

Outstanding Comprehensive Plan

APA Pennsylvania
2006
Outstanding
Planning Award
for a Plan

Balance: The Growth Management Element Lancaster County, Pennsylvania

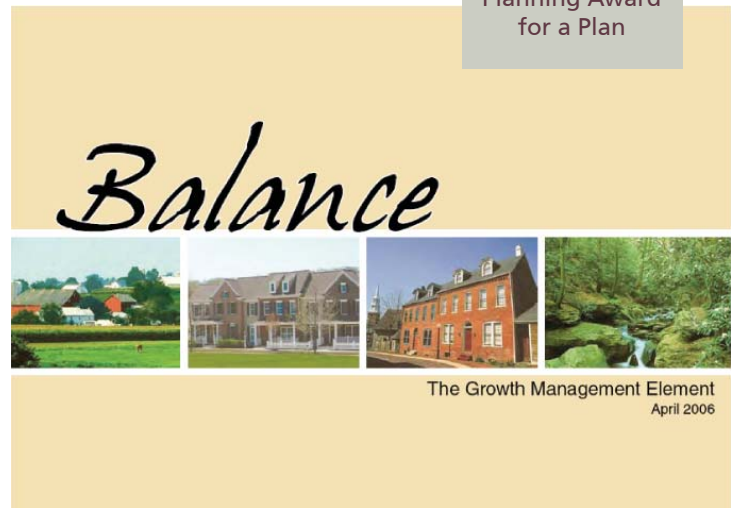
The Growth Management Element of the Lancaster County Comprehensive Plan called *Balance*, is one of three major components. The other two include the Policy Element (ReVisions), adopted in 1999, and six Functional Elements:

- Cultural Heritage
- Strategic Tourism Develop.
- Housing
- Transportation
- Regional Open Space
- Water Resources

Balance is an update of the County's growth strategy, the need for which became evident in the Lancaster County Planning Commission (LCPC) Growth Tracking Report, 1993-2003, which indicated that a significant amount of development continued to occur outside of Growth Areas.

Balance builds on two previous plans (1993, 1997) while setting significant new directions to manage growth in Lancaster County over the next 25 years:

- It reaffirms the Urban Growth Area (UGA) concept while setting new targets for increased density.
- It proposes designation of Rural Areas within which significant agricultural, natural, historic, architectural, and scenic resources are to be protected.



- It includes targets to reduce growth in rural Lancaster County while designating Rural Centers (villages and other existing developed areas) to which development that would otherwise occur as scattered sprawl in Designated Rural Areas is to be directed.
- It provides a comprehensive action strategy, including a Smart Growth Toolbox comprised of policy, regulatory, and investment tools that can be applied by municipalities, with support from the County, to implement the Growth Management Element Update.

Website

<http://www.co.lancaster.pa.us/planning/cwp/view.asp?a=2&q=550973>

Balance contains goals, objectives, and strategies designed to guide more of the County's new growth to Growth Areas; strengthen infrastructure within those areas; and create opportunities for redevelopment of those areas through mixed-use, through adaptive reuse of vacant and underutilized buildings, and through infill; and, further, *Balance* contains goals, objectives, and strategies designed to enhance the preservation and protection of the natural and cultural resources of the County.