



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

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**PLANNING COMMISSION  
WORK SESSION AGENDA  
April 1, 2013  
Board Meeting Room  
Municipal Building  
7:30 PM**

1. **CALL TO ORDER - WORK SESSION**
2. **PUBLIC COMMENTS**
3. **MIXED USE OVERLAY ZONING DISTRICT: DRAFT REGULATIONS**

During the work session portion of the March 11 meeting, the Planning Commission continued its consideration of draft regulations for a Mixed Use Overlay zoning district.

Because the district is designed as an overlay district, it applies only to areas that meet the criteria of the overlay. In this case, the C1 district is the only land area to which the regulations apply. At that, these regulations are optional. That is, a developer may exercise the right to further develop their property in accordance with the provisions of the mixed-use overlay, but are not at all required to do so.

It is important to note that many of the properties in the district are currently developed with at least one structure on site. The importance of this is that, in likelihood, a business owner will need to utilize an existing building to be able to implement the mixed-use regulations. The draft regulations have taken this into consideration by including standards appropriate for redevelopment, or infill of these existing sites.

Furthermore, as it pertains to common practice for mixed-use development, the draft ordinance includes means for calculating parking on the basis of shared parking and also for reductions in the parking requirement depending on the proximity of a site to public transit. This is also important for redevelopment sites as the parking requirement is perhaps the greatest constraint on additional development potential.

During the March 11 meeting, the Commission continued its review of CRPA planner comments on the draft. Staff recommends continuing the review of those comments. In addition, the Planning Commission previously discussed the types of items that could be included in the list of acceptable community facilities. Staff has drafted a set of standards for review. The standards include amounts of the types of suggested amenities discussed during the previous meeting.

Included with this evening's agenda packet are the following items:

- **Mixed-Use Overlay District: Revised Draft Regulations**  
Revisions resulting from last month's meeting have been included. Information that has been removed is indicated by strikethrough text and new text is underlined.
- **Planning Commission Review of CRPA Staff Comments: Noted Changes**
- **Community Facilities Standards: Draft**
- **C2 District: List of Landscaping and Architectural Enhancements**

In addition, please bring the following previously distributed items:

- **Map of Proposed District Boundary**
- **Highlights of Draft Regulations**
- **Summary of Mixed Use Scenarios**
- **Background Information for Scenarios**
- **Parking Data: Spreadsheet**
- **Notes on Minimum Parking Standards**
- **List of Sources and References**

The following are recommendations for proceeding:

1. Review the draft and provide comments and suggestions to staff in advance of the work session portion of the May 6 meeting or a separate May 13 work session during which a revised draft would be presented for ongoing discussions.

#### **4. CUL-DE-SAC ROAD STANDARDS REVIEW**

During their January 23 meeting, the Board of Supervisors directed staff to compile information on the existing standards for cul-de-sac roads. The Board asked that the information be brought to a future meeting for their consideration. The cul-de-sac

regulations are currently part of Chapter 149, Streets and Sidewalks. Many of the standards included for these roads relate to existing fire fighting apparatus and the ability to access residences that front these roads.

During the March 13 and March 27 meetings, the Board briefly discussed the standards and have forwarded them to the Planning Commission for further study. The supervisors have directed staff to consider the following:

- The maximum permitted length of a cul-de-sac, in all districts, be reduced to 150 feet, unless all dwellings and occupied structures along the roadway are provided with an approved automatic fire sprinkler system in accordance with applicable NFPA standards.
- Elimination of providing waivers from cul-de-sac regulations for temporarily dead-ended streets that will be extended in future phases of a development.
- Incorporation of provisions contained in Appendix D, Fire Apparatus Access Roads of the 2009 International Fire Code. A copy of Appendix D is included in the agenda materials. It is suggested that the Planning Commission consider this information in its entirety.
- Provisions for the connection of cul-de-sac roads to other existing roads.
- Include external agencies and individuals in the review process. This should, at a minimum, include the Builder's Association, ALPHA, one or more local developers and other interested parties.
- In addition to considering a sprinkler system provision, consider other alternate standards such as regulating on the basis on the amount of dwellings, residents that utilize a cul-de-sac for access to property.
- Consider a possible time limit for temporary cul-de-sac roads.

This information is presented this evening as an introduction prior to beginning the in-depth review process during a work session in May. Review materials will be distributed prior to that meeting.

## **5. COMPREHENSIVE PLAN IMPLEMENTATION PRIORITIES**

During the March 11 meeting, the Planning Commission received a presentation on the draft Implementation Element which is part of the draft, updated Comprehensive Plan. The purpose of the Implementation Element is to define the strategy that will be used to implement the Comprehensive Plan and move the Region closer to achieving the goals

of the plan. The Pennsylvania Municipalities Planning Code (MPC) requires that all comprehensive plans include short and long range strategies for implementation and this element is meant to fulfill that requirement. The strategy detailed in the element outlines the process that will be used to identify implementation priorities, tasks, and ongoing activities; the method of establishing time frames and responsibilities for completing identified tasks; and the use of metrics to measure progress toward achieving the plans goals and objectives. Although the Implementation Element will be a part of the Comprehensive Plan, the specific details derived from using the strategy may be part of a separate document, thus allowing greater flexibility for future revision as necessary.

In addition, the Commission briefly discussed some priorities for future work projects that could be added to a regional list of items. Suggestions mentioned during the March 11 meeting were:

- Regional Bike Plan
- Greater Connectivity in Natural Gas Service Lines

This evening, the Commission should continue its discussion of ideas for priority projects. The projects could be selected directly from the draft, updated Comprehensive Plan, such as specific objectives or policies, or can be related to another topic of general interest to the Township.

For the discussion, please bring the following previously distributed materials:

- Draft Implementation Element
- Draft Comprehensive Plan

A completed list of projects will be forwarded to a future regular meeting of the Commission for the consideration of a recommendation to be made to the Board of Supervisors.

