

# PHOENIXVILLE REGIONAL PLANNING COMMITTEE



**Charlestown**

**East Pikeland**

**Phoenixville**

**Schuylkill**

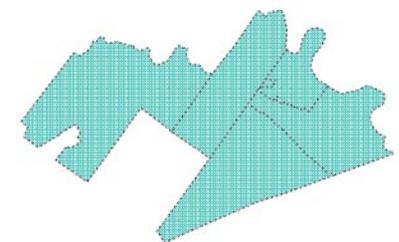
**West Vincent**



# AGENDA

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- 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. Plan Availability**
- 9. Discussion**



# WHAT IS REGIONAL PLANNING?

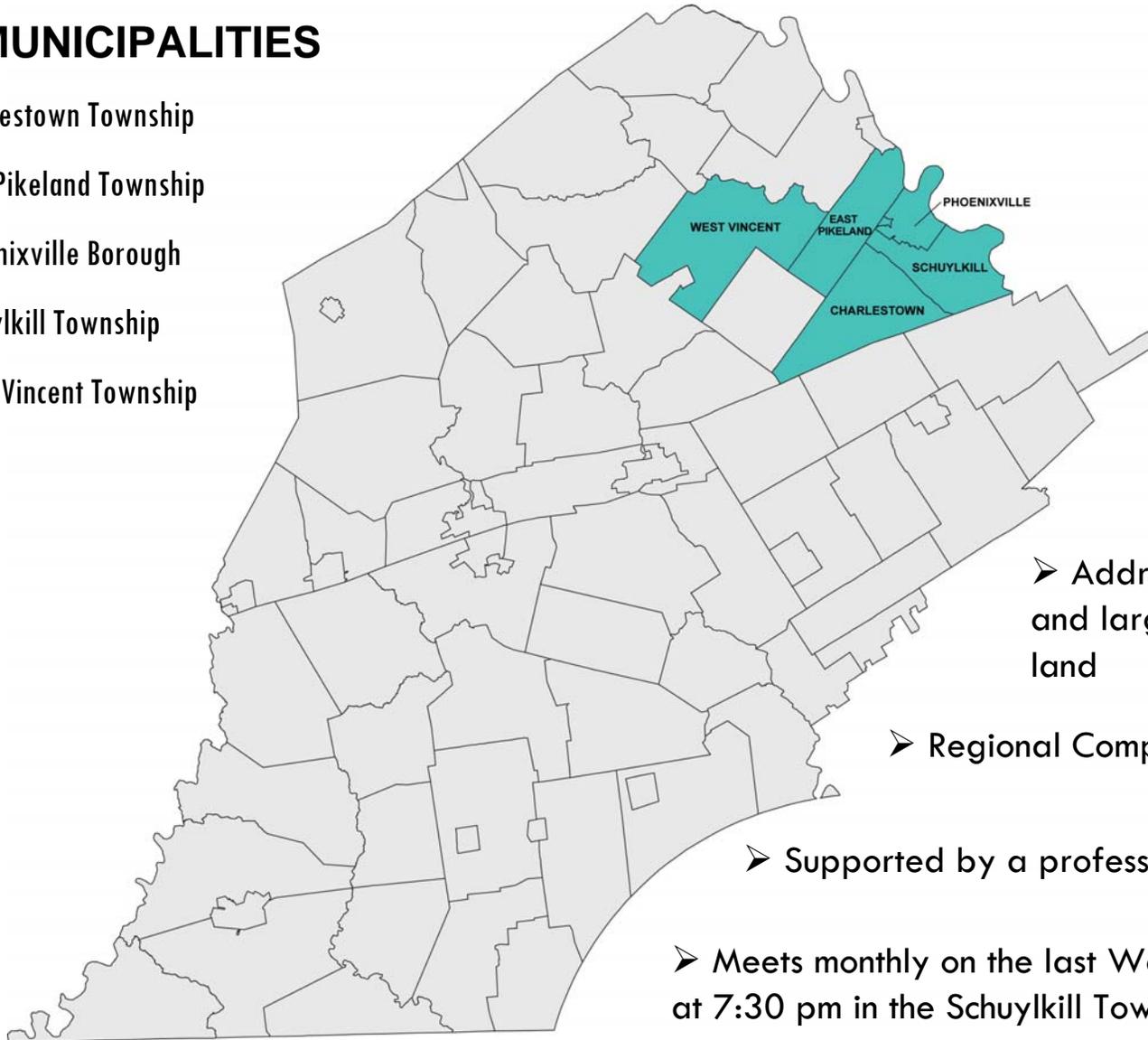
- A voluntary, cooperative agreement for multiple municipalities to plan for land use and growth management
- Permitted by Act 247 of the PA Municipalities Planning Code
- Requires preparation and adoption of a regional comprehensive plan to establish goals and policies
- Requires adopting of an implementation 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
- Address rapid regional growth and largely unprotected agricultural land
- 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. Where appropriate, encourage walkable communities with a mix of uses and a range of housing options;
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.

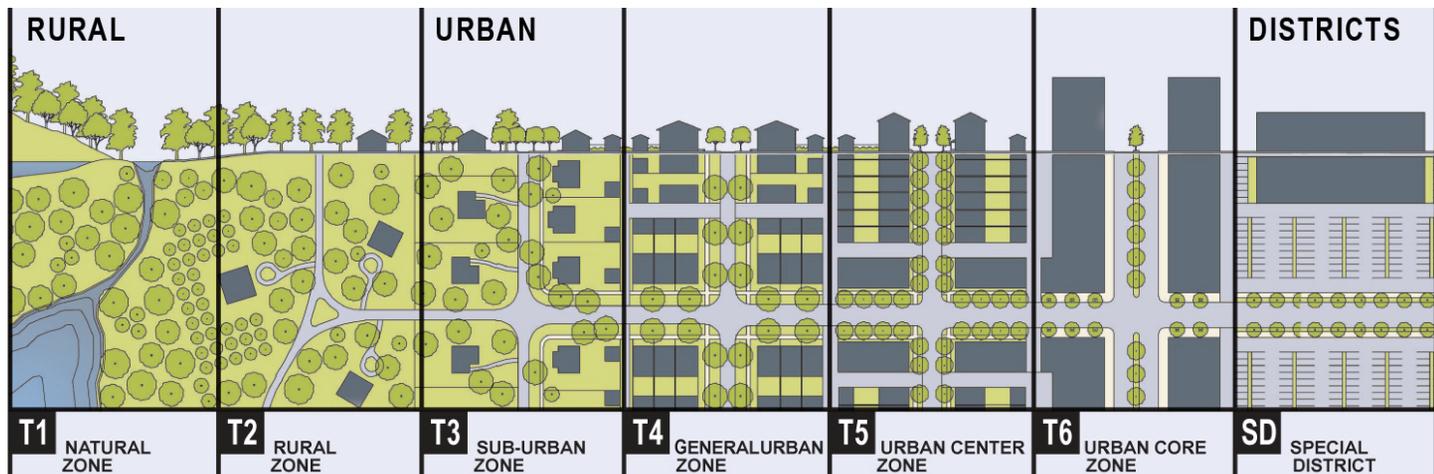


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# THE PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN (2008)

## OVERVIEW

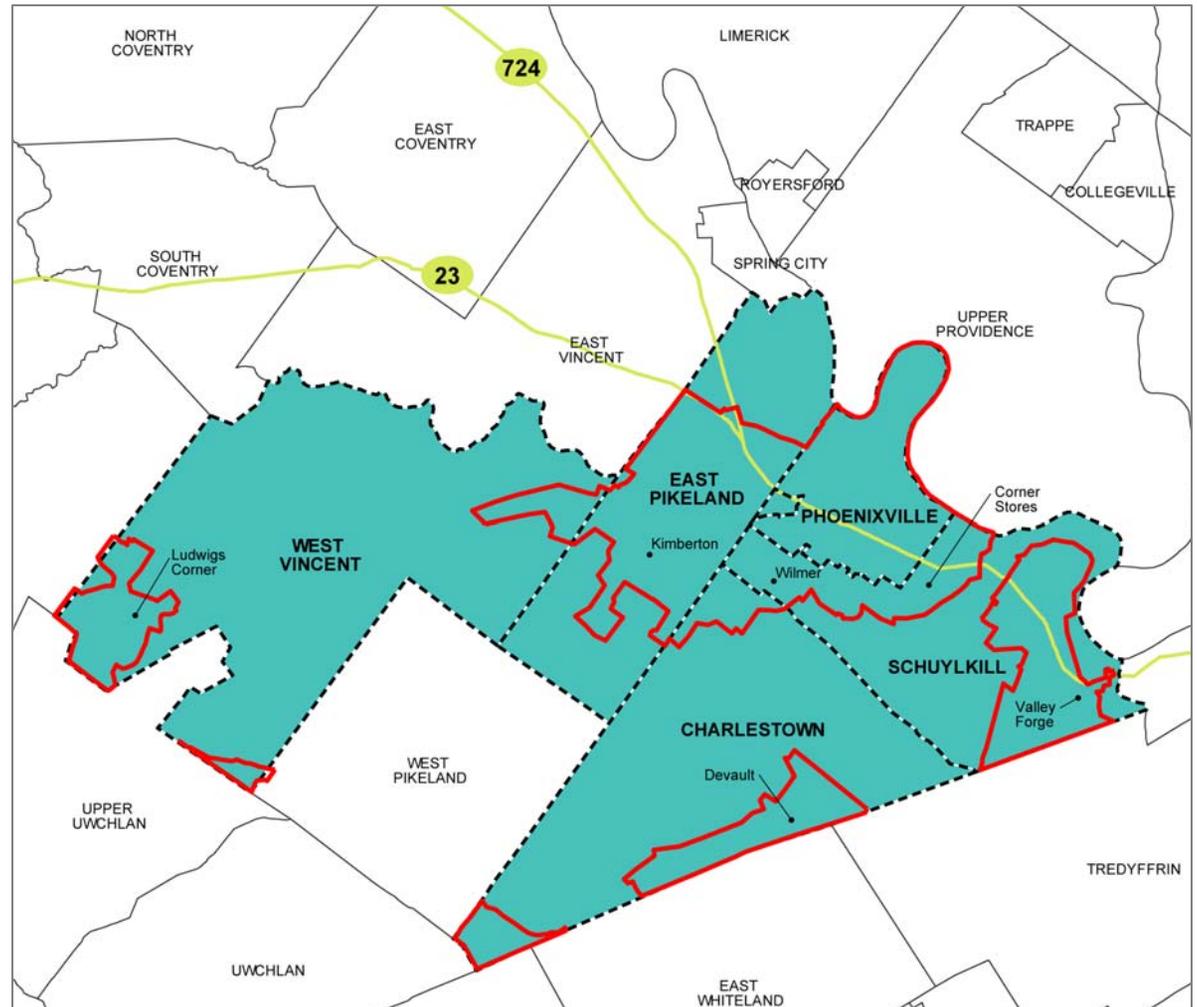
- Addresses land use, environmental and natural resources, housing, economic development, community facilities, transportation, and cultural resources
- Each chapter provides an overview of a topic and identifies goals
- Final chapter provides an Implementation Matrix that identifies recommendations, timeframe for completion, responsible parties, and how to achieve the action



# 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?
  - “Proposals” include zoning text and map amendments and subdivisions and land developments that have the potential to affect the Region
- Review for consistency with standards regulating use, residential density, non-residential intensity, and protection of natural resources
- Complete review within 45 days of date of submission to the Committee



# INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

## COMMITTEE DETERMINATION OF CONSISTENCY

- Does the project fall within the stated goals, objectives, and policies of the Region?
- 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?

## COMMITTEE DETERMINATION OF INCONSISTENCY

- A subdivision and land development project may be determined as inconsistent, but the municipality retains the power to approve or reject the project
- The Region has the authority to veto a zoning amendment
- 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



# INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

## PARAMETERS FOR REVIEW OF LAND DEVELOPMENT PROJECTS

- Office or retail uses 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, employing more than 300 workers, or covering more than 25 acres
- Hotels greater than 150 rooms
- Mixed uses greater than 100,000 gsf
- Attractions or facilities with greater than 500 parking spaces or 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

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

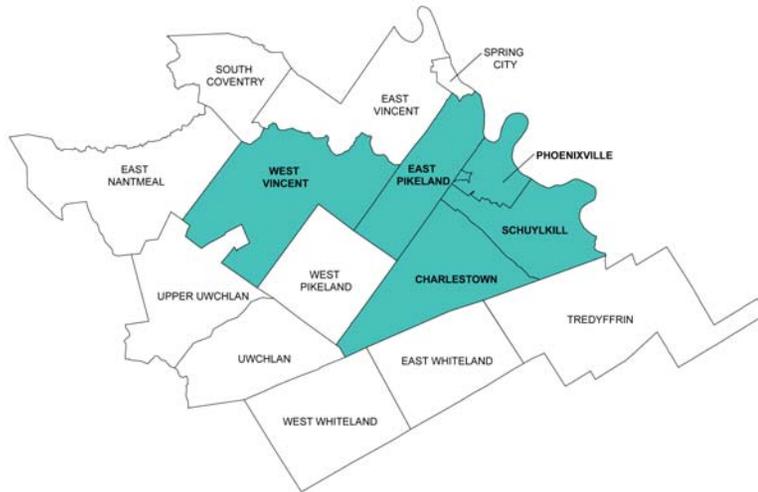
➤ Unanimous vote required from participating municipalities

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

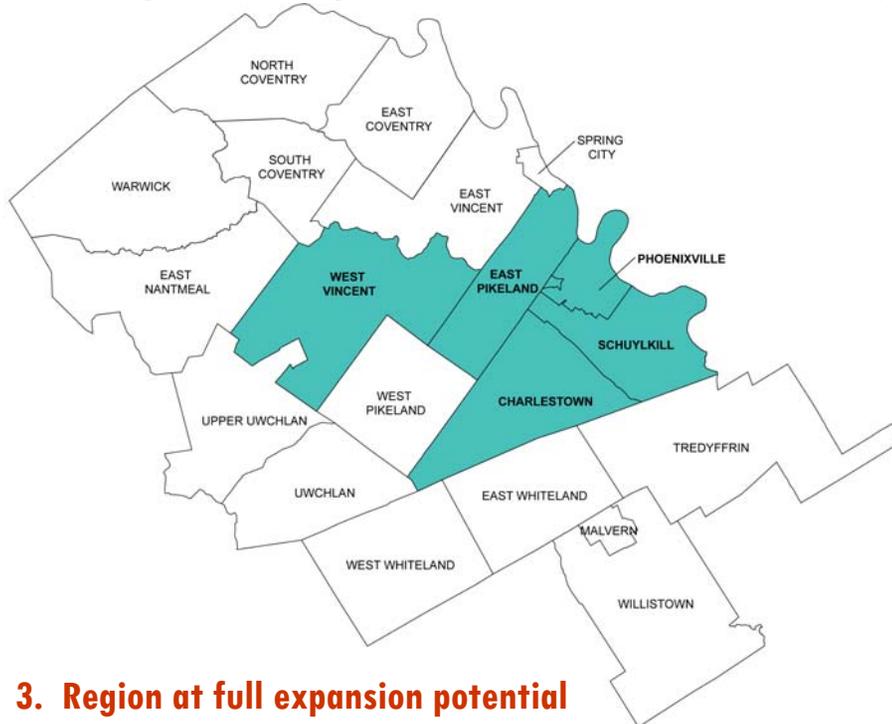
➤ Existing and new member municipalities must adopt the amended Regional Comprehensive Plan



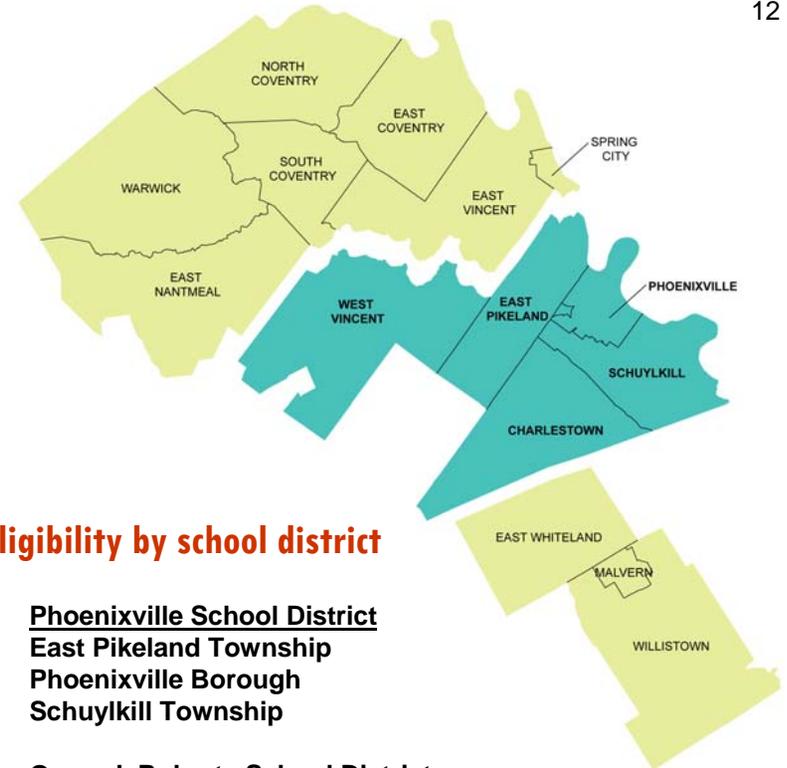
# ELIGIBLE MUNICIPALITIES FOR THE PHOENIXVILLE REGION



## 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

- Allows for uses to be spread over the Region and not within each municipality
- May reduce need for curative amendment when the use can be located elsewhere within a larger planning area
- Provides the ability to transfer development rights
- Provides the ability to develop Region-wide specific non-residential plans

# 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

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## 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

# PLAN AVAILABILITY

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The Phoenixville Regional Comprehensive Plan is available on:

East Pikeland Township:

[http://www.eastpikeland.org/index.asp?Type=B\\_BASIC&SEC={0C9716C5-FABB-4771-8AF2-1E4B573A727E}&DE={63BB6E61-A918-4053-84BB-9D1556827FC4}](http://www.eastpikeland.org/index.asp?Type=B_BASIC&SEC={0C9716C5-FABB-4771-8AF2-1E4B573A727E}&DE={63BB6E61-A918-4053-84BB-9D1556827FC4})

Phoenixville Borough:

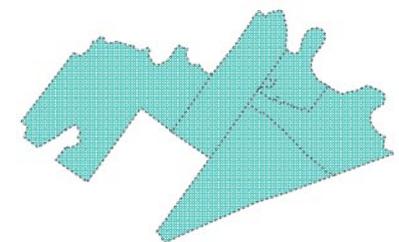
<http://www.phoenixville.org/Economic/ReportsPlansStudies/PhoenixvilleAreaRegionalPlan.html>

Schuylkill Township:

<http://schuylkilltwp.com/regional.htm>

West Vincent Township:

<http://www.westvincenttwp.org/index.php/2011-09-12-18-19-46/plans-and-reports>



PHOENIXVILLE REGIONAL  
PLANNING COMMITTEE

# DISCUSSION

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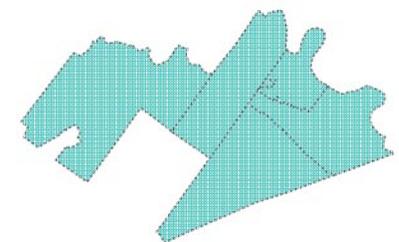
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