the purpose of which is to reduce the number of acres within the township to be in concert with the fair share requirement, as required by the intergovernmental agreement and the Regional Comprehensive Plan.

COMPREHENSIVE PLAN COMPLIANCE

This ordinance is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

Our Comprehensive Plan's Future Land Use Map component delineates the subject R-40 and R-60 zoned parcels cited in 'Exhibit A,' 'Exhibit B,' and 'Exhibit C' as Suburban Residential areas. As stated in the *Montco 2040 Plan*, Suburban Residential Areas are defined as residential areas, with single-family detached homes being the most prominent type.



In addition, the lands mentioned above also appear within a Designated Growth Area, as determined by the MCPC Development Potential Map.

REGIONAL COMPREHENSIVE PLAN COMPLIANCE

The ordinance is generally consistent with the Central Perkiomen Valley Regional Comprehensive Plan Update. This plan aims to develop a comprehensive vision for the region's various municipalities, including Upper Frederick, Collegeville, Perkiomen, Trappe, and Schwenksville. It seeks to protect the region's unique cultural, historical, and natural resources while developing new growth opportunities.

Per Section 1103. (a). (4) of the Pennsylvania Municipalities Planning Code, multi-municipal comprehensive plans must accommodate all categories of uses within the plan's area; however, all uses need not be provided in every municipality but shall be provided for within a reasonable geographic area of the plan.

We find that proposed revisions to the Upper Frederick Zoning Map meet regional objectives. The map shall continue to permit high-density residential uses in a designated zoning district and provide sufficient land within the township, thus meeting its fair share obligation.

TOWNSHIP COMPREHENSIVE PLAN COMPLIANCE

Proposed modifications to the Township Zoning Map are consistent with the goals and objectives outlined in the 2020 Upper Frederick Township Comprehensive Plan Update. According to the Regional Plan, the majority of Upper Frederick Township is designated as a Rural Resource Conservation Area, and the Township is not expected to allow *high-density residential or non-residential development in these areas*. Moreover, the Regional Comprehensive Plan forms the basis for the Township's future land use and zoning decisions.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal.

CONCLUSION

We reiterate that the Montgomery County Planning Commission generally supports this ordinance.

Please note that the review comments and recommendations in this report are advisory to the municipality, and the municipality will make the final disposition to approve any proposal.

Should the governing body adopt this proposed map amendment, Section 609 of the Municipalities

Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Kevin Chavous". The signature is written in a cursive, flowing style.

Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
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c: Aaron Walizer, Township Manager