

## **CHAPTER 5 GOALS AND OBJECTIVES**

### Introduction

An essential component of the East Pikeland Township Comprehensive Development Plan is the establishment of a set of goals and objectives, the purpose of which is to provide the overall policy direction for managing future growth in the Township. Goals set the broad direction for addressing the land use and development concerns of the community, while objectives are measurable steps that must be taken to achieve those goals in order to realize the kind of community that East Pikeland Township desires to be in the future.

The goals need to address the full range of planning issues now facing East Pikeland Township and, as they are herein established, are taken from the analysis of existing conditions and growth prospects in the Township, and the identification of the growth management issues. The list of goals and objectives that follow are categorized according to the major planning concerns and issues that were identified in previous Township planning documents, as well as through more recent expression by Township Officials.

The goals and objectives will then translate into a set of specific planning policies and implementation measures as set out in Chapter 12.

### Planning Goals and Objectives

## **RESOURCE PROTECTION**

### **NATURAL RESOURCES**

**GOAL 1: TO PROTECT ALL ENVIRONMENTALLY SENSITIVE AREAS FROM THE ENCROACHMENT OF DEVELOPMENT AND INSURE THE PRESERVATION OF SENSITIVE NATURAL RESOURCES.**

#### **OBJECTIVES:**

- To delineate all sensitive natural resources and develop the regulatory measures needed to protect them. These shall include floodplains, wetlands, hydric soils and headwaters of streams and their potential buffers; slopes of 15 to 20% and 25% and greater;

woodlands, hedgerows and old fields and wild life and other biological habitat.

- To restrict the development of and protect all areas sensitive to development including areas with steep slopes, areas with soil limitations, woodlands, wetlands, floodplains, old fields, and wildlife habitat.
- To permit only appropriate land uses in floodplains in order to protect their natural state and the water quality of all streams and water bodies, but particularly Stony Run, French Creek, Pickering Creek and Pigeon Run.
- To restrict the development of slopes of 15% and greater to minimize disturbance and otherwise require mitigation where development is permitted.
- To develop the necessary regulatory and other measures to manage the removal of trees in the Township and to provide for tree replacement mitigation measures. And, furthermore, to otherwise encourage, through land development regulation, the establishment of landscaping for the creation of windbreaks, the control of soil erosion, the screening of undesirable views and the creation of and contribution to visual amenities and the rural character of the Township.
- To prevent the depletion of groundwater supplies from draw-down and from contamination by on-site sanitary sewage disposal systems by permitting development only in areas clearly suitable for on-site sewage disposal systems or in areas where public sanitary sewer systems have been or will be located.
- To minimize the exportation of surface water and groundwater from the Township through stream discharges from sewage treatment facilities, stormwater recharge, water suppliers and other water users and control and limit transfers of water within the Township from areas that would be adversely affected thereby. Proposals involving the exportation of water from the Township shall be evaluated in terms of the Township's current and future water needs.
- To protect the Township's natural environment from the deposition of waste material, generated internally or externally, when the nature

and volume of such wastes are determined to be detrimental to the groundwater upon which many residents rely.

- To minimize the loss of topsoil through erosion and the subsequent sedimentation of streams through the requirement of storm water management techniques that serve to recharge groundwater supplies.

## **HISTORIC RESOURCES**

**GOAL 2: TO PROTECT HISTORICALLY SIGNIFICANT AREAS AND TO INSURE THE PRESERVATION OF INVENTORIED RESOURCES.**

### **OBJECTIVES:**

- To promote the preservation of historic areas and structures through the identification of all potential historic resources, the evaluation and documentation of meritorious resources and their prioritization for protection.
- To secure the appropriate certification of historical significance of eligible historic resources.
- To devise preservation strategies appropriate to the identified historic resources.
- To develop opportunities and incentives for the continued use or compatible reuse of historic structures.
- To protect and preserve historic structures and areas by developing regulatory measures that would minimize the impacts of new construction and development on historic resources and their settings.
- To consider various preservation opportunities including historic districts and regulatory incentives.
- To foster public education and support private actions which promote the preservation and protection of historic resources.

## COMMUNITY CHARACTER PRESERVATION

GOAL 3: TO PROVIDE FOR DEVELOPMENT IN AN ORDERLY MANNER THAT WILL RETAIN EAST PIKELAND TOWNSHIP'S REMAINING RURAL CHARACTER AND PROTECT THE TOWNSHIP'S HEALTH, SAFETY AND GENERAL WELFARE.

### OBJECTIVES:

- To maintain the Township's scenic, historic and unique natural landscape qualities, including those inherent in East Pikeland Township's stream valleys and its scenic and historic roadways and villages.
- Guide future higher density residential development to areas in which public water supply and sewage disposal can best be provided.
- To establish performance standards that require new residential development to be designed in a manner that preserves sensitive natural and cultural resources in order to preserve the rural character of the Township.
- To limit the expansion and development of non-residential uses within the context of a rural / suburban community.
- To ensure the quality and compatibility of new development through regulatory measures that would require development design that adequately buffers sensitive natural, cultural and historic resources. And, in the case of higher density or intensity of development, would require development to adhere to the traditional village-like design principles that reflect the lot sizes, setbacks, building arrangement, materials, street layout and pedestrian circulation typical of the small, historic rural settlements in Chester County.
- To protect scenic vistas and unique natural areas from development encroachment through flexible site design standards that require design sensitive to such features.
- To promote public awareness of and sensitivity toward the Township's natural and scenic features and support local efforts to conserve and enhance such features.

## **AGRICULTURAL PRESERVATION**

**GOAL 4: TO PRESERVE AND PROMOTE AGRICULTURE AS A VIABLE INDUSTRY IN THE TOWNSHIP AND AS A VALUABLE ELEMENT OF THE CHARACTER OF THE TOWNSHIP.**

### **OBJECTIVES:**

- To encourage the conservation of prime agricultural soils, Class I, II, and III soils currently used agriculturally and delineate an agricultural preservation zone or zones.
- To devise a growth management strategy that includes regulatory and incentive measures to preserve valuable agricultural land and protect the agribusiness community from development encroachment. This strategy shall include, among other things, the purchase and transfer of development rights from agricultural preservation areas to designated growth areas and incentive programs for farmland preservation such as the expanded use of Agricultural Security Areas and the Act 515 Program for farmland assessment.
- To permit only uses compatible with farming activities in agricultural preservation areas.
- To provide for effective open space buffers between productive farmland and new development adjacent thereto.
- To minimize the use of spray techniques to irrigate cropland to conserve water supplies by encouraging the use of irrigation techniques that release water slowly and close to ground level in order to reduce evaporation.

## LAND USE

**GOAL 5: TO PROVIDE FOR GROWTH IN AN ORDERLY MANNER AND IN APPROPRIATE LOCATIONS THAT WILL ENHANCE THE CHARACTER OF THE TOWNSHIP AND PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF CURRENT AND FUTURE RESIDENTS.**

### OBJECTIVES:

- To guide the location and intensity of development in terms of the availability of services, including water and sanitary sewer facilities, transportation capacity, and police and fire protection.
- To permit development only at locations, and of a type and intensity, that will not create unsafe conditions including improper drainage patterns and hazardous traffic circulation.
- To guide non-residential development to appropriate areas and control their design and compatibility with the character intensity to insure of individual areas in the Township.

**GOAL 6: TO MANAGE GROWTH AND DEVELOPMENT IN A MANNER CONSISTENT WITH THE TOWNSHIP'S ABILITY TO EFFICIENTLY PROVIDE ESSENTIAL FACILITIES AND SERVICES AND TO PROTECT THE CHARACTER OF THE TOWNSHIP.**

### OBJECTIVES:

- To contain the preponderance of growth in the Township within an area designated for higher density development north of Ridge Road, and in a suburban in-fill growth area between Ridge Road and Coldstream Road.
- To permit residential in-fill development in appropriate areas and at a density compatible with existing surrounding development, however not on agriculturally valuable or otherwise constrained land.

- To enhance the in-fill and expansion potential for development in the area of Kimberton, but only development consistent with the existing intensity and character of the area.
- To conserve roadway capacity within the Township by permitting development only within existing capacity constraints and improve capacity only on roads in the defined growth areas or for safety purposes.
- To encourage, through the establishment of the pattern and intensity of development, within the Township, the increased use of public transportation.
- To coordinate the Township's growth management strategy with surrounding jurisdictions regarding both the compatibility of development and the location of development.
- To establish development design standards that encourage or require new residential and non-residential development to be designed to preserve as much open space as is practicable, in a relatively compact and inconspicuous manner.
- To supplement the Township's Zoning and Subdivision and Land Development Ordinances with regulations and standards that require the location and distribution of open space in new development be consistent with the Township's policies for interconnected conservation corridors and green spaces.
- To supplement the Township's Zoning and Subdivision and Land Development Ordinances with regulations and standards to insure that site and architectural design and development intensity is compatible with surrounding areas as a prerequisite to approval.

## **COMMUNITY FACILITIES AND SERVICES**

- GOAL 7: TO DEVELOP AND IMPLEMENT, WITHIN THE FISCAL CAPABILITY OF THE TOWNSHIP, A PLAN FOR THE PROVISION OF PUBLIC FACILITIES AND SERVICES THAT WILL MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.**

OBJECTIVES:

- To develop an integrated Facilities and Services Plan, within the framework of the surrounding region, for the provision of water, sanitary sewage disposal, storm water drainage, solid waste disposal, parks and recreation, police and fire protection and emergency medical services.
- To revise and update, as necessary and within the context of the Facilities and Services Plan, the *East Pikeland Township, Act 537, Sewage Facilities Plan*.
- Convene annual work session to identify and recommend revisions and updates, as necessary and within the context of the Comprehensive Plan and the Facilities and Services Plan, the *East Pikeland Open Space, Recreation Plan and Environmental Resources Plan*.
- To provide a safe and efficient transportation system by coordinating closely with the Pennsylvania Department of Transportation, the Chester County Planning Commission and the Delaware Valley Regional Planning Commission to insure that the transportation needs, consistent with the Comprehensive Plan, of the Township are met.
- To provide, in the most effective and efficient manner, a variety and balance of recreational programs and facilities to needs of current and future Township residents. Recreational facilities and services shall be designed to optimize recreational opportunities and to minimize maintenance costs.
- To consider addressing future neighborhood recreation needs through the use of "open space development design" in new residential development or where suitable recreation land is not available, a requirement for a fee-in-lieu from the developer.
- To consider the joint participation with neighboring communities for the provision of park and recreation facilities and programs.
- To implement, through a gradual and experimental process, a public trail system along public and private lands with the full consent and voluntary participation of private landowners.

## **TOWNSHIP FINANCING**

**GOAL 8: TO ESTABLISH A WORKABLE AND EFFICIENT METHOD OF FINANCING THE CONSTRUCTION AND MAINTENANCE OF COMMUNITY FACILITIES.**

### **OBJECTIVE:**

- To develop a long- and mid-range capital programming process for funding facilities, and prepare, on an annual basis, a Township Capital Program and Budget.