

PHOENIXVILLE REGIONAL PLANNING COMMITTEE



Charlestown

East Pikeland

Phoenixville

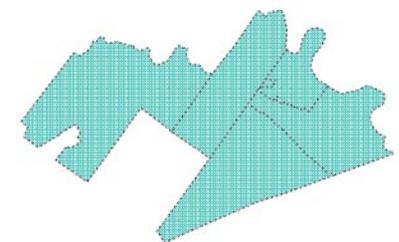
Schuylkill

West Vincent



AGENDA

- 1. What is Regional Planning?**
- 2. Purpose of the Phoenixville Regional Planning Committee**
- 3. The Phoenixville Regional Comprehensive Plan**
- 4. Intergovernmental Cooperative Implementation Agreement**
- 5. Eligible Municipalities for the Phoenixville Region**
- 6. Benefits of the Plan to the Region**
- 7. Potential Benefits of Regional Planning**
- 8. Discussion**



WHAT IS REGIONAL PLANNING?

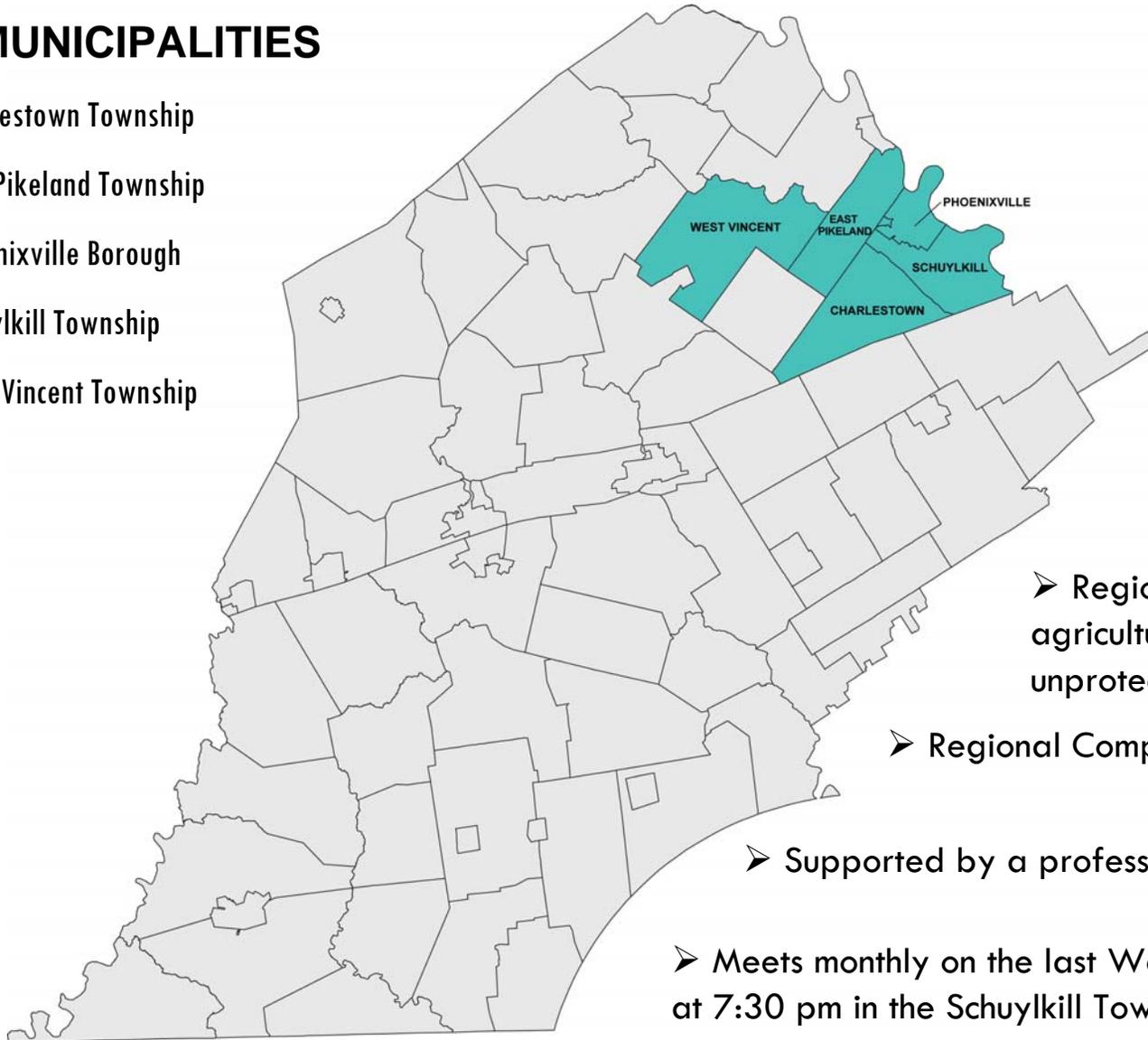
- A voluntary, cooperative agreement for multiple municipalities to plan for land use and growth management
- Permitted by Act 247 of the PA Municipalities Planning Code
- Must prepare and adopt a regional comprehensive plan to establish goals and policies
- Must establish an implementation agreement to serve as a contract among the municipalities so that roles and responsibilities are understood



PURPOSE OF THE PHOENIXVILLE REGIONAL PLANNING COMMITTEE

5 MUNICIPALITIES

- Charlestown Township
- East Pikeland Township
- Phoenixville Borough
- Schuylkill Township
- West Vincent Township



- Began meeting in 2000
- Region growing rapidly and agricultural land was largely unprotected
- Regional Comprehensive Plan adopted 2008
- Supported by a professional planner and a solicitor
- Meets monthly on the last Wednesday of the month at 7:30 pm in the Schuylkill Township Building

PURPOSE OF THE PHOENIXVILLE REGIONAL PLANNING COMMITTEE

1. Protect the unique historical, cultural, and natural resources of the Region;
2. Promote the economic vitality and quality of life of the Region's existing communities;
3. Implement growth management techniques to provide for orderly and well-planned new development;
4. Preserve open space and agriculture in the Region;
5. Develop transportation choices for better mobility in and through the Region;
6. Encourage walkable communities with a mix of uses and a range of housing options, where appropriate;
7. Promote new economic opportunities and jobs;
8. Maintain and improve recreation opportunities; and
9. Address the specific needs and unique conditions of each municipality.

Developing transect districts is one smart growth tool to encourage well-planned new development.

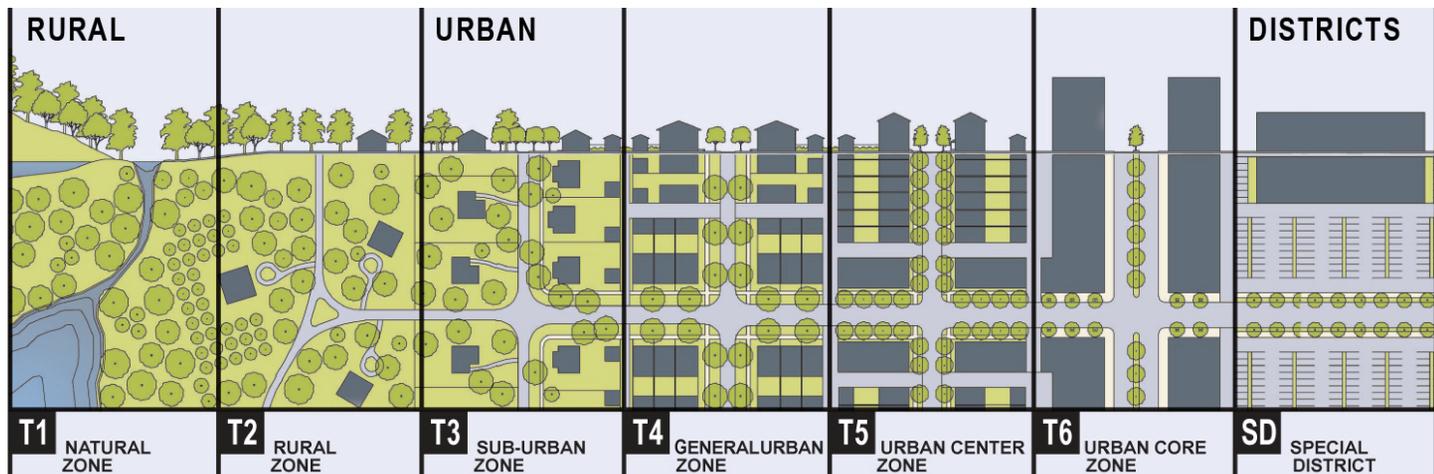


Image from: http://www.lgc.org/freepub/docs/community_design/fact_sheets/form_based_codes.pdf

THE PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN (2008)

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OVERVIEW

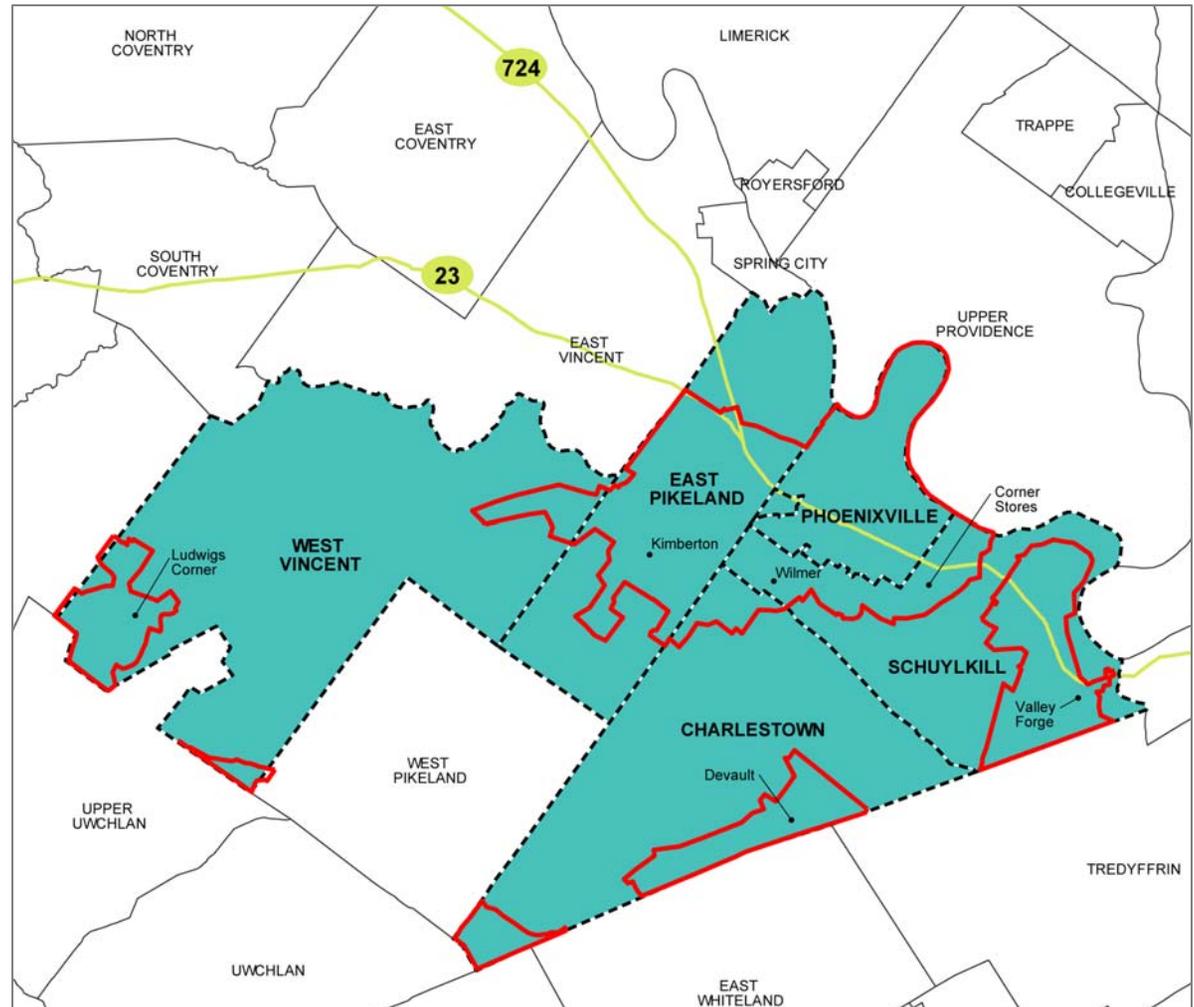
- Addresses land use, environmental and natural resources, housing, economic development, community facilities, transportation, and cultural resources
- Each chapter provides an overview of the topic and identifies goals
- Final chapter provides an Implementation Matrix that identifies recommendations, timeframe for completion, responsible parties, and how to achieve the action
- Available on: <http://schuylkilltp.com/regional.htm>



THE PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN (2008)

GROWTH AREAS

- Phoenixville Borough
- Kimberton Village, Route 724, and the suburbanized areas of East Pikeland Township
- Villages of Valley Forge, Corner Stores, and Wilmer, and the suburbanized area of Schuylkill Township
- The Village of Devault and the area west of Route 401 in Charlestown Township
- Ludwigs Corner in West Vincent Township



Phoenixville Region's infrastructure extension boundaries.

INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

OVERVIEW

- Effective since 2008
- Identifies the purpose of the Phoenixville Regional Planning Committee
- Describes its membership, powers and duties, and operating procedures
- Provides definitions, such as “consistency” and “subdivision and land development” of regional impact

REVIEW CONSIDERATIONS

- How does the proposal meet the goals, objectives, and policies of the Regional Comprehensive Plan?
- Review for consistency with standards regulating use, residential density, non-residential intensity, or protection of natural resources
- Committee must act within 45 days of date of submission to the Committee



INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

COMMITTEE DETERMINATION OF CONSISTENCY

- Does project fall within infrastructure extension boundary?
- Does project fall within the Region's density recommendations?
- Does the project meet the Region's impervious coverage recommendations for commercial and industrial properties?

INCONSISTENCY FINDING

- A subdivision and land development project can be determined as inconsistent and the municipality may proceed with the project
- A zoning amendment must be consistent with the plan (MPC, Section 1105), or the municipality must:
 1. modify the amendment to eliminate inconsistency and resubmit, or
 2. initiate a request to amend the Regional Comprehensive Plan, or
 3. submit a request for dispute resolution, or
 4. as a last resort, withdraw from the region
- The Region has the authority to veto a zoning amendment



INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

PARAMETERS FOR REVIEW OF LAND DEVELOPMENTS

- Office or retail greater than 75,000 gsf
- Wholesale and distribution facilities greater than 100,000 gsf
- Hospitals and healthcare facilities greater than 200 new beds, or with more than 250 peak vehicle trips
- Residential developments with more than 100 new lots or units
- Industrial developments greater than 125,000 gsf, or employing more than 300 workers, or covering more than 25 acres
- Hotels greater than 150 rooms
- Mixed uses with greater than 100,000 gsf
- Attractions or facilities with greater than 500 parking spaces/seating capacity greater than 1,000
- Quarries, asphalt, and cement plant facilities that are new or expanding by more than 50%
- Petroleum storage or energy facilities that are new or expanding by more than 50%
- A public or private school that is new or relocated with a capacity of 500 students or more
- Any other type of development with 300 parking spaces or greater
- Any project for which the municipality's governing body requests a review

INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

WITHDRAWAL FROM REGION

➤ To withdraw from the Region, a municipality must:

1. Provide written notice
2. Hold a public hearing
3. Pass a Resolution
4. Observe terms of the Implementation Agreement during a one-year waiting period following the Resolution

➤ One-year waiting period from signing a Resolution, and bound to Implementation Agreement during that year

➤ Municipality is fiscally responsible for its share of previous and planned budgeted items, and Regional Comprehensive Plan amendments required because of withdrawal

EXPANSION OF REGION

➤ Unanimous vote required from participating municipalities

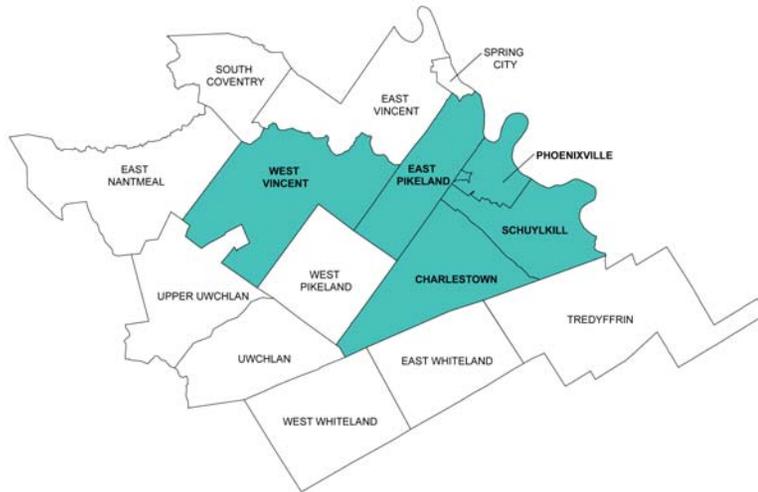
➤ New municipality must pay for its share of Regional Comprehensive Plan Amendment

➤ Existing and new member municipalities must adopt the amended Regional Comprehensive Plan

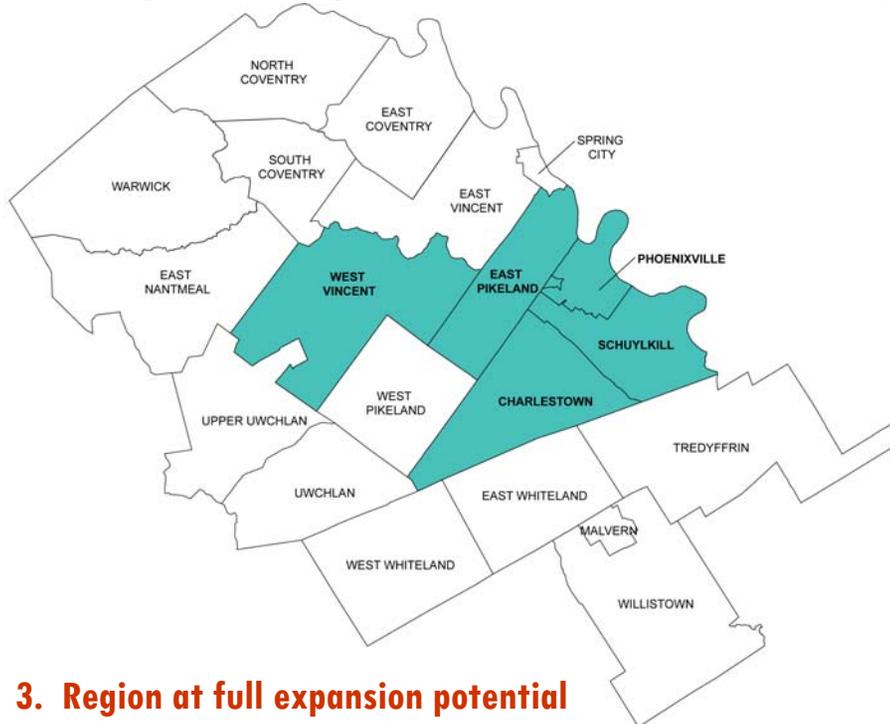
➤ May include contiguous municipalities or non-contiguous municipalities within the same school district



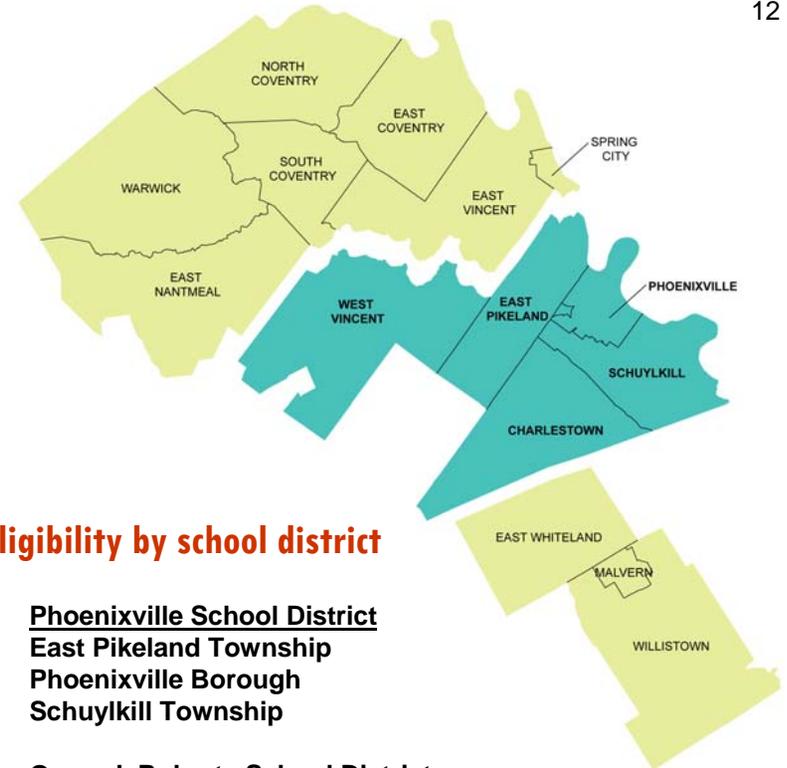
ELIGIBLE MUNICIPALITIES FOR THE PHOENIXVILLE REGION



1. Contiguous municipalities



3. Region at full expansion potential



2. Eligibility by school district

Phoenixville School District
 East Pikeland Township
 Phoenixville Borough
 Schuylkill Township

Owen J. Roberts School District
 East Coventry Township
 East Nantmeal Township
 East Vincent Township
 North Coventry Township
 South Coventry Township
 Spring City
 Warwick Township
West Vincent Township

Great Valley School District
Charlestown Township
 East Whiteland Township
 Malvern Borough
 Willistown Township

BENEFITS OF THE PLAN TO THE REGION

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COMMUNICATION

- Information sharing
- Advice shared on similar issues
- Inter-Regional Planning Cooperative meets regularly and has a handbook available at:
<http://planning.montcopa.org/interregionalplanning>

DENSITIES HAVE BEEN MODIFIED BASED ON THE INFRASTRUCTURE EXTENSION BOUNDARY

NATURAL RESOURCES HAVE BEEN PROTECTED

SHARED LAND USES AND LEGAL DEFENSE

- Provides for the sharing of land uses across municipal borders, not just within individual municipality
- May reduce need for curative amendment when the use can be located elsewhere within a larger planning area

BENEFITS OF THE PLAN TO THE REGION

COUNTY PLANS MUST BE CONSISTENT WITH THE REGIONAL COMPREHENSIVE PLAN

STATE AGENCY REVIEWS MUST :

- Consider the policies of an adopted regional comprehensive plan when reviewing applications for funding and/or permitting of infrastructure facilities, such as sewers
- Give priority to applications for financial or technical assistance for projects that are consistent with the regional comprehensive plan

MUNICIPAL COMPREHENSIVE PLANS NOT REQUIRED



POTENTIAL BENEFITS OF REGIONAL PLANNING

TRANSFER OF DEVELOPMENT RIGHTS

- Provides incentives for the transfer of density from one area to another to protect the environment and encourage development where infrastructure exists
 - Example: from a designated rural area to a designated borough or suburbanizing area

REVENUE SHARING

- Allows the sharing of tax revenue and fees
- Appropriate for regions that concentrate commercial or industrial development in one or more municipalities
- Could reduce competition for attracting new ratable development
- Creates some balance for municipalities foregoing non-residential development

SPECIFIC PLANS

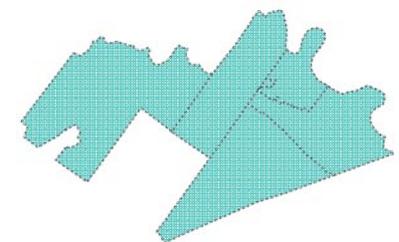
- Only available to municipalities participating in regional planning
- Allows planning for a specific vision in the Regional Plan for non-residential development
- Implemented by ordinance
- Addresses provision of sewer/water, location/types of transportation facilities, building intensity, resource preservation, and design standards

DISCUSSION

For more information, please contact:

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PLANNING COMMITTEE**