
PHASE II: COMPREHENSIVE DEVELOPMENT PLAN

PHASE II COMPREHENSIVE DEVELOPMENT PLAN

Following the initial step of the completion of **Background Studies** in Phase I of the comprehensive planning process, the Comprehensive Development Plan can be formulated. For this municipality, the following Plan Elements have been included: Community Development Goals and Objectives Statement, Land Use Plan, Housing Plan, Transportation Plan, Community Facilities Plan, Public Utilities Plan, Plan Interrelationship Statement, Contiguous Municipalities Statement, Implementation Tools, and Implementation Strategies.

II-A. Goals and Objectives

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

A plan to guide the future development of a community is only useful insofar as it reflects an understanding of the goals and objectives of the people who live in that community. "Goal" here refers to the long term direction and policy of the community. "Objective" refers to a specific action or set of actions which can be accomplished by the community or some agency of it, in a reasonable and identifiable time frame. The goals and objectives presented here were determined by the Planning Committee and its Consultant after several public input meetings and a work session aimed at determining the problems and opportunities faced by the Rice's Landing.

OVERALL GOAL: To make Rice's Landing an attractive and functional community in which people will want to live, shop, and work.

Land Use

Goal: To provide for all appropriate land uses necessary to the community in an attractive and functional manner which minimizes the conflict between them.

Obj: To adopt and utilize this Comprehensive Plan as a guide to decision making.

Obj: To write and adopt a Zoning and Subdivision and Land Development Ordinance which recognizes the importance of carefully monitoring the type and quality of development allowed in the Borough.

Obj: To preserve land for residential housing development including multi-family housing for young families.

Housing

Goal: To provide an appropriate mix of affordable housing and housing types for all persons who live in the borough and encourage the development of housing opportunities for renters and first time home buyers.

Obj: To support and participate in the Greene County Housing Rehabilitation program.

Obj: To assure that new subdivisions and developments occur in a manner which is consistent with sound planning practice and that they minimize the cost to the Borough for services and infrastructure.

Obj: To support the development of alternative housing types for elderly persons - personal care.

Obj: To encourage and support the development of modestly priced rental properties.

Transportation

Goal: To maximize safety and convenience of travel in a manner which provides accessibility to all areas of the Borough.

Obj: To develop long-term solutions to efficient and equitable Borough road concerns by devising a prioritized schedule of maintenance and upgrades.

Obj: To explore potential for expanding alternative modes of transportation including bike paths and sidewalks, in older parts of the Borough near the riverfront.

Obj: To explore potential for the development of a boat dock.

Obj: To improve access to the Borough including improved directional signage.

Community Facilities

Goal: To assure that appropriate facilities are built and maintained which will meet the safety and service needs of the community in an affordable manner.

Obj: To complete development of recreational facilities in Pumpkin Run including: improving trails, adding playground equipment, bathroom facilities, and parking spaces to meet the goal of maintaining adequate park and recreational facilities for the present and future residents of the Borough.

Obj: To encourage the development paved areas for youth sports such as street hockey and skate boarding.

Obj: To assure the efficient functioning of Borough services and business by providing adequate space and staff.

Obj: To expand the educational and cultural amenities in the Borough by supporting the development of a local public library.

Obj: To assure that emergency medical services and fire protection remain at their current high level.

Obj: To attempt to establish and maintain an appropriate level of police services.

Obj: To promote the provision of adequate day care and elder care within the Borough.

Public Utilities

Goal: To maintain and improve existing infrastructure to assure serviceability and improve development within the constraints of fiscal responsibility.

Obj: To work to assure a high level of service from electric, cable, and associated utilities.

Obj: To encourage the development of sanitary sewer service in the Borough.

Fiscal/Financial

Goal: To assure adequate and diversified tax base which is sufficient to provide necessary services now and in the future.

Economic Development

Goal: To provide a maximum of economic opportunities for appropriate commercial and industrial growth consistent with the above goals.

Obj: To enhance, protect, and promote the historical and natural resources of the Borough within the context of increasing recreational and cultural tourism.

Obj: To promote the Borough as a good place for low impact manufacturing and service sector employers.

Obj: To encourage the development of a business incubator to support local economic activities.

Obj: To support the civic organization for community outgrowth.

Public Health and Environment

Goal: To preserve environmentally sensitive lands, watersheds, and associated habitats.

Obj: To manage and control all resource extraction industries to minimize the damage done to the natural and built environments by these activities.

Obj: To work to assure a safe and potable supply of water to all present and future residents of the Borough.

Obj: To preserve and protect open space and passive recreation areas from the harmful effects of overuse and development.

Other Goals

Goal: To encourage all residents to maintain their properties in a way which makes the Borough an attractive place in which to live and visit.

Goal: To assure accessibility to public buildings, parks, and community services by all members of the community.

Goal: To encourage community participation in municipal activities and decisions making.

Goal: To encourage the development of parking facilities in the Pumpkin Run Park.

II-B. Future Land Use Plan

FUTURE LAND USE PLAN

Of the major plan element of the Comprehensive Plan, the Land Use Plan element will have the most direct influence for insuring the future orderly growth and development of Rice's Landing Borough. The objective of the Land Use Plan is to formulate a proposed pattern of land uses to the year 2015. By basing this proposed pattern upon sound planning principals, the most orderly and systematic development of the community can be assured and undesirable land use relationships are prevented.

In formulating the Land Use Plan, a number of factors must be considered. Primarily important among these is the location and amount of undeveloped land within the Borough. Physical characteristics of this land such as underlying geologic structure, soils, slope, flood plains, wetlands, and natural drainage must be analyzed.

Not only must the undeveloped land of a community be considered in the Future Land Use Plan, but also the existing developed land. Where the land has been developed in the past, some major changes have occurred. Primary among these has been the slow loss of commercial activity in the downtown and the mixing of residential and industrial uses along the river front. Solutions to these problems are provided by the Future Land Use Plan in conjunction with the Transportation Plan, the Community Facilities Plan, and the Housing Plan.

In addition to analyzing the developed and undeveloped land of the Borough an estimate of future land use requirements must be made in light of the future estimated population and anticipated economic development. The Future Land Use Plan is presented in the form of a Future Land Map # 14.

Before preparing the Future Land Use Plan, definite requirements for the land to be devoted to each land use classification should be assigned. Following are the land use classifications included in the Future Land Use Plan for the Borough of Rice's Landing.

Residential

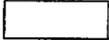
The greater proportion of land to be developed in the future within Rice's Landing Borough will fall into the residential classification. The physical requirements for the land to be developed in a residential use include: (1) a stable underlying geologic structure that provides a good base for building (especially in consideration of underground caverns and streams so common in this area); (2) soils suitable for a building base and also processing good percolation where on-site sewage disposal is contemplated; (3) a slope from 3 to 16 percent, (4) good natural drainage; and (5) a general attractiveness.

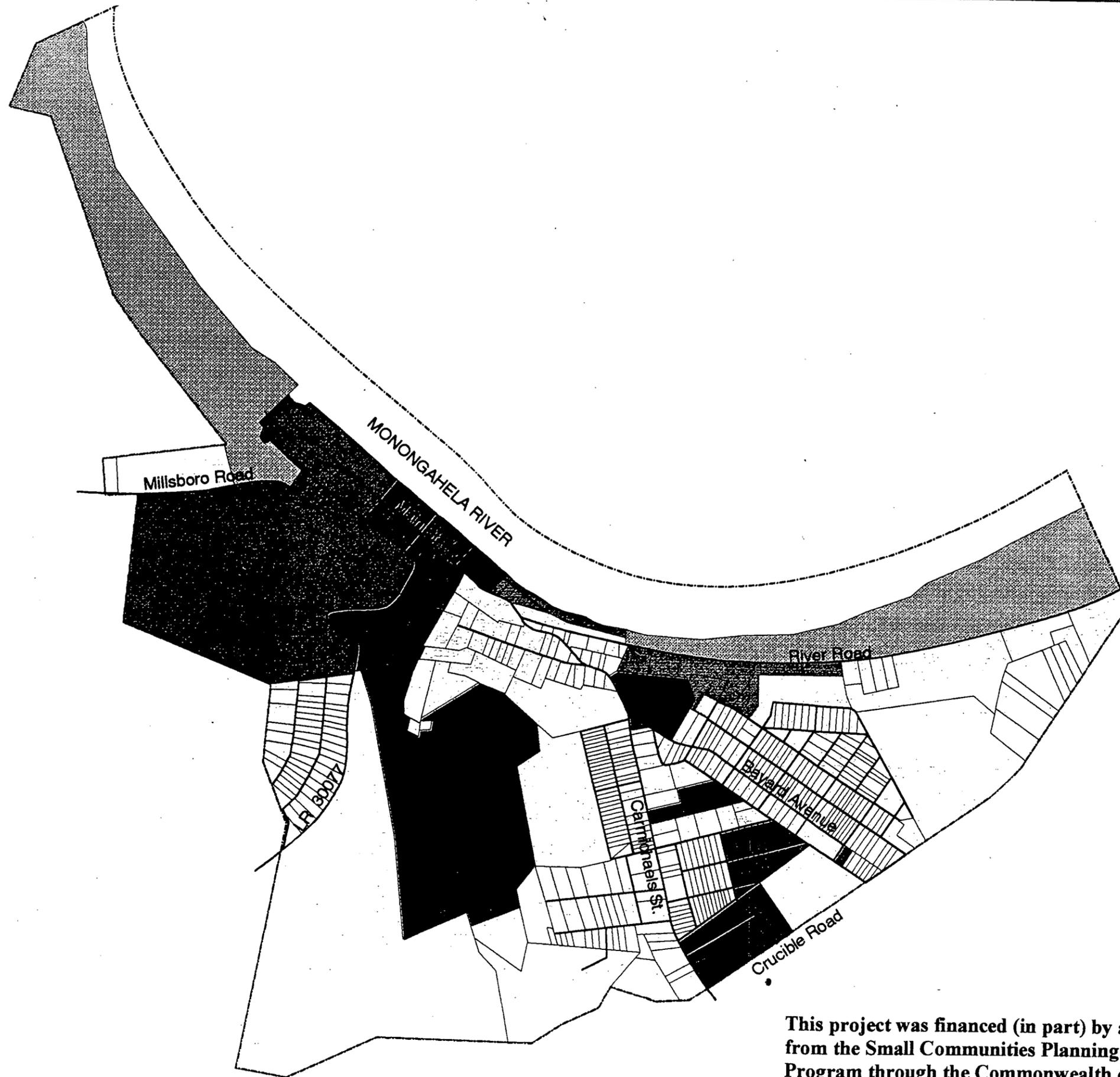
In addition to the physical characteristics of the land itself, the location of the land in relation to other land uses and facilities are most important. These include: (1) convenience to places of employment, shopping, educational facilities, and recreational facilities; (2) protection from major trafficways; (3) protection from incompatible and objectionable land uses (a separation and buffering of residential areas from industrial and intensive commercial areas); (4) good accessibility to facilities of water, sewer, fire protection, and hospitals.

RICES LANDING BOROUGH Comprehensive Plan Greene County

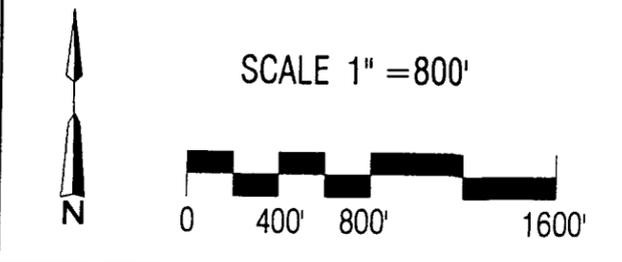
FUTURE LAND USE MAP

LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  PUBLIC / SEMI-PUBLIC
-  INDUSTRIAL
-  RECREATION CONSERVATION
-  BOROUGH BOUNDARY



This project was financed (in part) by a Grant from the Small Communities Planning Assistance Program through the Commonwealth of Pennsylvania, Department of Community Affairs.



RCS and A inc.
 RICHARD C. SUTTER and ASSOCIATES, Inc.
 Comprehensive Planners/Land Planners
 Historic Preservation Planners