

CHAPTER 5

PLAN INTERRELATIONSHIPS

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 Rural Conservation 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, proposed recreational facilities, and potential opportunities for recreational facilities. The Plan discusses a series of trails 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 the proposed light rail line, pedestrian trails and local bus service and multi-modal facilities should be explored and encouraged.

RELATIONSHIP TO BERKS VISION 2020

The existing and proposed development of the St. Lawrence, Exeter and Amity area is generally consistent with the objectives and plans of the County Comprehensive Plan, Berks Vision 2020.

In the County Plan, the northern and central portions of the Region and northeastern Amity Township are designated for Agriculture and Rural Conservation. This is consistent with the Agricultural Preservation, Rural Conservation and Rural Preservation designations in the Future Land Use Plan for St. Lawrence, Exeter, and Amity.

In the County Plan, in the two townships most of the land in the Route 422 and Route 662 corridors is designated as Existing Development, Designated Growth, and Future Growth areas. In the Region's Future Land Use Plan, much of this land is also considered as existing development with areas for future growth, consistent with the County plan. These corridors are shown as a mix of Highway Commercial, Low, Medium, and High Density Residential, Rural Village, Light and General Industrial, Neighborhood Commercial, Shopping Center Commercial, Office Park, and Restricted Office/Commercial on the Regional Future Land Use Plan.

In the Borough, most land is designated Existing Development in the County Plan, with the northern portion of the Borough designated Rural Conservation. This is consistent with the Regional Plan, which designates the northern portion of the Borough Rural Preservation and the remainder Medium and High Density Residential, Town Center, Shopping Center Commercial, Light Industrial, Highway Commercial, and Public.

Three major open spaces, the Borough of St. Lawrence Watershed, Daniel Boone Homestead, and Monocacy Hill are designated Permanent Open Space/Recreation in the County Plan. These areas are designated Public in the Regional Plan.

The Schuylkill River Corridor and major stream corridors in the Region are designated Environmental Hazard in the County Plan. River Conservation has been shown along the Schuylkill River in the Regional Plan. The major stream corridors are designated as stream corridor preservation on the Stream Corridor Preservation Map.

RELATIONSHIP TO ADJOINING MUNICIPALITIES

The existing and proposed development of the St. Lawrence, Exeter and Amity area is in many cases compatible with the existing and proposed development and plans in contiguous municipalities. Where there are disparate uses, buffers are recommended.

A map of Zoning of adjacent municipalities is found in Chapter 19, Regional Influences. Most adjoining land in southern Oley and Earl Townships is zoned Agricultural Preservation, Rural, or Woodland Agricultural Conservation. Residential and Rural Village are designated at Limekiln and Yellow House, respectively. The southeastern corner of Earl Township is zoned Industrial. Land in Douglass Township is zoned Rural Conservation, Rural Residential, Rural Suburban Residential and Commercial. Adjoining land in Mt. Penn and Lower Alsace Township is Residential, with densities varying, except for commercial land along Route 422 and Rural Conservation land on Neversink Mountain. Land designated for Commercial, Industrial and Higher Density Residential in Cumru, Robeson, Union Townships and Birdsboro is buffered by the Schuylkill River.

Adjoining land in Alsace Township is zoned Rural Residential, Commercial, and Woodland Conservation.

Agricultural Preservation and Rural land in Oley Township is generally consistent with Agricultural Preservation and Rural Preservation categories in Exeter and Amity. Designation of Villages is consistent. The WAC designation in Earl is not a major conflict with the Agricultural Preservation and existing development in Amity Township, but where industrial abuts Agricultural Preservation in Amity, any industrial development in Earl Township should be buffered along agricultural lands in Amity Township.

Commercial land in Alsace Township is not consistent with Low Density Residential in Exeter Township, and any new commercial development should contain buffers. The Woodland Conservation in Alsace and Rural Preservation in Exeter are consistent.

Land in Mt. Penn Borough is zoned high density residential and commercial. Adjoining land in St. Lawrence is designated light industrial (inconsistent, but existing), commercial along Route 422 (consistent), and Rural Preservation along the southern portion of Mt. Penn. This portion of Mt. Penn is already developed.

The Medium Density Residential area in Exeter Township is consistent with the residential zoning in Lower Alsace Township north of Mt. Penn. The Rural Preservation in northern Exeter is intended for a lower density of development than the low density residential area in adjoining Lower Alsace. South of Mt. Penn, the Rural Preservation designation on Neversink Mountain in Exeter is consistent with the Rural Conservation zoning in Lower Alsace.



Where industrial land in Amity Township abuts residential land in Douglass Township, buffering should occur if industrial development occurs. If residential development occurs on Rural Residential land in northern Douglass Township, it should provide a buffer along adjoining agricultural preservation land in Amity Township.

Interrelationships of Plan Components

Land Use and Housing	Sewer and Water	Community Facilities	Urbanization	Natural Environment	Economic Development
<ul style="list-style-type: none"> Support existing centers Provide housing opportunities for all 	<ul style="list-style-type: none"> Policies coordinated with land use goals to direct development to growth areas 	<ul style="list-style-type: none"> Make available to serve area residents 	<ul style="list-style-type: none"> Must consider impacts of growth on the system Accommodate volumes at acceptable levels of service Existing residential areas should not have excessive volumes and speed 	<ul style="list-style-type: none"> Provide open space system through their protection 	<ul style="list-style-type: none"> Impacts on residential areas should be mitigated Provide jobs and services for residents
<ul style="list-style-type: none"> Growth should occur where have adequate facilities 	<ul style="list-style-type: none"> Consider existing facilities and plans, appropriate discharge standards and methods Major facilities should be adequately served 	<ul style="list-style-type: none"> Locate with consideration of ability to serve, consistent with land use goals Consider existing facilities and plans, potential cooperative efforts 	<ul style="list-style-type: none"> Should be coordinated in support of growth areas 	<ul style="list-style-type: none"> Water Supply sources should be protected and pollution prevented 	<ul style="list-style-type: none"> Should not overburden systems or deplete water supplies
<ul style="list-style-type: none"> Include facilities to service residents and growth areas 		<ul style="list-style-type: none"> Locate major facilities where can be adequately serviced Concerns for school transportation system Consider impacts on system from growth 	<ul style="list-style-type: none"> Should adequately service facilities in the region Consider linkages of community facilities 	<ul style="list-style-type: none"> Can provide recreational opportunities 	<ul style="list-style-type: none"> Can provide a tax base to support provision of facilities
<ul style="list-style-type: none"> Growth should occur where have adequate system Maintain functional operation and safety when growth occurs 	<ul style="list-style-type: none"> Should be coordinated in support of growth areas 	<ul style="list-style-type: none"> Consider existing facilities and plans, coordinate with County and PennDOT Plan improvements to the system 	<ul style="list-style-type: none"> Can provide scenic roads and vistas 	<ul style="list-style-type: none"> Can provide scenic roads and vistas 	<ul style="list-style-type: none"> Access management and necessary road improvements must be considered
<ul style="list-style-type: none"> Development should occur where land is suitable and resources will not be harmed 	<ul style="list-style-type: none"> Should not extend to areas where irreparably harm important resources 	<ul style="list-style-type: none"> Can incorporate natural features 	<ul style="list-style-type: none"> Can facilitate access to resources Design system with consideration of existing environment and resources 	<ul style="list-style-type: none"> Existing natural resources should be protected, enhanced and interpreted 	<ul style="list-style-type: none"> Protect the natural environment
<ul style="list-style-type: none"> Identify appropriate land uses for sensitive areas Protect water resources Provide for commercial, industrial, business uses Neighborhoods provide workforce and market 	<ul style="list-style-type: none"> Can support development at appropriate locations 	<ul style="list-style-type: none"> Contribute to quality of life and the attractiveness of the area 	<ul style="list-style-type: none"> Can support economic development Enhance regional public transportation system Address system deficiencies to improve business climate 	<ul style="list-style-type: none"> Contribute to quality of life and attractiveness of area to businesses 	<ul style="list-style-type: none"> Support existing business centers