

Introduction

Concord Township Comprehensive Plan Update

CONCORD TOWNSHIP COMPREHENSIVE PLAN UPDATE

INTRODUCTION

This Comprehensive Plan report is the fourth such report that has been prepared for Concord Township. The first report, entitled Concord Township Planning Study, was prepared in 1960 with the assistance of the Delaware County Planning Commission. The second report, entitled Concord Township Comprehensive Development Plan, was prepared in 1969 with the assistance of Roy F. Weston, Community Planning Division. The third report, the Concord Township Comprehensive Plan (February 2, 1988), was prepared by Thomas Comitta Associates, Inc. This fourth report, Concord Township Comprehensive Plan Update serves as an update to the 1988 Plan. It was also prepared by Thomas Comitta Associates, Inc.

After the 1988 Comprehensive Plan was completed, the Township prepared and adopted an "Open Space and Recreation Plan" dated July 24, 1995. Many of the maps in the 1995 Open Space Plan came from the 1988 Comprehensive Plan. In turn, information from the Open Space and Recreation Plan is used in this Comprehensive Plan Update of 2000, especially in the chapter on Community Facilities. The Goals, Objectives & Strategies of the Open Space and Recreation Plan are included in Appendix C.

The overall focus of the Comprehensive Plan is to comply with the requirements of the Pennsylvania Municipalities Planning Code (MPC), while preparing recommendations for the continuing development of the Township. The MPC, as amended, now requires that the Comprehensive Plan include at least the following elements as described in detail in Appendix B:

- 1) A Statement of Objectives of the Township concerning its future development;
- 2) A plan for land use;
- 3) A plan for housing;
- 4) A plan for the movement of people and goods (referred to herein as "A Plan for Circulation");
- 5) A plan for community facilities and utilities;
- 6) A statement of the interrelationships of the plan components;
- 7) A discussion of short-range and long-range implementation strategies; and
- 8) A map or statement indicating the relationship of the Township and its proposed development to adjacent municipalities and areas.

(Items 3, 6 and 7 are new requirements of the MPC which were not in effect when the Township prepared the 1988 Plan).

In order to effectively address these elements, a Task Force comprised of representatives of the Planning Commission, Historical Commission, Open Space Board, and Park and Recreation

Board worked with the Township's Planning Consultant to engage in the planning process and develop this Comprehensive Plan Update.

This Comprehensive Plan Update identifies where valuable natural resources exist, and where they should be conserved and preserved. (An inventory of existing environmental conditions appears in Appendix A). It suggests places for concentrating development in response to existing access, places for future high intensity uses related to existing high intensity uses, and places which should remain as lower intensity of use. It also supports the continued existence of the Township's historic resources.

This Comprehensive Plan Update will also serve as a springboard to Amendments to the Zoning Ordinance and the Subdivision and Land Development Ordinance, as the provisions of these three documents should be consistent. In addition, it will serve to promote discussion between Township officials, the public, developers, and agencies at all levels.

Since the most dramatic changes to the Township occur through the land development process, all Applicants for Subdivision, Land Development, Conditional Use, Special Exception, and/or Variance must be cognizant of the Comprehensive Plan, and should indicate on their plans and submissions how they have incorporated the Comprehensive Plan into their development.

This Plan was considered for adoption at a Public Hearing held by the Board of supervisors on June 6, 2000. The Public Hearing was conducted after the Planning Commission recommended that the Board of Supervisors adopt the Plan. The formal adoption of the Plan took place on June 6, 2000 when the Supervisors passed the Resolution which appears as Appendix G.