

# MONTOUR COUNTY

**COUNTY COMPREHENSIVE PLAN  
FUTURE LAND USE RECOMMENDATIONS  
SEPTEMBER 16, 2008**

**Montour County Planning Commission  
The EADS Group**



# PROCESS

- Review plans & regulations
- Existing land use context
- Developmental Constraints
- Field survey/follow-up
- Growth Area/Corridor emphasis



# KEY CONCEPTS

- Preservation of land in agricultural use
- Preservation of key natural resources
- Infrastructure helps define Growth Areas & Corridors
- Growth Areas/Corridors as focal points for development

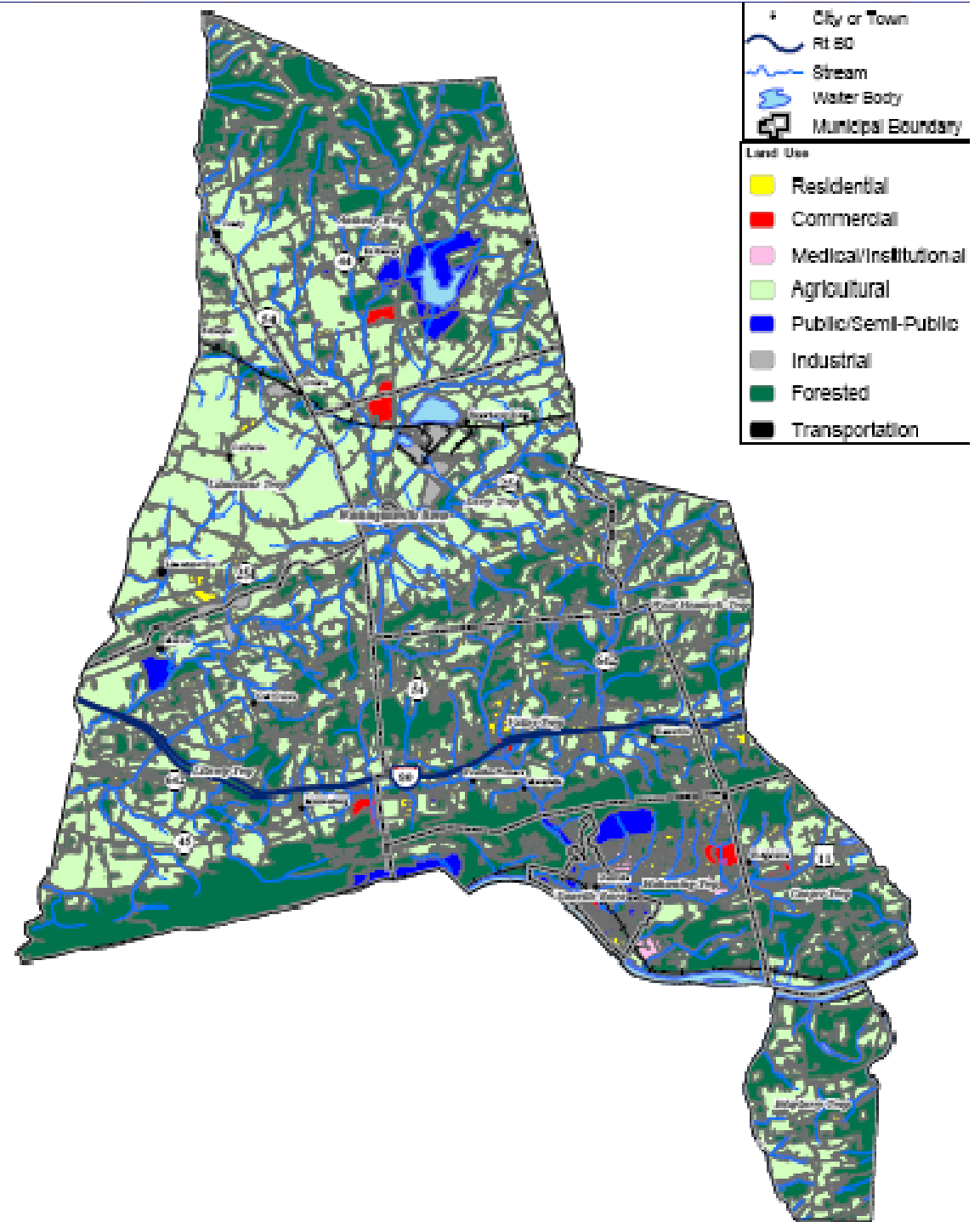


# KEY CONCEPTS

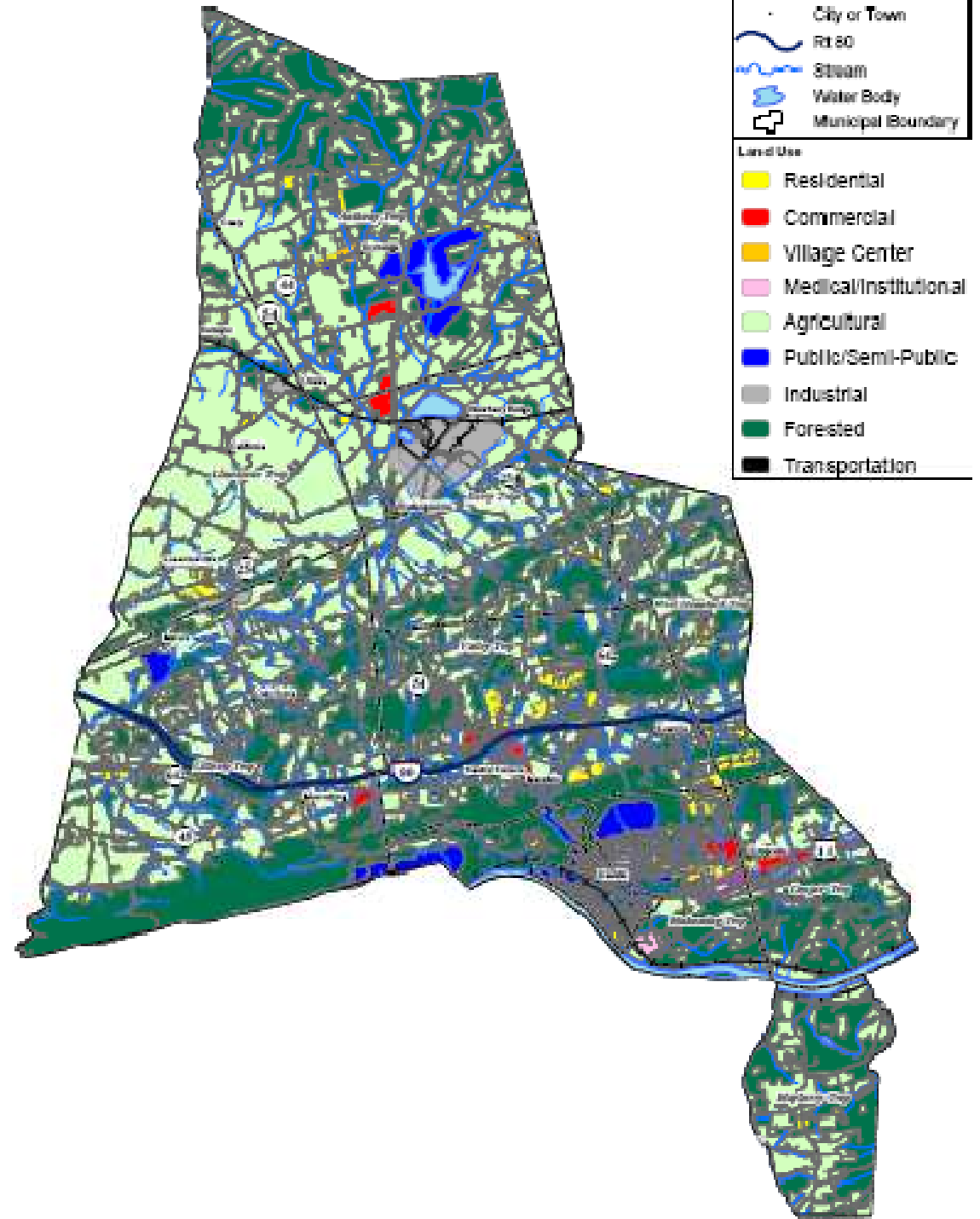
## Some Principles of Smart Growth:

- Mix Land Uses
- Encourage compact building design
- Create housing opportunities and choices
- Create walkable communities
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development toward existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost-effective

# EXISTING



# FUTURE



# Overview – Growth Areas

- Rt. 11 Corridor – Danville east through Cooper Township
- Rt. 54/I-80 Corridor – Danville north into Valley Township to the Interchange
- Rts. 54/254 Area – Washingtonville & Derry Township

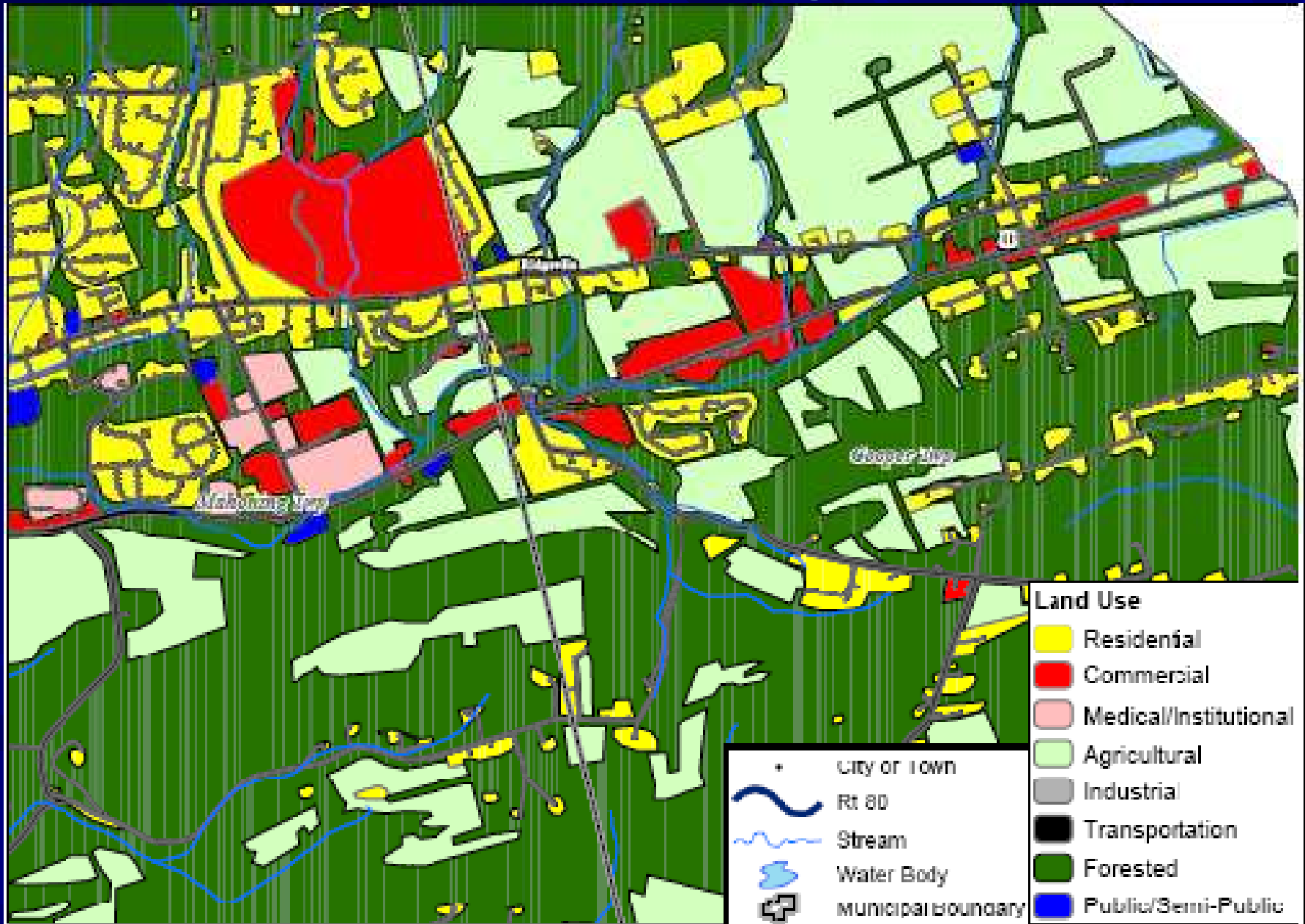


# Rt. 11 Corridor – Danville east through Cooper Township

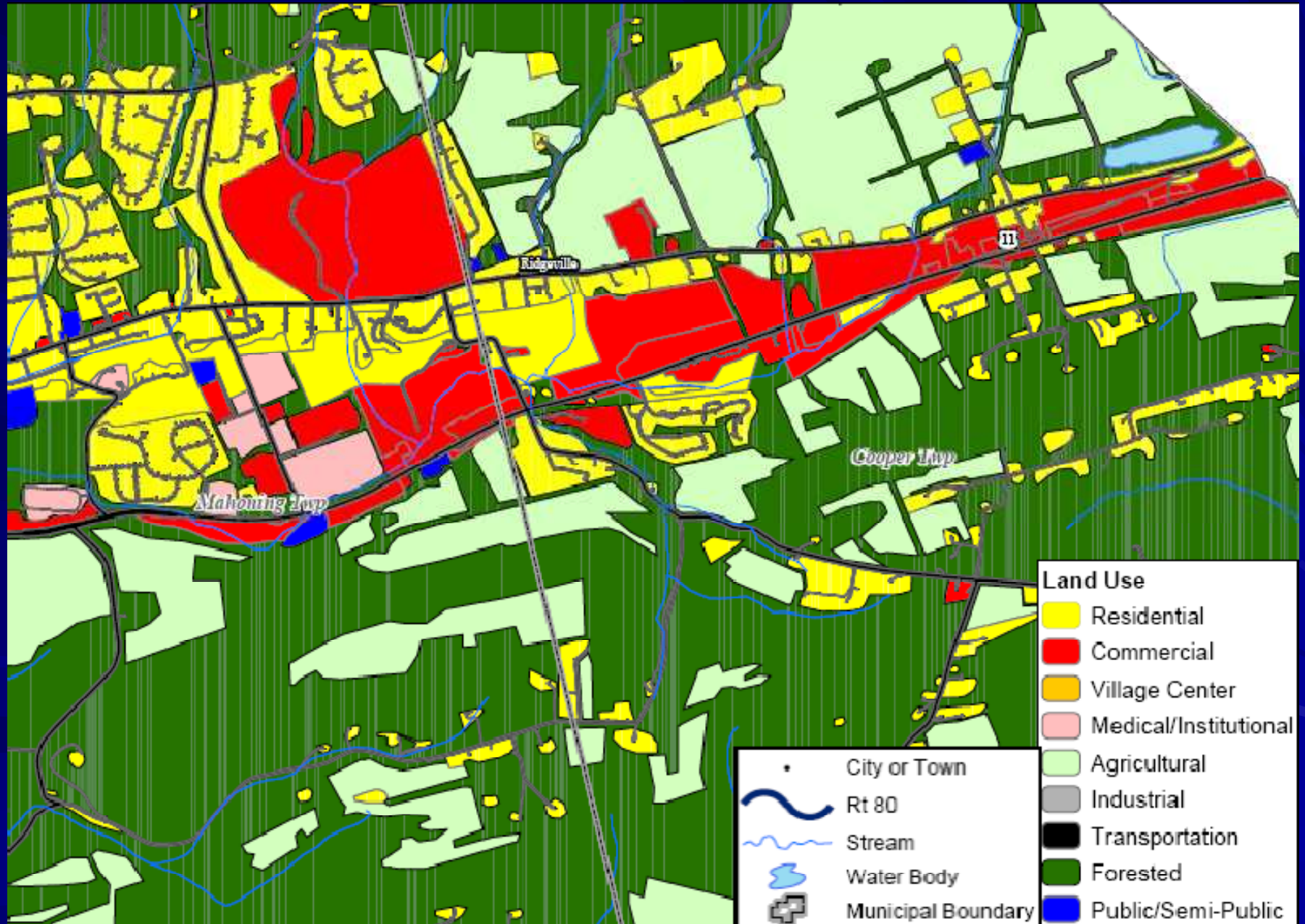




# Existing



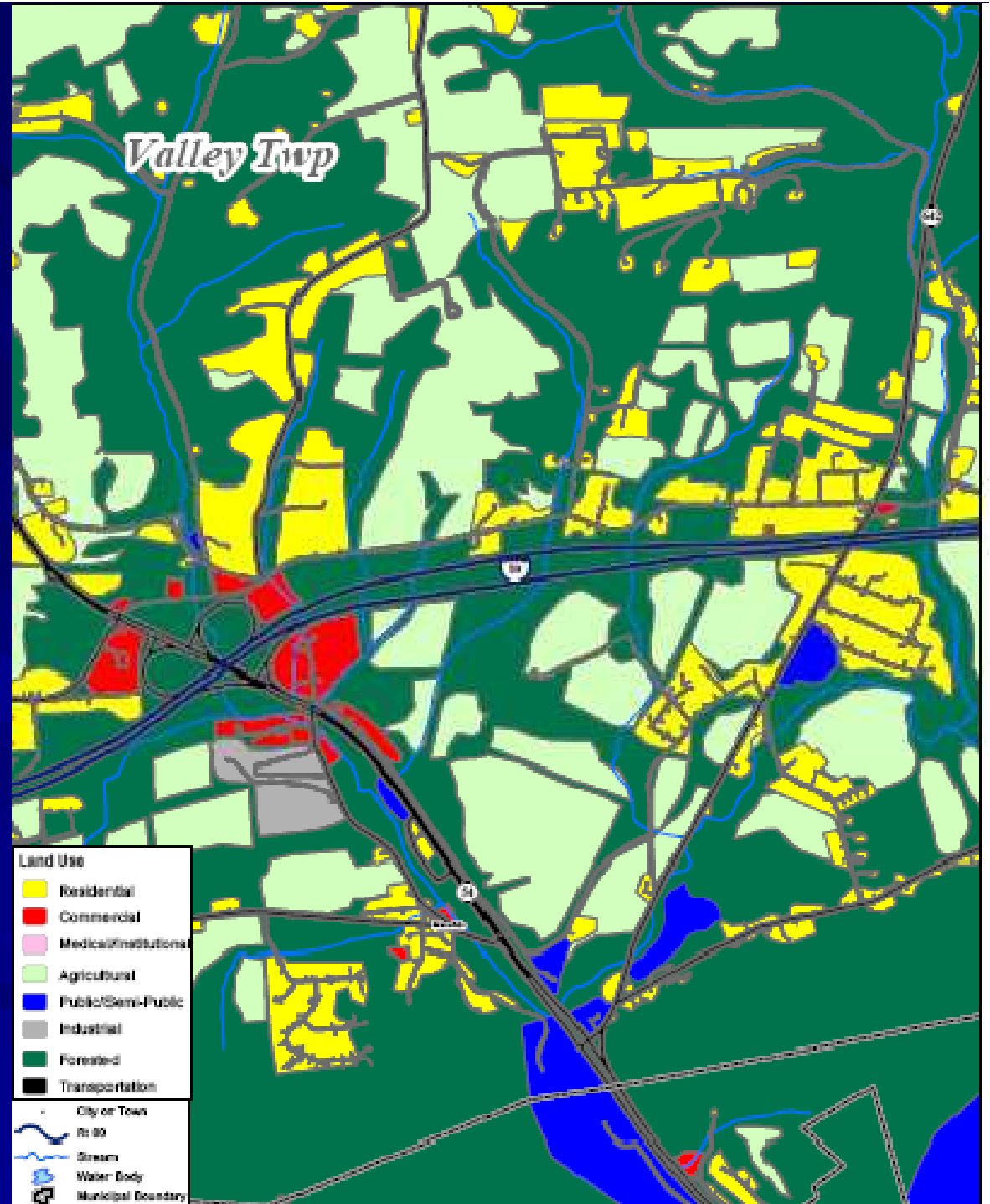
# Future



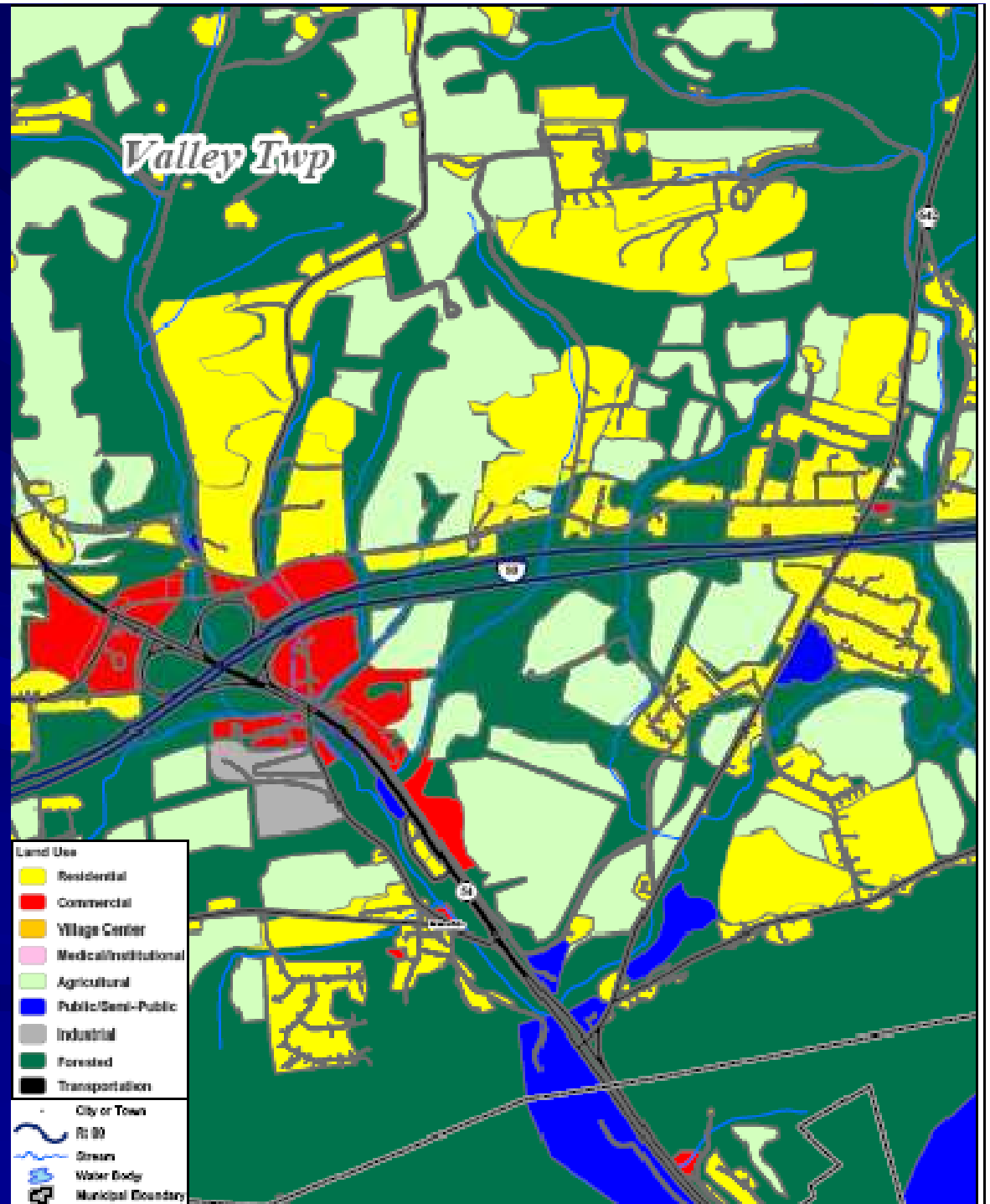
# **Rt. 54/I-80 Corridor – Danville north into Valley Township to the Interchange**



# Existing



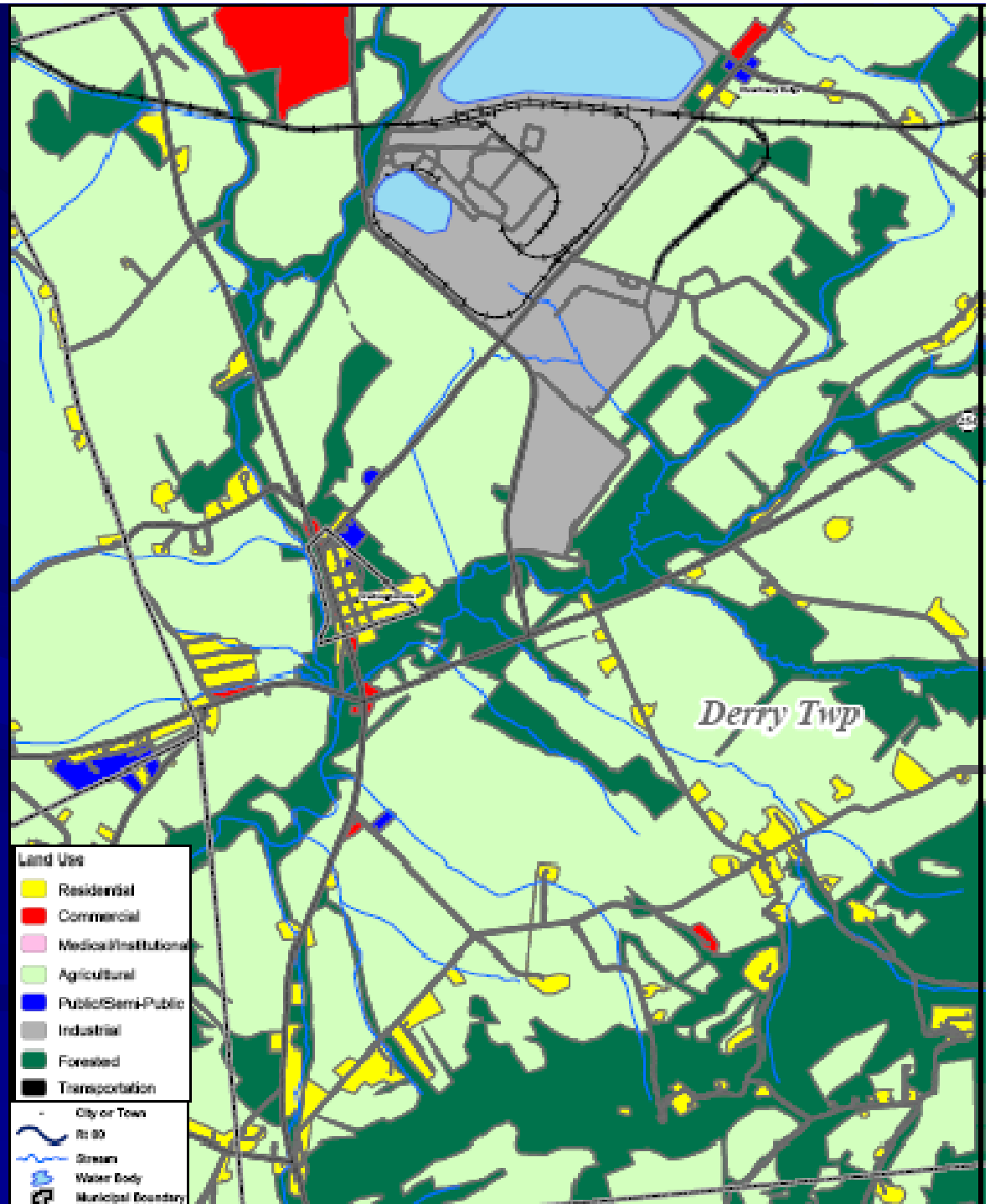
# Future



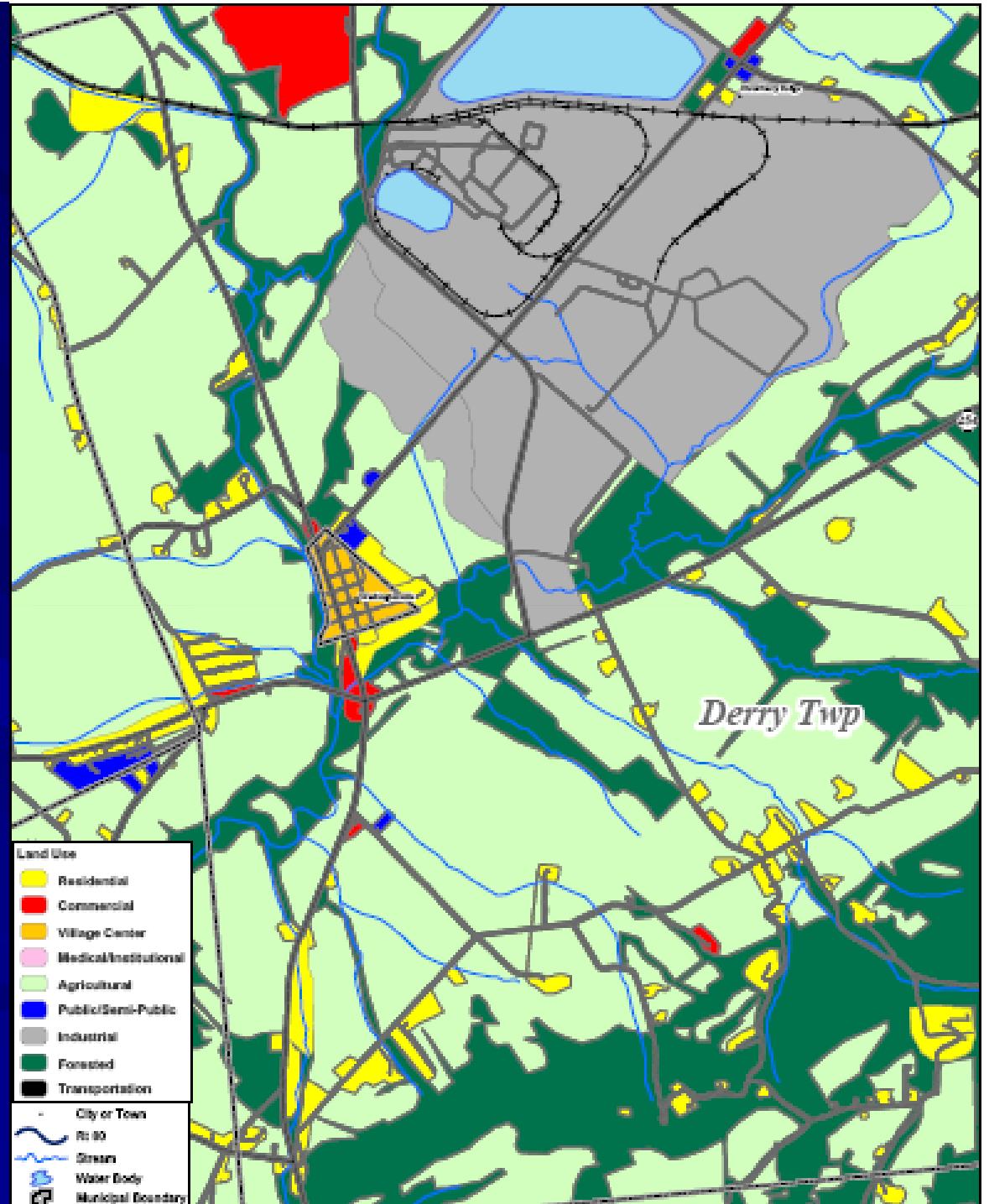
# Rts. 54/254 Area – Washingtonville & Derry Township



# Existing



# Future





# **Major Changes**

## **Land Use & Land Development:**

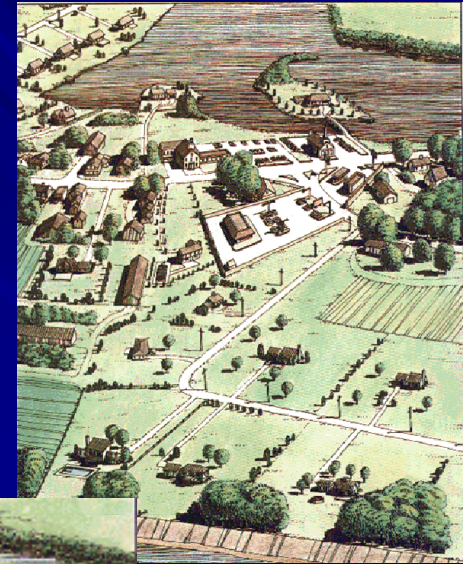
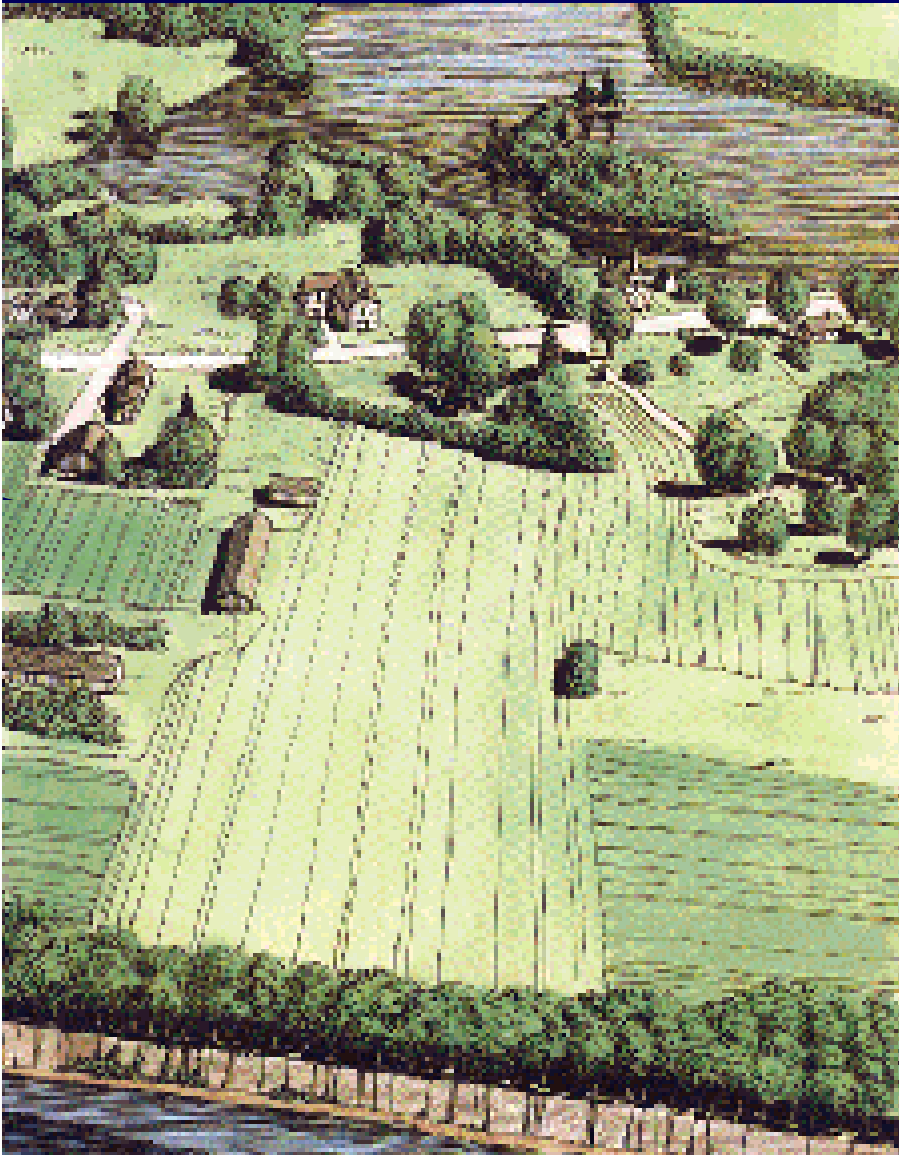
- **Mixed use “Village Center” District type**
- **Larger minimum lot sizes, setbacks, etc.**
- **Need for large industrial district in Derry**
- **Individual well/groundwater issues**
- **Coordination/Duplication/Regional issues**
- **Home Occupations and potential problems**

# Other - Overlays

- Critical Natural Resources (i.e. floodplains, greenways, etc.)
- Historic Resources . . . Uses, open space, etc.



# Other - Clustering



# Comments

- **Distribution of FLU Map**
  - **PDF on Disc**
  - **Blow-ups of municipalities**
- **Site planning concept for commercial development & dimensional requirements (i.e. % coverage, setbacks, etc.)**
- **Excessive Commercial on Rt 11**

# Comments



# Comments

