

WITHIN THE REGION

In preparing this plan, Bally and Bechtelsville considered comprehensive planning policies, zoning policies and development trends in adjacent municipalities and County planning policies as reflected in the Berks County Comprehensive Plan.

ADJACENT MUNICIPALITIES

Bally

Both Bally and Bechtelsville recognize the future will be influenced by what occurs outside their boundaries. Comprehensive planning in Bally considers existing and planned land uses in Washington Township, the only municipality that borders the Borough. Bally recognizes the importance of development and preservation decisions made by Washington Township. For instance, Bally is expanding its sewage treatment plan to accommodate new growth in Washington. The Borough's agricultural preservation land use planning area relates directly to farmland spanning the Bally-Washington municipal boundary.

Bechtelsville

Bechtelsville is bordered by Washington Township and Colebrookdale Township. Conservation and low density residential land uses are recommended for property along the Borough's boundaries with these townships. Proposed conservation and low density residential land use designations in Bechtelsville are consistent with the patterns of development in adjacent portions of both Washington and Colebrookdale.

THE BERKS COUNTY COMPREHENSIVE PLAN

This joint comprehensive plan is consistent with the goals of the Berks County Comprehensive Plan, as reproduced below:

- *To develop and adhere to a systematic, coordinated land use pattern which provides a variety of uses, recognizes land capacities, and respects natural features, and environmental and physical factors.*
- *To preserve natural features and conserve environmental resources throughout Berks County, to protect and improve environmental quality, and to preserve open space in suitable locations and quantities.*
- *To provide, to every resident and future Berks County resident, the opportunity for affordable, safe, and healthful housing with sufficient range of choice by type and location.*
- *To maintain and improve the economic base of Berks County and to provide maximum employment opportunities for all Berks County residents.*
- *To provide facilities and services to Berks County residents in the areas of health, protection, cultural enrichment, education, recreation, and social services, commensurate with the needs of the population.*
- *To provide a multi-modal, balanced transportation system which provides for the safe and efficient movement of people and goods, with minimum disruption to the environment, and with maximum conservation of resources.*

- *To provide the opportunity for increased citizen participation in the planning process to establish community values and reflect human concerns.*
- *To develop and maintain multi-municipal cooperation in meeting governmental responsibilities.*
- *To conserve energy and to effectively use renewable energy sources.*
- *To preserve and promote all community, cultural and aesthetic elements that identify Berks County as a special and unique place to live and work.*

This comprehensive plan is also compatible with the specific land use objectives contained in the Berks County Comprehensive Plan, as described below:

- *Provide for a balance of growth and conservation;*
- *Maximize the preservation of ecologically sensitive areas, natural resources and agriculture;*
- *Discourage continued sprawl;*
- *Promote a consolidated development pattern in or adjacent to existing developed centers which have or will have adequate infrastructure;*
- *Revitalize existing urban areas and communities;*
- *Promote innovative design patterns and techniques of development including, mixed use, neo-traditional village design, cluster, and sliding scale provisions; and*
- *Encourage intergovernmental planning.*

The Berks County Comprehensive Plan recognizes existing development in Bally and recommends future growth in those areas of the Borough not already developed. The County plan is, by necessity, more generalized than the Bally Borough Plan. However, the more site-specific future land use designations contained in the Borough Plan are generally consistent with the overall direction of the County Plan. For instance, the Bally Plan specifies industrial or different densities of residential development in those portions of the Borough that the County designates as "Future Development Area". The Bally Borough Comprehensive Plan is fairly consistent with the County Plan in that the Borough's Plan recommends preservation of agricultural land with some opportunities for residential development in an area designated by the County for future growth or like the County plan, The Bally Borough Comprehensive Plan encourages the protection of unique environmental features through setbacks rather than zoning overlay areas such as environmental protection areas.

The Berks County Comprehensive Plan recognizes existing growth in Bechtelsville. The County Plan designates part of the Borough's undeveloped land as "Future Development Area" and part as "Conservation" area. Bechtelsville's future land use plan is consistent with the Berks County Comprehensive Plan in regard to both conservation and future development areas.