



Chapter 13

Implementation Strategy

This chapter summarizes the recommendations contained in the Comprehensive Plan and presents them by individual planning element. This Comprehensive Plan is an adopted document, forming the planning policy for the Borough, thereby establishing the basis for implementation. Systematic implementation of the Plan occurs as the individual recommendations are undertaken.

INTRODUCTION

The Implementation Strategy for this Comprehensive Plan is contained in Figure 13 as a summary of the recommendations. The Figure not only serves as a general index, but provides an implementation strategy identifying priorities, entities responsible for implementation, and suggested methods for implementation for each recommendation.

Recommendation (What)

The recommendations from each of the Plan Elements are included in Figure 13 below. This figure is a summary of all the actions identified that describe what should be done to implement this comprehensive plan. The recommendations include the bold face action as listed in the various Elements. For more information, please see the individual recommendation in the actual Plan Element on the page number provided and read the supporting text for additional clarification.

Priority (When)

The recommendations are prioritized as Immediate, Short-term, Long-term or On-going. The prioritization is provided to indicate the urgency of addressing the issue. Urgency, however, is not the only factor to consider when determining the priority. The Borough must also consider its ability to implement the measure in terms of the human and financial resources required. These considerations include the planning, funding, staffing, supporting, enforcing, and monitoring of proposed actions and activities. The definitions of the priorities are as follows:

Immediate: Implementation should begin within one to two years. Recommendations identified as “immediate” priorities are issues of high concern.

Short-term: Implementation should occur within three to five years after plan adoption.

Recommendation identified as “short-term” priorities are those that may require a degree of preliminary investigation before they can be effectively implemented.

Long-term: Implementation should occur within five to ten years of adoption of the plan. These recommendations generally do not require the same degree of urgency as others. They may also require a significant amount of evaluation prior to implementation or when funding becomes available.

On-going: Implementation is already occurring on some level and a more concerted effort may be required.

Entity (Who)

Figure 13 identifies entity(ies) primarily responsible for implementing each recommendation. This does not imply sole responsibility, but these entities should be formally assigned the task and held accountable for initiating and monitoring progress of the task. Joint efforts will be required to implement most recommendations and nearly all activities require either the formal or informal involvement of Borough Council. Some of the recommendations are programmatic in nature and are to be implemented administratively. A number of these recommendations are deemed “ongoing” since the Borough is already involved in one or more aspects of the concept. Assistance from planning consultants and other municipal consultants may be necessary for several of the recommendations. Other recommendations may require the assistance from the appointed and volunteer boards, commissions, or other organizations such as the Planning Commission, Historical Commission, Architectural Review Board, and Historic Kennett Square. Entities will be assigned by abbreviations located on page 13-5. For example Borough Council = BC, Planning Commission = PC, and so on.

Citizen input and participation is a critical component to successful implementation of the Comprehensive Plan. Ways to encourage citizen participation and involvement should be identified before individual recommendations are implemented.

Suggested Method (How)

The recommendations contained in Figure 13 must be implemented through special projects, activities, or administrative activities undertaken by Borough officials, staff and volunteer entities. The programs must be specially designed and administered to meet the community’s goals. Some recommendations will require amendments to documents such as the zoning ordinance, subdivision and land development ordinance, or building code. The following provides a brief explanation of these primary implementation tools.

Special Program:

Many of the recommendations in this Comprehensive Plan are designed to be implemented through “special programs”. The programs must be specifically developed to address those issues unique to the Borough. They usually necessitate some type of cooperative effort between the Borough Administration including its advisory bodies, and various community groups and organizations as appropriate. The program actions may be as simple as a minor policy change, or may be as substantial as the initiation of a new procedure. Each recommendation to be

implemented through a special program needs to be further evaluated and a determination made as to the options available, focusing especially on the resources required.

Administrative Activity:

Recommendations that list the implementation tool as an “administrative activity” are generally those intended to be addressed internally through staff actions. Depending on the recommendation, these could include a range of actions including changes to existing procedures, expanding existing programs, reassigning internal responsibilities, altering communication with residents, or establishing entirely new programs. Most of these recommendations list the Borough Administration as the implementing entity, however, this does not mean that the Borough Manager is responsible for carrying out all these activities. The term “Borough Administration” is intended to include those individuals that work on behalf of Kennett Square such as the Building Department, Public Works Department, Police Department and Fire Company. It also includes consultants hired by the Borough.

Zoning Ordinance:

Several recommendations in this Comprehensive Plan are to be implemented through the Zoning Ordinance. Zoning is enabled through Act 247, the Pennsylvania Municipalities Planning Code and allows municipalities to plan for and regulate land use in order to protect and promote safety, health, and welfare of the community. The Borough’s Zoning Ordinance creates districts specifying the use and density of development within those districts. It is a legal document that regulates the type, location, and method of development. It includes the Borough’s Zoning Map that outlines the boundaries of the districts referenced in the Ordinance.

Subdivision and Land Development Ordinance:

Article V of the Pennsylvania Municipalities Planning Code enables municipalities to adopt an ordinance that regulates how land is to be subdivided and development is to be undertaken. Subdivision occurs whenever a parcel of land is legally divided while land development is the improvement of a parcel such as the construction of buildings or facilities. Subdivision and land development regulations are necessary to ensure that standards are maintained, development is coordinated, and adjacent property is protected. Strong development standards are particularly important in Boroughs to control redevelopment.

Building Code:

Building codes regulate the manner in which buildings are constructed and the types of materials and methods used. One of their main purposes is to establish standards to which all building must adhere in order to ensure the health, safety and welfare of occupants. Kennett Square Borough, along with most Chester County municipalities, adopted the Building Officials and Code Administrators International (BOCA) code and require compliance with those regulations. Other codes that regulate plumbing, electrical and fire prevention are adopted to supplement the BOCA code. Regularly adopting the updates issued help to ensure that the latest methodology and technology is required. Maintenance codes are considered to be building codes as well.

Official Map:

An Official Map is a tool enabled by Article IV of the Pennsylvania Municipalities Planning Code. It allows a municipality to “master plan” an area providing a means through which land

needed for future public use can be identified. The location of future roads, setbacks, utility corridors, sewage treatment facilities, parks, and recreational facilities can be reserved by delineating their locations on an Official Map. This does not obligate the municipality to purchase the land or rights-of-ways identified, however, the Borough must be given the first right of refusal if the property is proposed for development. The reservation becomes void one year after the property owner notifies the municipality of the intention to develop, or has applied for a building permit.

Capital Improvement Program:

The Capital Improvement Program is an important tool in planning and budgeting for community facilities. It links the long-term planning with the annual budget process as it establishes the framework for programming and financing new or expanded public facilities. It is not an ordinance, and not regulatory in nature, but is instead an independent document that complements the municipalities annual budget. Kennett Square has a capital improvement program that is implemented through its annual budget which incorporates the capital expenditures and revenues necessary to carry out the expenditure program.

Special Program:

A special program undertaken by the Borough to address a specific issue, such as recycling.

Special Plan or Study:

A focused planning effort to address a specific topic resulting in a brief document that outlines definite actions to correct identified issues, such as a trail plan or parking study.

Reference Page

Figure 13 includes a page reference where more specific information on each recommendation can be found.

IMPLEMENTATION STRATEGY (FIGURE 13)

Organization:

Figure 13-1: Chapter 4, Land Use	page 13-7
Figure 13-2: Chapter 5, Housing	page 13-11
Figure 13-3: Chapter 6, Economic Development	page 13-13
Figure 13-4: Chapter 7, Transportation	page 13-15
Figure 13-5: Chapter 8, Community Fac. & Services	page 13-19
Figure 13-6: Chapter 9, Historic Resources	page 13-23
Figure 13-7: Chapter 10, Natural Resources	page 13-25
Figure 13-8: Chapter 11, Parks, Rec., Open Space	page 13-27
Figure 13-9: Chapter 12, Energy Conservation	page 13-31

Key

Priority

I - Immediate
ST – Short Term
LT – Long Term
OG – Ongoing

Entity

BC – Borough Council
A – Administration/Staff
PC – Planning Commission
HC – Historical Commission
ARB – Architectural Review Board
KAPA – Kennett Area Park Authority
KAPRB – Kennett Area Parks and Recreation Board
STC – Shade Tree Commission
PD – Police Department
KARPC – Kennett Area Regional Planning Commission
O – Other entity, group, agency

Suggested Method

A – Administrative
ZO – Zoning Ordinance
SLDO – Subdivision and Land Development Ordinance
BC – Building Code
OM – Official Map
CIP – Capital Improvements Plan/Project
SP – Special Program
SPS – Special Plan or Study
O – Other method, project

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