



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
WORK SESSION AGENDA  
December 3, 2012  
Board Meeting Room  
Municipal Building  
7:30 PM**

1. **CALL TO ORDER - WORK SESSION**
2. **PUBLIC COMMENTS**
3. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: I-99 INTERCHANGE OVERLAY DISTRICT, HISTORIC PRESERVATION DISTRICT AND SUPPLEMENTAL REGULATIONS**

This is an ongoing project which continues this evening. During the work session held in November, the Planning Commission reviewed the PAD Planned Airport district regulations. The Commission forwarded those proposed changes to the next Planning Commission regular meeting agenda. During the work session this evening, the review of proposed revisions continues with the I-99 Interchange Overlay district, the Historic Preservation district and the Supplemental Regulations.

The regulations have been prepared in the same manner as those previously. Staff has reformatted information, where practical, into tables that include use, bulk/ density and area standards. Other design standards are included as appropriate. However, there are some standards that will need to remain in text format depending on the complexity or amount of text required.

This evening's agenda includes the following information:

- Existing district regulations
- Change document for each district showing proposed revisions
- Proposed new full text including revisions and table

Staff is requesting that the Planning Commission consider the proposed changes and provide any comments and suggestions. Please note that there are no proposed changes to the Historic Preservation district but the existing regulations are included for review. The following are some options to consider:

1. Any significant recommended revisions can be included in a revised draft to be reviewed during a work session in January.
2. If no significant recommendations are provided, the above noted district regulations will be forwarded to a future regular meeting of the Planning Commission for formal consideration.

#### **4. MIXED USE ZONING IN COMMERCIAL DISTRICTS**

During the November 5 meeting, the Planning Commission continued its review of a request from Keystone Commercial Real Estate to consider allowing residential uses in commercial zoning districts. In essence, this is a request to allow mixed-use zoning in those districts.

##### Previous Meeting Notes:

Staff presented to the attending members of the Commission a guidance document with additional supporting information to facilitate the review and discussion process. The main points of discussion pertained to first determining that the Commission is in general agreement with moving forward with a draft of mixed-use regulations and then to establishing where such standards would apply and the regulatory mechanism by which they would be incorporated into the existing Township code.

It was the general consensus that the draft should apply to the C-1 General Commercial, C-2 Planned Commercial and the CT Commercial Transitional districts. Limiting the applicability to those districts would not necessarily preclude mixed-use from occurring in other districts, but it was felt that the existing commercial districts afforded the most logical regulatory framework within which to incorporate mixed use provisions.

The Commission and staff then discussed several options to be considered in administering the mixed-use standards. These options include drafting separate stand-alone zoning districts pertaining exclusively to mixed-use development, providing mixed-use regulations within the context of existing district regulations and creating an overlay district wherein the mixed-use standards would apply as developer options based on the criteria established in the overlay. It was decided that the overlay district concept was a good place to start.

##### This Evening's Agenda:

In addition to the continued review of mixed-use regulations and related topics, Mr. Al Pringle from Keystone Real Estate will present a present-day real estate market perspective of mixed use development. Mr. Pringle also represents the Patton Town Centre.

In addition to the following items included with this evening's agenda, staff requests that Commissioners bring with them previously distributed materials.

- Illustrations/ Photos of Existing Mixed-Use Development
- Overlay District Information
  - Overview of Existing Township Overlay Districts
  - Concepts for Implementing Mixed Use
  - Maximum Building Height Analysis

- I-99 Interchange Overlay District Existing Standards (See materials for previous agenda item)
- Non-Residential Zoning District Development Standards
- Adjacent Residential Zoning District Development Standards
- Map: Possible Overlay District Boundaries

Objectives:

Following Mr. Pringle's presentation and prior to beginning the drafting of regulations, members of the Commission should discuss this evening some of the concepts for implementing mixed use as presented in the information document. Within that document there are briefly explained, three tiers of mixed use development regulatory mechanisms. They are generally referred to as Neighborhood Mixed Use, Commercial Mixed Use and Urban Mixed Use. Each of those is described in relation to the existing character of Patton Township commercial districts and general development patterns. One or more of those options could be employed within the context of mixed use standards.

1. The Commissioners should state their preferences regarding Neighborhood, Commercial and Urban Mixed Use and in relation to a future draft overlay district.
  - a. Should there be only one tier of standards or multiple tiers included in the draft?
  - b. Should mixed-use standards be designed to apply uniformly to the underlying zoning districts or should they be adapted to the character of the individual zoning districts?
2. A map depicting potential boundaries for a mixed-use overlay district has been provided for your review. The Commissioners should review the map and offer any comments/ suggestions.
3. Information pertaining to maximum building height in the commercials districts and those adjacent to the commercial district has been provided for analysis. This is provided to help inform decisions related to any potential increases in maximum height as may be considered to facilitate vertical mixed use.

Next Meeting:

Depending on the status of decisions pertaining to the above noted objectives, discussion can continue during a work session in January and/or staff can prepare a basic framework for mixed-use regulations based on the outcome of this evening's discussions. It is also anticipated that additional discussion points included in the mixed-use guidance document distributed for the previous meeting will be addressed during the January work session.

Staff would also like to request direction from the Commission on their preference for conducting public meetings for public participation and a timeline for the preparation of the required rezoning analysis.

