

## **Plan Interrelationships**

Concord Township Comprehensive Plan Update

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## CONCORD TOWNSHIP COMPREHENSIVE PLAN UPDATE

### PLAN INTERRELATIONSHIPS

#### Overview

This chapter examines the relationships among the various elements of the Comprehensive Plan. It conforms to Section 301.(a)(4.1) of the Municipalities Planning Code which requires the Comprehensive Plan to include:

“A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.”

#### Major Interrelationships

Major interrelationships exist among A Plan for Land Use, A Plan for Housing, A Plan for Circulation, A Plan for Community Facilities, and A Plan for Utilities. Each of these components has implications for the others. Each must function in conjunction with the others in order to accomplish the Township's future planning goals. Plan interrelationships also relate to the following maps:

- Figure 7 -- Existing Land Use
- Figure 8 -- A Plan for Land Use
- Figure 11 -- A Plan for Circulation: Functional Classification of Roads
- Figure 12 -- A Plan for Circulation: Proposed Physical Improvements
- Figure 13 -- A Plan for Community Facilities
- Figure 14 -- A Plan for Open Space and Recreation Resources
- Figure 15 -- A Plan for Utilities: Water Systems
- Figure 16 -- A Plan for Utilities: Sewer Systems

A Plan for Land Use, including existing and proposed future patterns of development, incorporates all of the other Plan elements. Existing cluster and PRD developments, as well as recommendations to seek new compact development opportunities, are intended to accommodate population and housing demands, while preserving open space and natural resources.

Community Facilities also play a major role in the future land use pattern. A Plan for Land Use inventories existing facilities and establishes sites for potential institutional and recreational facilities. Future parklands, conservation areas, municipal facilities, and the Village Center are designated on the Future Land Use Map in such a way as to be compatible with housing, circulation and utilities.

Plans for the Township's infrastructure, including A Plan for Circulation and A Plan for Utilities, are also closely tied to the other Plan components. The transportation and utilities networks impact land use in that they are a major determinant in the location of housing, commercial development and community facilities. Transportation and utilities also impact the Township's ability to provide effective public services, such as fire and ambulance services. The Proposed

Physical Improvements to roadways and intersections are intended to alleviate much of the existing traffic congestion within the Township and across its borders. Increased access, however, may also lead to the development of areas that currently experience limited activity. This is also true of public utilities. The extension of sewer and water lines into more remote areas of the Township is likely to act as a catalyst for more sprawling development. In this regard, the Comprehensive Plan seeks to coordinate circulation, utilities, housing, and commercial development in a manner that will prevent sprawl and derive maximum fiscal benefit. For example, mixed-use and infill development are directed to areas along Routes 202, 1 and 322 where there is existing infrastructure. This promotes the preservation of open space and recreational areas and minimizes the cost of installing and expanding new infrastructure.

Together, these Plan elements promote a pattern of development consistent with the Township's goals. The design and implementation of complimentary Plan components serve to promote effective growth management, which in turn promotes a vibrant natural, cultural and social environment, a stable economic base, and financial viability.