



AGENDA

PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN UPDATE – COMMITTEE WORKSHOP PRPC-18 April 24, 2019

1. Revisions
 - a. Text revisions per Anne Porter
 - b. Existing Land Use Map
2. Motion to submit for County/Municipal VPP and Act 247 Reviews
 - a. Draft Act 247 Review Cover Letter
3. Adjournment



EXPLANATION OF CHANGES TO MAP 1: EXISTING LAND USE

The Delaware Valley Regional Planning Commission (DVRPC) completed an enhanced version of their 2015 land use map product in April 2017. Changes included greater accuracy in land use boundaries, as well as revised consideration of how parcels are categorized. For example, the property owned by Cedar Hollow Recycling (Paradise Street, Phoenixville Borough) was formerly categorized as a quarry in previous DVRPC land use mapping. The updated land use mapping correctly categorizes the property as a recycling operation, which is considered a utility by the DVRPC.

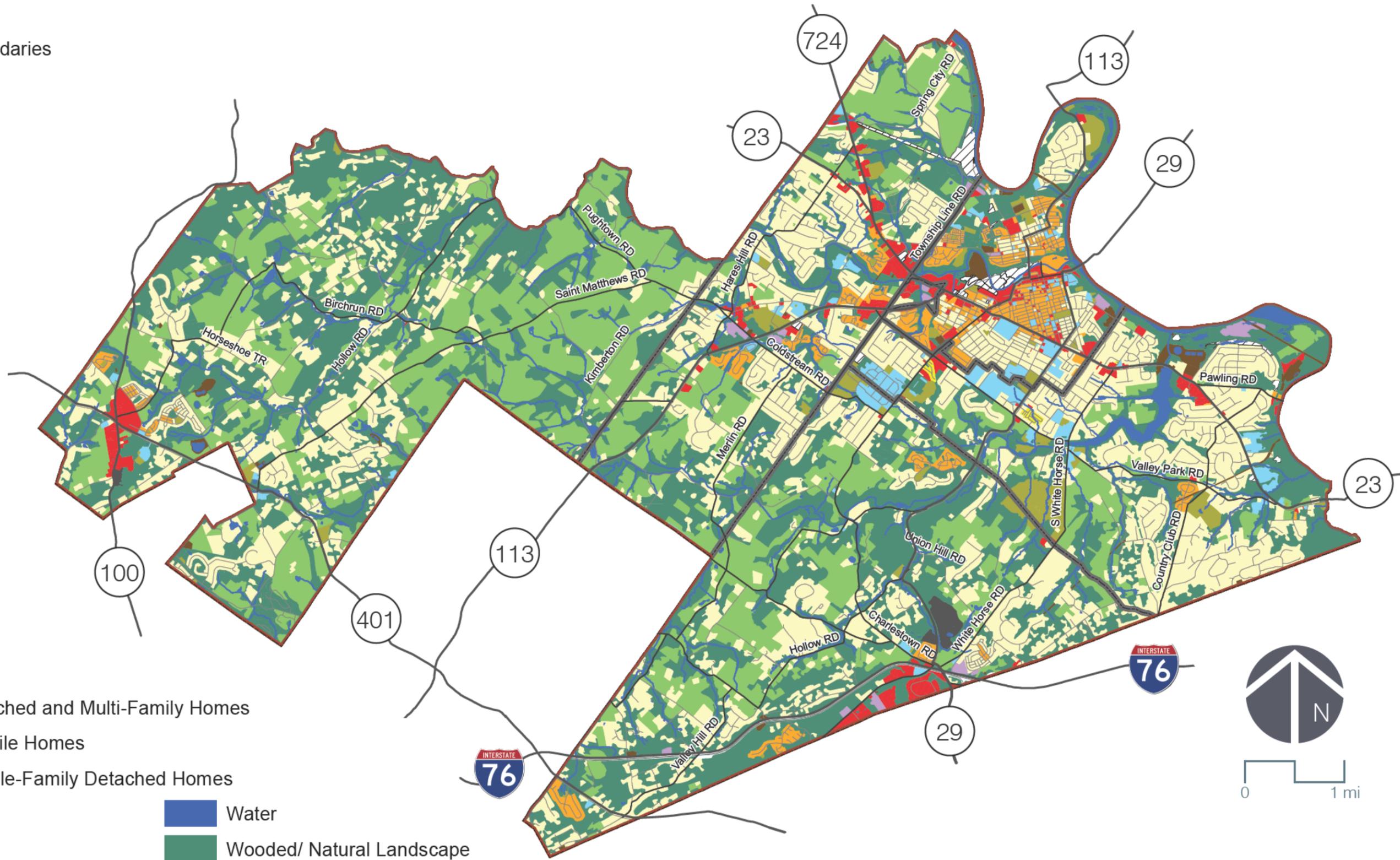
Additional changes were recommended by West Vincent Township to acknowledge recent development plans and construction of commercial and residential properties, especially in Ludwig's Corner.

 Municipal Boundaries

-  Agriculture
-  Commercial
-  Industrial
-  Institutional
-  Mining
-  Recreational

-  Residential: Attached and Multi-Family Homes
-  Residential: Mobile Homes
-  Residential: Single-Family Detached Homes
-  Utility
-  Vacant

-  Water
-  Wooded/ Natural Landscape



Draft: April 17, 2019



MEMORANDUM

TO: Spring City Borough mdscboro@hotmail.com
Upper Providence Township bbortnichak@uprov-montco.org
Lower Providence Township ddelamater@lowerprovidence.org
Upper Merion Township sslook@umtownship.org
Tredyffrin Township tredyffrin@tredyffrin.org
East Whiteland Township jnagel@eastwhiteland.org
West Whiteland Township mgleason@westwhiteland.org
Uwchlan Township kchurchill@uwchlan.com
West Pikeland Township office@westpikeland.com
Upper Uwchlan Township gjonik@upperuwchlan-pa.gov
East Nantmeal Township eastnant@ptd.net
South Coventry Township secretary@southcoventry.org
East Vincent Township info@eastvincent.org
Owen J. Roberts School District dbrady@ojrsd.com
Phoenixville Area School District filipovicl@pasd.com
Great Valley School District rspeakerpalubinsky@gvsd.org
Susan Elks, AICP, Chester County Planning Commission selks@chesco.org

FROM: Edward A. Theurkauf, RLA, ASLA, APA

DATE: April 25, 2019

SUBJECT: **PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN UPDATE
PA ACT 247 AND CHESTER COUNTY VISION PARTNERSHIP PROGRAM REVIEWS**

Attached for your review is the draft 2019 Update to the Phoenixville Regional Comprehensive Plan. We anticipate adoption in late summer or early fall.

In accordance with the PA Municipalities Planning Code, please provide any comments by June 10, 2019. Comments should be sent to this office and to PRPC Chairman Jon Ewald:

Jon Ewald, PRPC Chairman
c/o Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460
Email: jewald@phoenixville.org

Please confirm your receipt of this and let me know if you have any questions.