

Chapter Twelve

IMPLEMENTATION STRATEGIES

The purpose of this chapter is to summarize the recommendations contained in this Comprehensive Plan Update and discuss the implementation strategies. Through adoption of this Update, the Township's planning policy is formalized and implementation of the Plan begins by undertaking the recommendations contained in each plan element as summarized in this chapter.

To assist in implementation, a summary table is included in this chapter that lists the plan recommendations intended to address each goal. Each recommendation listed references the suggested priority, the responsible entity, the implementation tool or technique and a page citation.

Implementation Recommendations

The recommendations discussed throughout this Update are organized in Table 12-1 by planning component. The purpose of the Table is to serve as a general index, but it also serves to show the relationship between the recommendations and the goals each are intended to address.

Priority

The recommendations are prioritized as Immediate, Short-term, Long-term or On-going. The prioritization is provided to indicate the urgency of addressing the issue. The definitions are as follows:

- Immediate:*** Implementation should begin within one to two years after plan adoption. Recommendations identified as "immediate" priorities are issues of high concern.
- Short-term:*** Implementation should occur within three to five years after plan adoption. Recommendation identified as "short-term" priorities are those that may require a degree of preliminary investigation before they can be effectively implemented.
- Long-term:*** Implementation should occur within five to ten years of adoption of the plan. These recommendations generally do not require the same degree of urgency as others. They may also require a significant amount of evaluation prior to implementation.
- On-going:*** Implementation is already occurring on some level and a more concerted effort may be required.

Entity

Table 12-1 identifies the organization or entity primarily responsible for implementing each recommendation. This does not imply sole responsibility, but it is this entity that should be formally assigned the task and held accountable for initiating and monitoring its progress. Joint efforts will be required to implement most recommendations and all such activities should be monitored by the Board of Supervisors.

As indicated, much of the implementation of the Comprehensive Plan Update is assigned to the Planning Commission. Since many of the individual recommendations are indicated as "immediate" or "short-term" priorities, the workload for this entity could potentially be quite heavy for the next two to three

years. The Township recognizes that in order to implement the Plan in the manner indicated, it will need to contract with planning consultants, professional engineers, and other municipal consultants for assistance. Funding for this purpose continues to be made available by the Board of Supervisors to the Planning Commission and the Township is encouraged to use this alternative. The initial implementation activities anticipated to be undertaken are updates of both the Zoning Ordinance and the Subdivision and Land Development Ordinance, which will incorporate many of the recommendations contained in this Plan.

Citizen input and participation is a critical component to successful implementation of most plan elements. Ways to encourage citizen participation and involvement should be identified before individual recommendations are implemented.

Implementation Tool

Most of the recommendations contained in Table 12-1 must be implemented through documents such as the zoning ordinance, subdivision and land development ordinance, or building code. In some instances, regulations must be specified in more than one of these documents and it is necessary to maintain consistency among all Township regulations. The following provides a brief explanation of these primary implementation tools.

Zoning Ordinance:

Many of the recommendations in this Update are to be implemented through zoning. Zoning is enabled through Act 247, the Pennsylvania Municipalities Planning Code. It allows municipalities to plan for and regulate land use to protect and promote safety, health, and welfare of the community. The Township's zoning ordinance creates districts and specifies the use and density of development within those districts. It focuses development in those areas best able to support such uses and delineates the standards to which new development must adhere. The zoning ordinance is a legal document that regulates the type, location and method of development. It includes a zoning map that outlines the boundaries of the zoning districts described in the ordinance.

West Pikeland's zoning ordinance was adopted in 1976 and several amendments have been incorporated since that time. The Township intends to update the ordinance to include land use regulations that better reflect the philosophy delineated in the Comprehensive Plan Update as an initial step to implementation.

Subdivision and Land Development Ordinance:

Article V of the Pennsylvania Municipalities Planning Code enables municipalities to adopt an ordinance that regulates how land is to be subdivided and development is to be undertaken. Subdivision occurs whenever a parcel of land is divided into two or more legally defined parcels for future or immediate sale, transfer or development, while land development is the improvement of a parcel for any purpose such as the construction of buildings and infrastructure. Subdivision and land development regulations are necessary to ensure that standards are maintained, development is coordinated, environmental damage is minimized and adjacent property is protected.

The Township's subdivision and land development ordinance was adopted in 1974 and has been amended several times. The Township is considering a full update to address planning issues and concerns, and to implement specific components of the Comprehensive Plan Update.

Building Code:

Building codes regulate the manner in which buildings are constructed and the types of materials and methods used. One of their main purposes is to establish standards to which all building must adhere in order to ensure the health, safety and welfare of occupants. Most municipalities in Chester County adopt the Building Officials and Code Administrators International (BOCA) code and require compliance with those regulations. Other codes that regulate plumbing, electrical and fire prevention are adopted to supplement the BOCA code. Regularly adopting the updates issued help to ensure that the latest methodology and technology is required.

West Pikeland Township has adopted the 1996 BOCA code. Enforcement is critical and the Township monitors the inspection process on an on-going basis.

Official Map:

An Official Map is a tool enabled by Article IV of the Pennsylvania Municipalities Planning Code. It allows a municipality to “master plan” an area providing a means through which land needed for future public use can be identified. The location of future roads, setbacks, utility corridors, sewage treatment facilities, parks and recreational facilities can be reserved by delineating their locations on an Official Map. This does not obligate the municipality to purchase the land or rights-of-ways identified, however, the Township must be given the first right of refusal if the property is proposed for development. The reservation becomes void one year after the property owner notifies the municipality of the intention to develop, or has applied for a building permit.

Although West Pikeland Township has not adopted an Official Map, it could eventually be considered as a way to ensure that development, particularly in the neighborhood development area, is coordinated.

Capital Improvement Program:

The Capital Improvement Program is an important tool in planning and budgeting for community facilities. It links the long-term planning with the annual budget process as it establishes the framework for programming and financing new or expanded public facilities. It is not an ordinance, and not regulatory in nature, but is instead an independent document that complements the municipalities annual budget. The capital improvement program is implemented through the annual budget which incorporates the capital expenditures and revenues necessary to carry out the expenditure program.

Capital improvements planning in West Pikeland is on-going, however, establishing a formal program both for open space acquisition as well as community facilities, is a recommendation contained in this Update.

Reference Page

The summary table includes a page reference where more specific information on the recommendation can be found.

**TABLE 12-1
SUMMARY OF RECOMMENDATIONS AND IMPLEMENTATION STRATEGY**

ACTION	PRIORITY	ENTITY	TOOL	PAGE
ENVIRONMENTAL AND HISTORIC RESOURCES				
GOAL: Protect those natural, scenic and historic resources that contribute to the unique character of the Township.				
GOAL: Use innovative land management techniques to facilitate the preservation and protection of the environmental and historic resources.				
<i>RECOMMENDATIONS FOR NATURAL FEATURES PROTECTION</i>				
Recommendation: Adopt a “Net-Out” provision as part of the zoning ordinance update.	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance	8-2
Recommendation: Ensure that the open space specified in development proposals is protected in perpetuity from further development or re-subdivision.	Immediate	Planning Commission, Township Engineer	Zoning Ordinance, Staff Review	8-3
Recommendation: Facilitate private efforts to protect natural and historic resources through the purchase or donation of conservation easements.	Short-Term	Board of Supervisors, West Pikeland Land Trust	Planning Program	8-3
Recommendation: Reduce soil erosion and stream sedimentation, and promote groundwater recharge, through storm water management techniques that emphasize the use of Best Management Practices.	Short-Term	Planning Commission, Township Engineer	Zoning Ordinance, Subdivision/Land Development Ordinance	8-4
Recommendation: Ensure that storm water management facilities are properly inspected and that long-term maintenance is addressed.	On-Going	Board of Supervisors Planning Commission Township Engineer	Administrative Process, Subdivision/Land Development Ordinance	8-4
<i>RECOMMENDATIONS FOR VEGETATION PROTECTION</i>				
Recommendation: Protect existing vegetative cover by incorporating a vegetation management component into the conservation plan requirement of the Subdivision and Land Development Ordinance.	Immediate	Planning Commission	Subdivision and Land Development Ordinance	8-5

ACTION	PRIORITY	ENTITY	TOOL	PAGE
Recommendation: Require the use of native species when landscaping new subdivisions or land developments.	Immediate	Planning Commission, Township Engineer	Administrative Process, Subdivision/Land Development Ordinance	8-5
Recommendation: Encourage sound forest management techniques among property owners that own significant stances of woodlands.	Long-Term,	Board of Supervisors Township Staff	Educational Program	8-5
Recommendation: Expand the landscaping requirements contained in the Township’s ordinances.	Immediate	Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	8-6
<i>RECOMMENDATIONS FOR WATER RESOURCE PROTECTION</i>				
Recommendation: Promote the designation of the Pickering and Pine Creeks as “Exceptional Value” streams.	Immediate	Board of Supervisors, Planning Commission, Parks and Recreation Commission, Trout Unlimited, French and Pickering Creek Conservation Trust	Administrative Process, Educational Program	8-6
Recommendation: Clarify the percentage of flood plain that may be included in a residential lot area calculation.	Immediate	Planning Commission	Zoning Ordinance	8-6
Recommendation: Incorporate zoning ordinance provisions aimed at protecting wetlands.	Immediate	Planning Commission	Zoning Ordinance, Subdivision and Land Development Ordinance	8-7
Recommendation: Consider a water withdrawal ordinance as a way of monitoring ground water supply and demand.	Short-Term	Board of Supervisors, Planning Commission	General Ordinance, Zoning Ordinance	8-7
Recommendation: Adopt a scenic overlay district for the Pickering Creek stream corridor	Short-Term	Board of Supervisors, Planning Commission	Zoning Ordinance	8-7
<i>RECOMMENDATIONS FOR HISTORIC RESOURCES PROTECTION</i>				
Recommendation: Emphasize preservation of remaining historic resources when developing a Village Protection Overlay District.	Short-Term	Planning Commission, Historical Architectural Review Board, Historical Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	8-8

ACTION	PRIORITY	ENTITY	TOOL	PAGE
<p>Recommendation: Complete a comprehensive survey of historic resources that builds upon the information contained in the Chester County Historic Sites Survey (1981)</p>	Short-Term	Planning Commission, Historical Commission	Special Study	8-9
<p>Recommendation: Update the historic resources inventory based on the existing survey data.</p>	Short-Term	Historical Commission	Special Study	8-9
<p>Recommendation: Consider an historic overlay district as part of the Zoning Ordinance Update.</p>	Short-Term	Planning Commission, Historical Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	8-9
<p>Recommendation: Continue to support the efforts of organizations such as the West Pikeland Municipal Land Trust, Historic Yellow Springs, French and Pickering Creek Conservation Trust, Anselma Mill Trust, and Natural Lands Trust in protecting historic resources.</p>	On-Going	Board of Supervisors, Historical Architectural Review Board, Historical Commission, West Pikeland Municipal Land Trust	Administrative Activity	8-10
<i>RECOMMENDATIONS FOR DEVELOPING A MUNICIPAL HISTORIC PRESERVATION PROGRAM</i>				
<p>Recommendation: Consider appointing a Historical Commission to advise on general historic preservation issues in the Township.</p>	Immediate	Board of Supervisors	Administrative Action	8-10
<p>Recommendation: Encourage the preparation of a “multiple resource” National Register nomination to recognize and document scattered rural resources and clusters.</p>	Long-Term	Historical Commission	Special Study	8-10
<p>Recommendation: Encourage the protection of historic resources through education.</p>	Short-Term	Board of Supervisors, Historical Commission	Administrative Activity	8-11
<p>Recommendation: Sponsor activities such as house tours, educational seminars, preservation workshops, and local recognition programs as part of an historic preservation program.</p>	Long-Term	Historical Commission	Administrative Activity	8-11
<p>Recommendation: Develop a comprehensive Historic Preservation Plan for West Pikeland Township using Chester County’s Historic Preservation Planning Grant Program.</p>	Short-Term	Planning Commission, Historical Commission	Planning Activity	8-11

ACTION	PRIORITY	ENTITY	TOOL	PAGE
TRANSPORTATION AND CIRCULATION				
<p>GOAL: Provide for a safe and effective circulation system that minimally impacts the Township’s rural character, open space, and scenic roadways.</p>				
<i>RECOMMENDATIONS FOR FUNCTIONAL CLASSIFICATION SYSTEM</i>				
<p>Recommendation: Adopt a unified, township wide, future Functional Classification for roadways, and a set of design standards to relate directly to each class of roadways, to achieve the Township’s goal to maintain the rural character.</p>	Short-Term	Board of Supervisors, Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	9-2
<p>Recommendation: Local Roads should be further classified to accommodate the diverse functions of local roadways.</p>	Long-Term	Board of Supervisors, Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	9-2
<p>Recommendation: Commission a detailed study to assign classes to all local roads in the Township into three classes.</p>	Long-Term	Board of Supervisors, Planning Commission	Planning Activity	9-6
<i>RECOMMENDATIONS FOR ROAD IMPROVEMENTS AND FUNDING OPPORTUNITIES</i>				
<p>Recommendation: Program for roadway improvement projects that support the Township’s goal to maintain its rural character, and preserve historic and cultural resources abutting roadways.</p>	Long-Term	Board of Supervisors	Administrative Activity	9-6
<p>Recommendation: Give utmost importance to safety improvements throughout the Township.</p>	On-Going	Board of Supervisors, Planning Commission	Administrative Activity	9-6
<p>Recommendation: Update the Road Improvements Inventory periodically to identify all improvement projects in the Township.</p>	Long-Term	Board of Supervisors	Planning Activity	9-7
<p>Recommendation: Develop a list of prioritized improvement projects.</p>	On-Going	Board of Supervisors,	Planning Activity	9-7
<p>Recommendation: Consider applying for “turn-back” of selected State roads to local municipalities.</p>	Long-term	Board of Supervisors Township Staff	Administrative Activity	9-8
<p>Recommendation: Pursue funding possibilities for the major prioritized projects.</p>	On-Going	Board of Supervisors	Administrative Activity	9-8

ACTION	PRIORITY	ENTITY	TOOL	PAGE
<i>RECOMMENDATIONS FOR ACCESS MANAGEMENT</i>				
Recommendation: Develop an Access Management Plan that reflects cohesiveness throughout the Township and establishes access restrictions for each functional classification.	Long-Term	Planning Commission	Planning Activity	9-11
Recommendation: Coordinate future land use planning and transportation planning in the Township.	On-Going	Planning Commission	Planning Activity	9-15
Recommendation: Consider road functional classifications when making land use decisions.	Immediate	Board of Supervisors, Planning Commission	Planning Activity	9-15
<i>RECOMMENDATIONS FOR NON-VEHICULAR CIRCULATION:</i>				
Recommendation: Develop an Equestrian, Bicycle and Pedestrian Trail Plan that would link the various amenities and trip generators in the Township	On-Going	Park and Recreation Commission, Planning Commission	Planning Activity	9-15
Recommendation: Work with potential developers to provide and preserve trails to achieve the goals of the Equestrian, Bicycle and Pedestrian Trail Plan.	On-Going	Board of Supervisors, Planning Commission	Administrative Activity	9-16
<i>RECOMMENDATIONS FOR SCENIC ROAD PRESERVATION</i>				
Recommendation: Implement the recommendations of the Open Space, Recreation and Environmental Resources Plan (1992), to preserve the scenic character of the Township.	Long-term	Board of Supervisors, Planning Commission, Park and Recreation Commission	Administrative Activity, Capital Improvements Plan, Subdivision and Land Development Ordinance	9-16
Recommendation: Include an inventory of mature trees and their condition in the Road Improvement Inventory to assist PennDOT in identifying trees in the State right-of-way in need of safety improvements.	Long-term	Township Staff	Administrative Activity	9-17
<i>RECOMMENDATIONS FOR REGIONAL PARTICIPATION</i>				
Recommendation: Participate in regional road improvement efforts that support the overall goals of preserving the rural character of the Township.	On-Going	Board of Supervisors	Administrative Activity	9-17

ACTION	PRIORITY	ENTITY	TOOL	PAGE
Recommendation: Participate in the development of proposals in neighboring municipalities that have a major impact on Township roadways.	Short-Term	Board of Supervisors, Township Staff	Planning Activity	9-18
Recommendation: Support regional public transportation projects to provide a variety of options to the residents.	Long-term	Board of Supervisors	Administrative Activity	9-18
COMMUNITY FACILITIES AND SERVICES				
<p>GOAL: Provide for community facilities and services that address the needs of residents and are consistent with the overall goals for the Township.</p>				
<i>RECOMMENDATIONS FOR TOWNSHIP ADMINISTRATION</i>				
Recommendation: Monitor current staffing levels.	On-Going	Board of Supervisors	Administrative Activity	10-2
Recommendation: Encourage volunteerism to build local commitment and a sense of community.	On-Going	Board of Supervisors	Administrative Activity	10-2
Recommendation: Retain on an as-needed basis, professional assistance in identifying and applying for grant funds.	Short-term	Board of Supervisors, Township Staff, West Pikeland Municipal Land Trust	Administrative Activity	10-2
Recommendation: Prepare a Capital Improvements Plan to assist in the annual budget preparations.	Immediate	Board of Supervisors	Administrative Activity	10-3
Recommendation: Retain professional planners to review development proposals and encourage innovative cluster designs that preserve open space and protect environmental resources.	On-Going	Board of Supervisors, Planning Commission	Administrative Activity	10-3
Recommendation: Support regional planning efforts and maintain involvement in regional initiatives.	On-Going	Board of Supervisors, Planning Commission	Administrative Activity	10-3
<i>RECOMMENDATIONS FOR WASTEWATER TREATMENT AND SEWAGE DISPOSAL</i>				
Recommendation: Update the Municipal Sewage Facilities Plan in accordance with the provisions of Pennsylvania Act 537 of 1966.	Immediate	Board of Supervisors, Planning Commission	Planning Activity	10-4

ACTION	PRIORITY	ENTITY	TOOL	PAGE
Recommendation: Adopt a septic management ordinance requiring regular maintenance.	Immediate	Board of Supervisors Planning Commission	Administrative Activity	10-4
Recommendation: Establish a septic management program that facilitates regular maintenance of on-lot septic systems to protect groundwater.	Short-Term	Board of Supervisors, Township Staff	Administrative Activity, Septic Management Ordinance	10-4
Recommendation: Adopt a policy that permits the use of off-lot sewage disposal systems to facilitate cluster development.	Short-Term	Board of Supervisors, Planning Commission	Administrative Activity	10-5
<i>RECOMMENDATIONS FOR WATER FACILITIES</i>				
Recommendation: Use growth boundaries implemented through the Zoning Ordinance to conserve groundwater and facilitate use of public water where available.	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	10-5
Recommendation: Encourage periodic testing of well water by homeowners to identify groundwater contamination.	Short-Term	Board of Supervisors	Administrative Activity	10-5
Recommendation: Adopt an ordinance that regulates large scale water extraction to protect groundwater supplies.	Immediate	Board of Supervisors, Planning Commission	Administrative Activity,	10-6
Recommendation: Establish protective buffers within stream corridors to reduce non-point source pollution.	Immediate	Planning Commission	Zoning Ordinance Subdivision/Land Development Ordinance	10-6
Recommendation: Use zoning to limit intensive land uses in areas demonstrated to have limited groundwater supplies.	Immediate	Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	10-6
<i>RECOMMENDATIONS FOR STORM WATER MANAGEMENT</i>				
Recommendation: Require the use of Best Management Practices in storm water management planning.	Immediate	Board of Supervisors, Planning Commission, Township Staff, Township Engineer	Zoning Ordinance, Subdivision/Land Development Ordinance	10-7
Recommendation: Encourage the agricultural community to use conservation measures that reduce topsoil loss resulting from storm water runoff.	Short-term	Board of Supervisors	Administrative Activity	10-7
Recommendation: Inspect the site grading on individual home sites prior to issuing certificates of occupancy to ensure that storm water is properly controlled.	On-Going	Township Staff	Administrative Activity	10-7

ACTION	PRIORITY	ENTITY	TOOL	PAGE
<p>Recommendation: Reduce the amount of impervious surface allowed on a lot in an effort to manage storm water runoff.</p>	Short-Term	Board of Supervisors, Planning Commission,	Zoning Ordinance, Subdivision/Land Development Ordinance	10-7
<i>RECOMMENDATIONS FOR PARKS AND RECREATIONAL FACILITIES DEVELOPMENT</i>				
<p>Recommendation: Continue to use the <u>Open Space, Recreation and Environmental Resources Plan (1992)</u> to guide development of parks and recreational facilities.</p>	On-Going	Planning Commission, Parks and Recreation Commission	Planning and Administrative Action	10-8
<p>Recommendation: Supplement the <u>Open Space, Recreation and Environmental Resources Plan (1992)</u> with a detailed trail component.</p>	Short-Term	Parks and Recreation Commission, Planning Commission	Planning Activity	10-8
<p>Recommendation: Prepare a Capital Improvement Plan focusing specifically on acquisition of parks and open space.</p>	Immediate	Board of Supervisors, Park and Recreation Commission	Planning Activity	10-8
<p>Recommendation: Continue to support development of the Anselma Mill Historical Park.</p>	Short-Term	Board of Supervisors	Planning and Administrative Activity	10-9
<p>Recommendation: The Township and the Historic Yellow Springs Foundation should meet regularly and coordinate, where feasible, recreational programming and activities.</p>	On-Going	Board of Supervisors, Historical Architectural Review Board, Historical Commission	Planning and Administrative Activity	10-9
<p>Recommendation: Continue to support the Chester Springs Library as a significant local cultural resource.</p>	On-Going	Board of Supervisors	Administrative Activity	10-9
<i>RECOMMENDATIONS FOR EMERGENCY SERVICES</i>				
<p>Recommendation: Continue to maintain a highly trained police force and ensure that equipment needs are addressed.</p>	On-going	Board of Supervisors	Administrative Activity	10-10
<p>Recommendation: Maintain regular contact with the fire and ambulance service providers in order to promptly respond to service delivery issues.</p>	On-Going	Board of Supervisors	Administrative Activity	10-10
<i>RECOMMENDATIONS FOR EDUCATIONAL FACILITIES</i>				
<p>Recommendation: Provide information, as requested, to the Downingtown School District officials regarding new subdivisions proposed for West Pikeland.</p>	On-going	Board of Supervisors	Administrative Action	10-10

ACTION	PRIORITY	ENTITY	TOOL	PAGE
Recommendation: Meet regularly with Montgomery School officials to discuss issues of mutual concern.	On-Going	Board of Supervisors	Administrative Activity	10-11
RECOMMENDATIONS FOR SOLID WASTE DISPOSAL				
Recommendation: Encourage voluntary recycling to prepare residents for the potential of a mandatory program.	Long-Term	Board of Supervisors	Administrative Activity	10-11
Recommendation: Maintain the scenic qualities of the Township through regular inspection of road corridors.	Long-Term	Board of Supervisors	Administrative Activity	10-11
LAND USE AND HOUSING				
<p>GOAL: Ensure that residential development respects the rural character of the Township and is developed in a manner that protects environmental resources and maintains open space as an integral part of West Pikeland Township.</p> <p>GOAL: Provide for non-residential development in keeping with the rural character of West Pikeland Township to allow for a reasonable level of growth.</p> <p>GOAL: Support the agricultural industry in the Township by protecting land and soil resources.</p>				
RECOMMENDATIONS FOR THE NEIGHBORHOOD DEVELOPMENT AREA				
Recommendation: Continue to provide for Planned Residential Development (PRD) as a land use option in the Neighborhood Development Area.	On-Going	Board of Supervisors, Planning Commission	Zoning Ordinance	11-11
Recommendation: Encourage cluster development to conserve land and protect open space.	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance	11-11
Recommendation: Continue to emphasize the use of road setbacks and trees to serve as a buffer between residential development and transportation corridors.	Immediate	Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	11-11
Recommendation: Emphasize the need for an informal sketch plan review prior to formal preparation of development applications.	Immediate	Board of Supervisors, Planning Commission	Subdivision/Land Development Ordinance	11-12

ACTION	PRIORITY	ENTITY	TOOL	PAGE
<p>Recommendation: Encourage creative design that links subdivisions within the proposed Neighborhood Development Area.</p>	Immediate	Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance, Official Map	11-12
<i>RECOMMENDATIONS FOR RESOURCE PROTECTION AREA</i>				
<p>Recommendation: Require mandatory cluster development for single family residential uses on parcels located in the Resource Protection Area.</p>	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance	11-13
<p>Recommendation: Strengthen the development standards for cluster to provide greater guidance in site design.</p>	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance	11-14
<p>Recommendation: Support the agricultural industry by offering a development alternative that supports broader agricultural uses.</p>	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance	11-14
<p>Recommendation: Require subdivision design that facilitates protection of prime agricultural soils.</p>	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	11-14
<p>Recommendation: Encourage participation in the Agricultural Security Areas Program.</p>	Short-Term	Board of Supervisors	Educational Program	11-14
<p>Recommendation: Promote, in conjunction with the Chester County Agricultural Development Council, educational programs that assist the agricultural community in maintaining their farming operations despite increasing development pressure.</p>	Short-Term	Board of Supervisors	Educational Program	11-14
<p>Recommendation: Encourage landowner participation in Act 319 and Act 515 as a way of preserving important agricultural land.</p>	Short-Term	Board of Supervisors	Educational Program	11-15
<p>Recommendation: Continue to work with large landowners in the conservation of key parcels, particularly those containing sensitive environmental resources.</p>	Immediate	Board of Supervisors, Planning Commission	Educational Program	11-15
<p>Recommendation: Consider forming a Municipal Land Trust sponsored and administered by West Pikeland Township.</p>	Short-Term	Board of Supervisors	Land Conservation Program	11-15

ACTION	PRIORITY	ENTITY	TOOL	PAGE
Recommendation: Consider establishing a Transferable Development Rights Program.	Short-Term	Planning Commission	Zoning Ordinance	11-15
<i>RECOMMENDATIONS FOR THE VILLAGES</i>				
Recommendation: Develop individual zoning districts that are tailored to each village in the Township.	Immediate	Board of Supervisors, Planning Commission	Zoning Ordinance	11-17
Recommendation: Encourage the formation of a village design guide to ensure that new development complements the existing pattern and structures in each village.	Short-Term	Planning Commission, Historical Architectural Review Board	Educational Program	11-18
Recommendation: Consider developing a “village concept plan” to help guide development in each village.	Short-Term	Planning Commission	Special Study	11-18
Recommendation: Reduce the visibility of parking areas by locating such facilities in side or rear yards and using landscape buffers or screens.	Short-Term	Planning Commission	Zoning Ordinance	11-18
Recommendation: Maintain a pedestrian orientation in the villages.	Short-Term	Planning Commission	Zoning Ordinance	11-18
Recommendation: Encourage the effective use of landscaping materials to enhance the village design and define the village edge.	Short-Term	Planning Commission	Zoning Ordinance, Subdivision/Land Development Ordinance	11-19