

Planning Study Standard Information Inclusion

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Identification and Location of Utilities

- Major utility easements and right-of-ways
- Locations of sewer and water service areas
- Traffic volumes, road conditions capacity and level of service ratings

Wellhead maps

Wellhead Protection

Community Visioning

1. Parcel Map Update
2. Existing Land Use Inventory
3. Development Constraints
4. Natural Resources
5. Limited analysis
6. Population
7. Housing
8. Economic and Employment Characteristics Intergovernmental Issues
9. Planning Projection
10. Use analysis of existing studies

Formulate Goals, Policies and Strategies

Create general strategies

Evaluate Various Strategies

Existing Land Use Inventory

- Residential
- Agricultural
- Commercial
- Industrial
- Government
- Parks
- Cemeteries
- Utilities

Identification and Location of Community Facilities

- Schools
- Parks and Recreation areas
- Cemeteries
- Police Department

- Fire Department
- Bike Lanes and Bike Paths

Identification and Location of Utilities

- Major utility easements and right-of-ways
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Identification and Location Development Constraints

- Hydric Soils
- Wetlands
- Flood Hazard Areas
- Ground Water Pollution Potential
- Protected Areas
- Endangered and Threatened Species
- Woodlands

Identification and Location Development Constraints

➤ Wetlands and woodlands are ranked identifying natural areas that are most crucial to the protection and conservation of water resources, intact ecosystems and wildlife habitat.

" Identification and Location of Natural Resources

- Surface water
- Ground water availability
- Oil and gas well facilities
- Sand and gravel

Population

- Historic/projected population growth
- Age characteristics of population
- Educational levels
- Household income
- Travel information to work

" Housing

- Year housing unit was built
- Types of structures
- Number of occupied, rental, vacancy
- Monthly mortgage for occupied housing units
- Monthly gross rent per rental unit
- Recent housing trends
- Number of divisions and subdivisions of land over time

Economic and Employment Characteristics

- Labor force characteristics employment by industry
- Employment projections based on available data
- Growth/decline of selected employment sectors

Planning Projections

- 20 year population, housing and employment projections
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- " Alternative Growth Scenarios
 - Continued Trend Scenario
 - Growth Center Scenario
 - Environmental Scenario

Development Impact Analysis

- Comparison of growth scenarios
- Analysis of land consumption impacts

Formulate Generalized Strategies

- Residential Land Use
- Commercial & Industrial Land Use
- Farmland
- Recreational Land Use
- Community Facilities
- Environmental Impact

Preserve and enhance the scenic beauty and rural character of the Township

- Identify scenic vistas
- Identify buildings and structures of historic significance
- Map results

Reduce storm water runoff and the overloading of storm sewers.

Reduce impervious surfaces.

Increase pervious pavement.

Forest preservation.

Bio-retention cells.

Engineered landscapes.

Green roofs.

Increases in truck transport traffic on SR5 and SR 225

11. Possible water and sewer to RTLS SR5 Main Gate
12. Consider Commercial and/or Industrial Zones along SR5 and SR225

Promote Entrepreneur Small Business Development

- a. Home Based Business
- b. Farm Related Business
- c. Agritourism

Encourage more conservation style development

13. Establish Agricultural Zoning Districts in the community
14. Make use of the Transfer of Development Rights (TDR) Program when it becomes available
15. Tourism and economic development potential