

Chapter 4: Growth Area and Future Land Use Maps

The following modifications have been made to the 2006 Designated Growth Areas and Future Land Use Maps. These were determined by and approved by the municipalities in which they are situated through their respective multi-municipal plan updates. Please refer to the multi-municipal plans for more information.

Designated Growth Area Changes since 2006

Armstrong Township

In Armstrong Township, an area around WMWA's Lower Mosquito Valley Reservoir has been included because of the potential for these areas to receive public water service, however, steep slopes will limit this future growth area from expanding beyond these bounds.

Loyalsock Township

In Loyalsock Township, the future growth area reflects areas where WMWA has studied the feasibility of extending water service with successful results.

Piatt and Woodward

The growth area was reduced in size from the 2005 map since the I-99 highway project has been deferred by PennDOT and less growth is expected to occur as a result. The Growth Area Map reflects realistic growth potential in light of this situation. Additionally, Nippenose Township has been added to the growth area.

Muncy Borough and Muncy Creek Township

The future growth area south of Muncy Borough, east of I-80 and west of Musser Lane in Muncy Creek Township was added to the designated future growth area because it is located outside of the floodplain and is largely served by existing water and sewer infrastructure.

Brady Township

The designated growth area was extended into the northern portion of Brady Township to encompass residential areas serviced by the Township's sewage treatment plan. Future growth area has also been added along Elimsport Road West of its intersection with US 15 because of the possibility of expanding sewage collection infrastructure to that area as well.

Future Land Use Changes since 2006

Muncy Borough and Muncy Creek Township

Land use for the area south of Muncy Borough and east of Muncy Creek Township designated as the future growth area was changed from "Rural" to "Neighborhood" designation.

US-15 S

The designation of "Neighborhood" has been added along Elimsport Road west of its intersection with US-15.

Future Growth Area Map

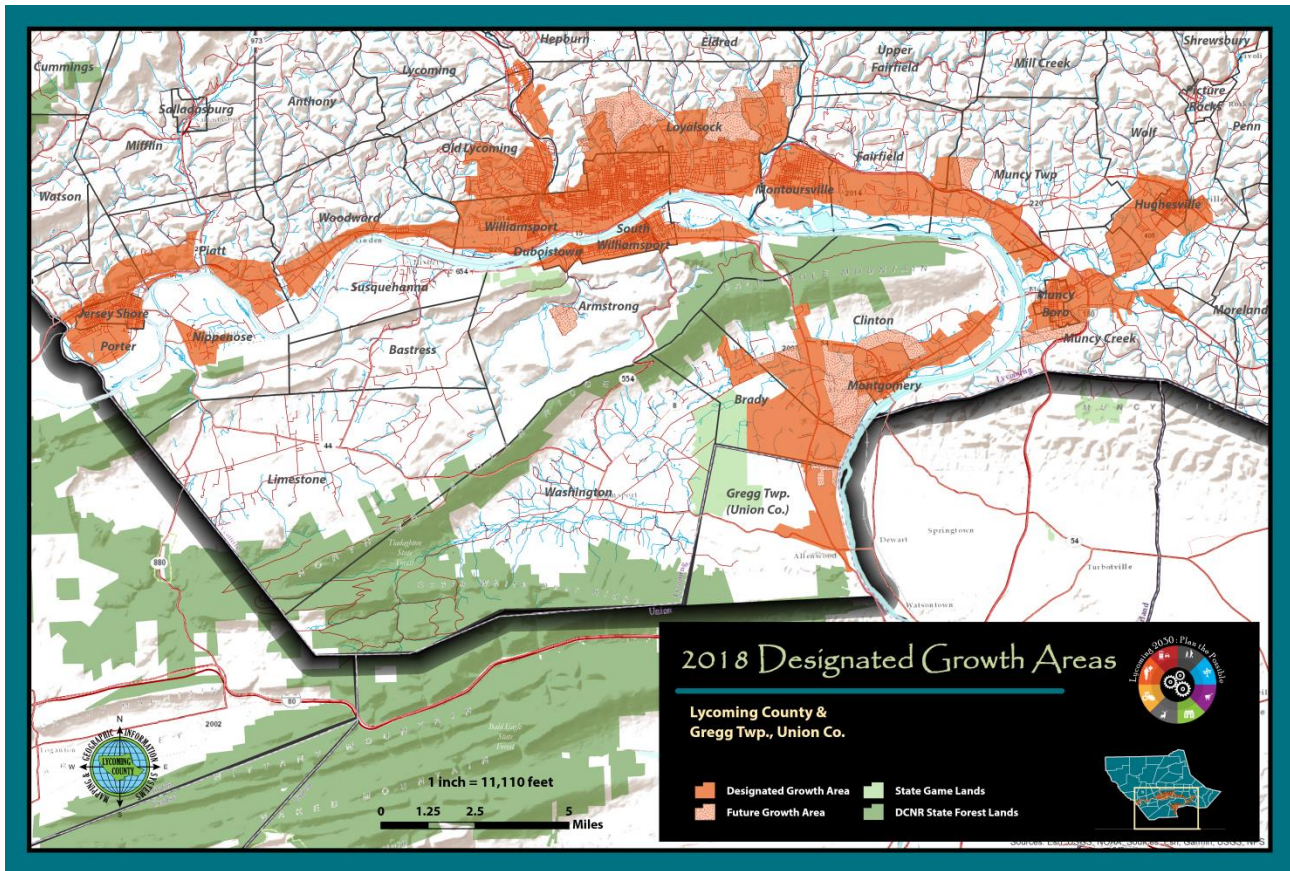


Figure X: 2018 Designated Growth Areas

Future Land Use Map

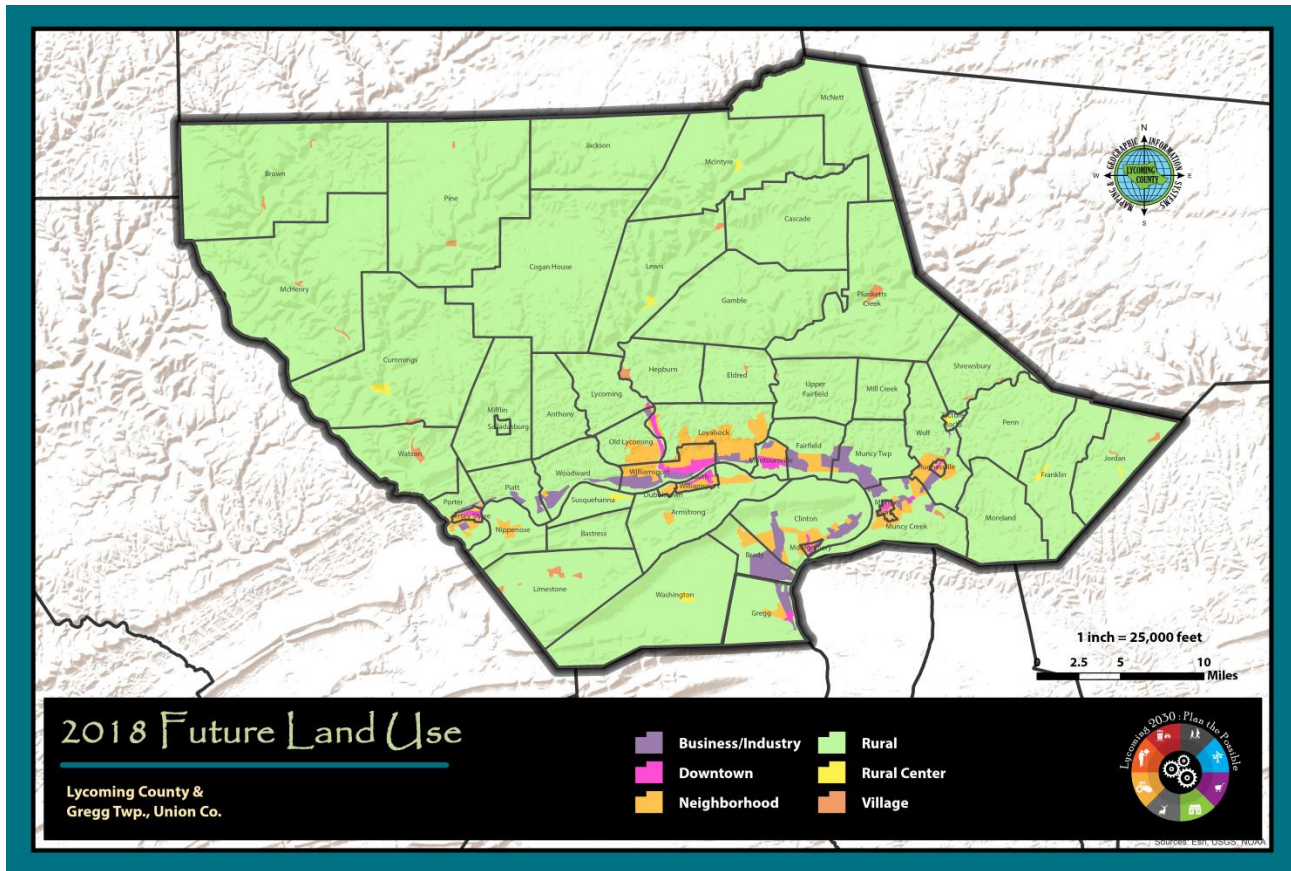


Figure X: 2018 Future Land Use Map

References

ⁱ Prospects to Enhance Pennsylvania’s Opportunities in Petrochemical Manufacturing, March 2017.

ⁱⁱ The Township Second Class Township Code, Act of May 1, 1933 (P.L. 103, No. 69), as enacted and amended

ⁱⁱⁱ The Borough Code, Act of February 1, 1966 (1965 P.L. 1656, No. 581), as enacted and amended