

CHAPTER 11

PLAN INTERRELATIONSHIPS

RELATIONSHIP OF PLAN COMPONENTS

The Future Land Use Plan allocates land uses and indicates the recommended types of land uses and density range for those uses. The availability of sanitary sewer and water facilities plays an extremely important role in the shaping of development patterns, including location and density. It is necessary to coordinate land use and utility planning so future land use reflects the availability of public sewer and water facilities and public sewer and water facilities are not planned for areas not intended for intensive development.

Through land use planning, such as designation of the Resource Preservation Area, watersheds and wellhead protection areas for community water supplies can be established. Intensive residential development is not proposed where there are not sewers and the soil is not suitable for on-site sewage disposal. The intensity of development allowed is directly related to the type and amount of environmental factors found in an area.

It is important that community facilities, including recreation and open space, are available to serve the residents of the municipalities. The Community Facilities Plan notes existing recreational facilities, proposed recreational facilities, and potential areas for recreational facilities. The Circulation Plan shows a series of trails for recreational purposes and to better connect residential areas to community facilities.

Sanitary sewer facilities should be extended to the Lower Heidelberg Elementary School. Sewage treatment plant discharges and standards should be consistent with the highest stream fishery standards classification for receiving streams. Future schools should be sited to be consistent with the objectives of the Land Use Plan, such as maintaining agricultural areas for agricultural uses.

The Future Land Use Plan can encourage 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 contributes to the quality of life in the area and can encourage additional investment.

It is necessary to maintain a road 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 the 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 system.

RELATIONSHIP TO BERKS COUNTY COMPREHENSIVE PLAN VISION 2020

The Comprehensive Plan for the County, Berks Vision 2020, is in the process of being updated. The existing and proposed development of Southwestern Berks County is generally consistent with the objectives and plans of the current County Comprehensive Plan.

RELATIONSHIP TO ADJOINING MUNICIPALITIES

The existing and proposed development of Southwestern Berks County is in many cases compatible with the existing and proposed development and plans in contiguous municipalities. Where there are disparate uses, buffers are recommended as noted below.

The Western Berks Joint Comprehensive Plan and Joint Zoning Ordinance is discussed in the chapter on regional influences in Volume 2, Background Studies. The zoning along the western boundary of Southwestern Berks County is very consistent except for the area immediately north of Route 422. While the zoning for Western Berks County shows a strip of Highway Commercial land along Route 422 and medium density residential along Big Spring Road at the Conrad Weiser educational complex, the corresponding land in Southwestern Berks County east of Big Spring Road is designated Light Industrial immediately north of Route 422 and Agricultural Preservation north of the Industrial area. A buffer should be provided for industrial development in the Light Industrial area. Intensive agricultural activities should be restricted near the schools and new residential structures should be set back from the agricultural area.

Land to the north of Southwestern Berks County does not directly affect the area because of the Blue Marsh recreation area buffer. Land to the south of South Heidelberg Township, in West Cocalico Township and Millcreek Township, is consistent with the plans for Southwestern Berks County because the land is zoned either Ecologically Sensitive or Agricultural Preservation.

Sinking Spring Borough and Spring Township are found to the east of Southwestern Berks County. Most of the boundary is formed by the Cacoosing Creek, with a smaller portion formed by Fritztown Road. The Cacoosing Creek has been designated Stream Corridor Preservation, which will provide buffering. The land uses in Southwestern Berks County and Sinking Spring Borough are generally consistent. In Spring Township, the land to the north of Sinking Spring is zoned for development, and is not consistent with the Agricultural Preservation area in Lower Heidelberg Township. The impacts of any intensive agricultural operations should be mitigated. South of Sinking Spring, to Fritztown, Spring Township is zoned Planned Business and Residential. Land in South Heidelberg from Sinking Spring to Fritztown is also proposed for development, though much of it is designated Medium Density Residential. Buffering of planned business activities in Spring Township will be encouraged. The only commercial development proposed is in the Fritztown area. In Spring Township, south of Fritztown, the Rural Holding Area zoning is consistent with the Future Land Use Plan for the southeastern portion of South Heidelberg Township.