



PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA

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**NOTICE OF PUBLIC HEARINGS**  
for  
**ESTABLISHMENT OF A NEW OVERLAY ZONING DISTRICT ENTITLED**  
**“MIXED-USE OVERLAY DISTRICT 2”**  
and  
**REZONING OF TWO PROPERTIES FROM**  
**GENERAL COMMERCIAL (C1) AND MEDIUM DENSITY RESIDENCE (R3) TO**  
**PLANNED COMMERCIAL (C2) WITH MIXED-USE OVERLAY DISTRICT 2 (MXD2)**

The Patton Township Board of Supervisors is considering taking action on **two ordinances** related to a **28-acre site located at 1752 North Atherton Street**; the location of the proposed *Patton Crossing* mixed-use development. You are receiving this notice as an owner of property adjacent to the site under consideration for rezoning.

**Proposed Ordinances:**

1. Establishment of a **new overlay zoning district** entitled “Mixed-Use Overlay District 2.”  
**\*\*\*Note: At their May 23, 2018 meeting, the Board requested changes to the affordable housing requirements in the draft ordinance. The revised ordinance will be presented at this public hearing.\*\*\***
2. **Rezoning** of Tax Parcels 18-012-021 and 18-012-020 from Medium Density Residence (R3) and General Commercial (C1) to Planned Commercial (C2) with the Mixed-Use Overlay District 2 (MXD2)

The Board of Supervisors will hold **Public Hearings** on the proposed ordinances at their meeting on **July 11, 2018 at 7:00 pm** at the **Park Forest Middle School Auditorium**, 2180 School Drive, State College. At the conclusion of the Public Hearings, **the Board may take action to adopt the ordinances.**

June 11, 2018

## Ordinance Establishing New Zoning District: Mixed-Use Overlay District 2

The MXD2 regulations would provide standards for **developing or redeveloping properties in the Planned Commercial (C2) zoning district only**. The MXD2 includes **a number of exceptions to the underlying C2 district requirements** in order to provide flexibility in site design for mixed-use developments and promote the intent of the MXD2 regulations. This includes promoting a diverse mix of land uses on properties located near existing commercial and residential areas, redevelopment of underutilized commercial properties and growth in places that are most conducive to accommodating additional development, opportunities for small-scale or locally-owned businesses, aesthetically pleasing developments with consistent architectural themes, bicycle and pedestrian-oriented buildings and facilities and connections to and from surrounding properties, access to public transit, shared parking facilities to reduce impervious cover and encourage effective management of stormwater runoff, affordable housing, and public gathering places for public celebrations.

**The MXD2 overlay regulations would only be eligible to be applied to properties zoned C2 that are at least 20 acres in size**, and any developer intending to apply the standards must affirm their intent in writing.

**\*\*\*Ordinance Revisions:** *The revised ordinance (May 23, 2018) offers incentives to encourage MXD2 developers to provide more affordable housing than the required minimum 5% of residential units - up to an additional 5% of the total units. Incentives include 1.) one additional market-rate unit for each additional affordable unit, 2.) exemption of all additional units from the maximum density requirements of the MXD2, and 3.) 1,500 ft<sup>2</sup> of extra impervious coverage allowance for each additional affordable unit.* \*\*\*

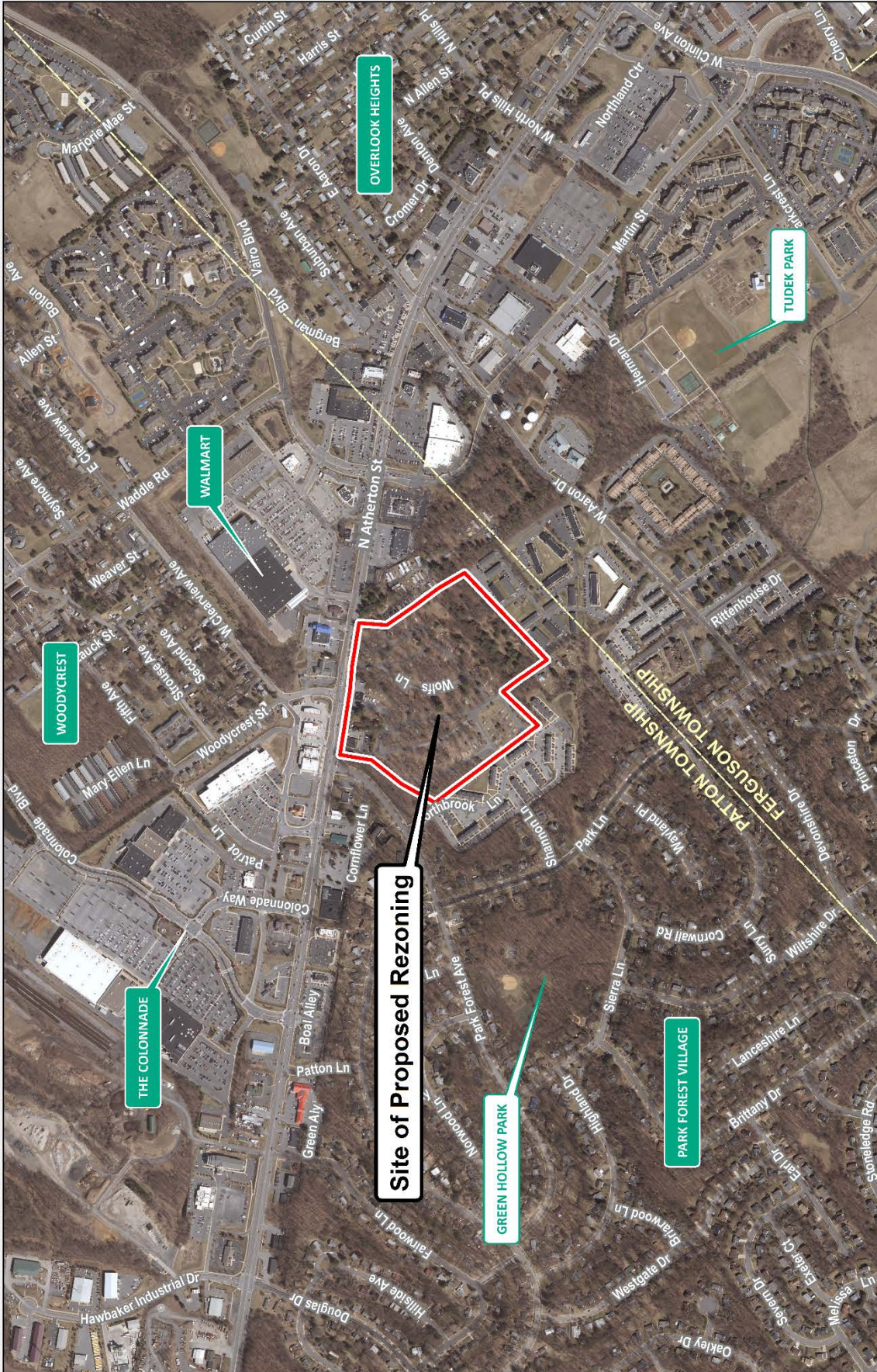
### Ordinance Rezoning Subject Properties to C2 + MXD2

The Board will consider **rezoning two properties** located at 1752 North Atherton Street, totaling approximately 28 acres, from C1 and R3 to C2 with the MXD2 overlay district. The properties are listed below and shown on the enclosed map.

Tax Parcel ID	Acres	Address/Location	Current Zoning
18-12-21	27.47	1752 North Atherton Street	General Commercial (C-1) and Medium Density Residence (R-3)
18-12-20	0.92	1798 North Atherton Street	General Commercial (C-1)

The **draft ordinances** and a **summary of the proposed MXD2 regulations** are available on the Township website: <http://twp.patton.pa.us/patton-crossing>

If you have questions or comments please contact Patton Township via phone at (814) 234-0271 or email [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us)



**Site of Proposed Rezoning**



**PATTON TOWNSHIP**

Proposed Rezoning of 1752 North Atherton Street from General Commercial (C1) and Medium Density Residence (R3) to Planned Commercial (C2) with Mixed-Use Overlay District 2 (MXD2)

**Legend**

-  Site of Proposed Rezoning
-  Gray's Woods Planned Community

Center Regional Planning Agency  
April 2018

