

## **Chapter 12**

# **Interrelationships of Plan Components**

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### **Introduction**

The Municipalities Planning Code specifies that comprehensive plans include a discussion of the interrelationships among the various plan components. This requirement is intended to ensure that plan components are integrated and for the most part, not in conflict with the primary goals and objectives. Furthermore, this section requires the Plan to consider the impacts each component has upon the others so the potential consequences of future decisions are known. During the production of this Plan, the Steering Committee formulated and approved general goals, gathering information from prior planning documents, public input, and Berks County Planning Commission staff recommendations. More detailed objectives were derived from these goals and serve as the framework for the entire plan.

The following text and Interrelationship Chart give a brief description of how each of the individual plan elements relate to one another.

### **RELATIONSHIP OF PLAN COMPONENTS**

The Future Land Use Plan allocates general land uses and specifies the recommended types of land uses and densities for those uses. The availability of sanitary sewer and water facilities influence the shaping of development patterns, including location and density. It is critical to coordinate land use and infrastructure planning so future land use reflects the availability of public sewer and water facilities and public sewer and water facilities are not proposed for those areas not intended for future development.

Through land use planning, such as designation of the Agricultural Preservation and Public / Recreation and Open Space areas, recharge areas for community water supplies can be established. Intensive residential development is not proposed where sewer infrastructure is not planned, available, or in close proximity, and where soils are not suitable for on-site sewage disposal.

It is important that community facilities, including recreation and open space, are available to serve the residents of the area. The Community Facilities Plan notes existing recreational facilities and potential opportunities for recreational facilities. The Plan discusses a potential greenway system for recreational purposes and to better link residential areas to community facilities. Future public facilities should be sited to be consistent with the objectives of the Future Land Use Plan, such as maintaining open space and recreation uses.

The Future Land Use Plan encourages economic vitality by providing areas for commercial and industrial development and agricultural activities. Preservation of residential neighborhoods can provide support for local businesses and provide a work force. Providing for open space and preservation of community resources supports the quality of life in the area and can encourage additional investment.

It is necessary to maintain a circulation system, which can accommodate generated traffic volumes. In turn, future development should not adversely affect the circulation system. Land use decisions are influenced by the existing circulation system, while at the same time those land use decisions affect circulation systems and the functions which roads are expected to perform. Existing rural and residential areas should be protected as much as possible from the impacts of through traffic, which can be accomplished by proposed improvements to the circulation network. Efforts to link the various modes of transportation, such as pedestrian trails, transportation system improvements, and multi-modal facilities should be explored and encouraged.

# Interrelationships of Plan Components

Plan Element	Land Use and Housing	Sewer and Water	Community Facilities	Transportation	Natural Environment	Economic Development
<b>Land Use and Housing</b>	<ul style="list-style-type: none"> <li>▪ Support existing villages</li> <li>▪ Provide a variety of housing opportunities for all</li> <li>▪ Target Growth Areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policies coordinated with land use goals to direct development to growth areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Make available to serve area residents where necessary</li> </ul>	<ul style="list-style-type: none"> <li>▪ Must consider impacts of growth on the system</li> <li>▪ Accommodate volumes at acceptable levels of service</li> <li>▪ Access management on priority corridors</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide open space system through their protection</li> <li>▪ Agricultural preservation strategies</li> </ul>	<ul style="list-style-type: none"> <li>▪ Impacts on residential areas should be mitigated</li> <li>▪ Provide jobs and services for residents</li> </ul>
<b>Sewer and Water</b>	<ul style="list-style-type: none"> <li>▪ Growth should occur where have adequate facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consider existing facilities and plans, appropriate discharge standards and methods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Locate with consideration of ability to serve, consistent with land use goals</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should be coordinated in support of growth areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Water Supply sources should be protected and pollution prevented</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should not overburden systems or deplete water supplies</li> </ul>
<b>Community Facilities</b>	<ul style="list-style-type: none"> <li>▪ Include facilities to service residents and growth areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Major facilities should be adequately served</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consider existing 537 plans, potential cooperative efforts</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should adequately service facilities in the Region</li> <li>▪ Consider linkages of community facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can provide recreational opportunities</li> <li>▪ Green Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can provide a tax base to support provision of facilities</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>▪ Growth should occur where have adequate capacity</li> <li>▪ Maintain functional operation and safety when growth occurs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should be coordinated in support of growth areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Locate major facilities where can be adequately serviced</li> <li>▪ Concerns for school transportation system</li> <li>▪ Consider impacts on system from growth</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consider existing facilities and plans, coordinate with County and PennDOT</li> <li>▪ Plan improvements to the system.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can provide scenic roads and vistas</li> <li>▪ Provide non-motorized and public transportation alternatives</li> </ul>	<ul style="list-style-type: none"> <li>▪ Develop Greenway system</li> <li>▪ Access management on PA Route 12</li> </ul>
<b>Natural Environment</b>	<ul style="list-style-type: none"> <li>▪ Development should occur where land is suitable and resources will not be harmed</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should not extend to areas where irreparably harm important resources</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can incorporate natural features</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can facilitate access to resources</li> <li>▪ Design system with consideration of existing environment and resources</li> </ul>	<ul style="list-style-type: none"> <li>▪ Existing natural resources should be protected, enhanced and interpreted</li> <li>▪ Agricultural Preservation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Protect the natural environment</li> <li>▪ Tourism / promote heritage of the Region</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>▪ Identify appropriate land uses for sensitive areas</li> <li>▪ Provide for commercial, industrial, business uses</li> <li>▪ Neighborhoods provide workforce and market</li> </ul>	<ul style="list-style-type: none"> <li>▪ Can support development at appropriate locations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contribute to quality of life and the attractiveness of the area</li> <li>▪ Implement a greenway system</li> </ul>	<ul style="list-style-type: none"> <li>▪ Address system deficiencies to improve business climate</li> <li>▪ Improve intersections and access to industrial parks.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contribute to quality of life and attractiveness of area to businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support existing business centers</li> <li>▪ Concentrate on developing industrial parks</li> </ul>