COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
Tuesday, August 1, 2023
7:00 PM
Hybrid Meeting (In-Person or via Zoom)

General Meeting Information
College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:
- Click here to REGISTER for the meeting via Zoom. Once registered, you will receive a confirmation email containing information about joining the meeting.

To Attend the LIVE Meeting Via Phone:
- Dial: 1 (646) 558-8656  ● Meeting ID: 892 6243 7509  ● Passcode: 491232
*Click Here for detailed instructions on how to participate via zoom.

VIRTUAL PUBLIC COMMENTS: Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

WRITTEN PUBLIC COMMENTS: For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

CALL TO ORDER:

ZOOM MEETING PROTOCOL:

OPEN DISCUSSION (items NOT on the agenda):

CONSENT AGENDA:   CA-1  July 18, 2023 Meeting Minutes
(Approval)

PLANS:

OLD BUSINESS:   OB-1  Shiloh Road Rezoning
(Discuss/Recommend)

NEW BUSINESS:

REPORTS:   R-1  DPZ CoDesign Updates
           R-2  Council Meeting Report

STAFF INFORMATIVES:   SI-1  Council Meeting Minutes
                     SI-2  Planned Research and Business Park District Ordinance
                     SI-3  Planned Residential Development Ordinance

OTHER MATTERS:

ANNOUNCEMENTS:  Next regular meeting will be Tuesday, August 15, 2023 at 7:00pm

ADJOURNMENT:
COLLEGE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
In Person and Via Zoom

July 18, 2023 7:00 p.m.
1481 East College Avenue, State College, PA  16801
www.college township.org

PRESENT:  
Ed Darrah, Vice Chair
Peggy Ekdahl, Secretary
Robert Hoffman
Noreen Khoury
Ash Toumayants, Alternate

EXCUSED:  
Ray Forziat, Chair
Bill Sharp
Matthew Fenton

STAFF PRESENT:  
Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

CALL TO ORDER: Mr. Darrah called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Darrah verified there were no attendees present via Zoom.

ROLL CALL: Mr. Darrah verified that Mr. Forziat, Mr. Sharp, and Mr. Fenton were all excused from the July 18, 2023 Planning Commission meeting.

OPEN DISCUSSION: None presented

CONSENT AGENDA:
Mr. Hoffman moved to approve the June 27, 2023 meeting minutes as written/amended. Ms. Khoury seconded. Motion carried unanimously.

PLANS: None presented.

OLD BUSINESS:
   OB-1  Shiloh Road Rezoning
   Mr. Darrah discussed the memo which was presented at the prior meeting and reviewed the remand from Council. He noticed while reviewing the minutes from the last meeting that the Planning Commission requested a hard copy of the closing presentation given by the Township consultant DPZ CoDesign in order to help with the discussion of rezoning.
Mr. Franson offered that after a discussion with the Township Manager the Planning Commission has the option to table the discussion as the timeline can be extended until August 1, 2023 due to the amount of Commissioner’s excused from the evenings meeting. Mr. Darrah proposed the Planning Commission begin the discussion, ask questions, and give staff a chance to gather information requested for the next meeting.

Mr. Darrah began the discussion by stating the intent is easy to read and understand. He questioned the definition of “motor vehicle oriented businesses”. Ms. Schoch made a note to better define those businesses.

There was a discussion about lines 99 through 105 in the proposed Planned Residential Development – Conditional Use (PRD-CU) ordinance. The difference between 30% of the lot/property and 30% FAR were clarified. Uses in this district were also discussed. It was explained that uses allowed in the Planned Research and Business Park District are still allowed and will not have to abide by the PRD-CU ordinance in front of the Planning Commission this evening. The PRD-CU would be triggered only when residential development is proposed within the PRBD. Mr. Darrah added that including these percentages and restrictions could prove to be difficult to manage and track during the plan approval process.

Mr. Hoffman stated that he was disappointed during the Charrette with regards to the height restrictions set forth by the Township consultant. He felt the limitations set would be restrictive on verticality of development. Ms. Schoch explained the changes proposed by DPZ relate height of buildings to distance from property lines and setbacks.

Mr. Toumayants asked why Council is given the authority to refuse a multi-family dwelling unit at the density of thirty-six units per acre due to the adverse impact to the surrounding area, and why Planning Commission is not given that same opportunity to deny such a proposal. Mr. Darrah explained that the Planning Commission is the recommending body and is able to give a recommendation to Council to deny such a proposal for such reasons.

There was a discussion about the proposed changes being made to the PRD Ordinance to cover any PRD to be developed anywhere throughout the Township. It was explained that the PRD-CU would only be applied to the PRBD areas in the Township due to the increase in densities and the vision for the Dale Summit Area of the Township.

After more discussion of allowable uses in this district, it was determined that staff will provide a copy of the PRBD Ordinance to the Planning Commission prior to the next meeting. So as to allow the Commissioners to identify uses allowed in the PRBD and differentiate between those uses and the uses being proposed with the PRD-CU. There was also some discussion of whether houses of worship or places of assembly would be permitted in the district. Staff explained that places of assembly are permitted in some zoning districts and not required to be allowed uses in all districts. There was also discussion and clarification of what a “civic building” is.

Mr. Darrah stated that the proposed ordinance prohibits front loading townhomes and believes this will be an issue that will deter developers. He continued that this will create alleys which are currently prohibited in the Township. Mr. Hoffman added that fire departments will need to have access to these alleys and could be difficult.

Also discussed was, where the children will play, greater incentives for developers, and examples of developments that are closer to College Township’s demographics instead of neighborhoods of much larger and more populated cities.

NEW BUSINESS: None presented

REPORTS:

R-1 DPZ CoDesign Updates

Mr. Darrah expressed his appreciation of Ms. Schoch’s updates. Ms. Schoch added that the Township is headed in the right direction and we need to continue thinking positive.
STAFF INFORMATIVES:

   SI-1   Zoning Bulletins

   Mr. Darrah stated there is a good article about short term rentals and there was an interesting story from the Pittsburgh area as well.

OTHER MATTERS:

   Mr. Toumayants asked what will be the difference with the discussion of the rezoning topic in the upcoming meeting. Mr. Darrah explained that staff will provide a PRBD ordinance and hopefully the excused members will be present. Ms. Schoch added that with any luck a recommendation will hopefully be made to Council.

ANNOUNCEMENTS:

   Mr. Darrah announced the next meeting will be Tuesday, August 1, 2023 at 7:00 p.m.

ADJOURNMENT: Mr. Hoffman moved to adjourn. Ms. Ekdahl seconded. Motion carried.

Meeting adjourned at 8:20 p.m.

**Draft**

Sharon E. Meyers  
Senior Support Specialist – Engineering/Planning
To: College Township Planning Commission
Thru: Adam Brumbaugh, Township Manager
From: Lindsay K. Schoch, AICP | Principal Planner
Re: Zoning Amendment Consideration – Planned Research and Business Park District
Date: July 27, 2023

Introduction:

The Planning Commission’s responsibility involves evaluating the suggested rezoning of the Planned Research and Business Park District (PRBD). This evaluation aims to allow duplexes, townhouses, and multi-family residences by Conditional Use.

Since the last PC Meeting:

Following the July 18 meeting, staff reviewed certain proposed changes to the conditions in the Planned Residential Development/Conditional Use Ordinance. These changes are specific to Duplexes, Townhouses, and Multi-family residences, and originally recommend by DPZ, the Township’s Planning Consultant. It is important to note that DPZ created a form based code, which the township is now aiming to modify into a hybrid-code. This hybrid-code will incorporate some elements of the form-based code while retaining some of the existing regulations, important for the allowance of duplexes, townhouses, and multi-family homes in the PRBD. As an interim step, this way forward seems more like a small step in the right direction instead of a leap to form based code.

Staff has revised the suggested ordinance recommendations, transforming them from strict requirements to a few regulations and some suggestions. This move is intended to address the Planning Commission’s concerns pertaining to some of the regulations found within the proposed PRD-CU ordinance changes.

Staff made changes to the Ordinance to lessen the regulations via changing the “shall” statements, which are requirements to “may” statements, which are suggestions/recommendations. The ordinance changes are attached with this memo.
Past Discussions:

The following is a brief overview of the PC minutes pertaining to Shiloh Road Rezoning discussions.

March 7, 2023 – Topic introduced, could be considered a catalyst project for DSAP, discussion led to PC wanting to see what DPZ would recommend

March 21, 2023 – brief update was presented

April 4, 2023 – presented staff recommendation to PC; intent of PRBD was discussed and why it currently doesn’t include R-3 uses; PC want to hear from DPZ why these uses should be allowed in PRBD; spot zoning discussed; motion made to table and consideration should be taken by PC to consult with DPZ on the topic

April 18, 2023 – DPZ present via zoom (Q&A from minutes below)

1. The zoning amendment being requested is to add R-3 as an allowable use within PRBD. Does DPZ believe this is an appropriate interim step toward future implementation of some variety of form-based code in the Dale Summit?
   Yes. This is a good plan for the interim and DPZ believes these are compatible uses that the market will bear.

2. If the proposed zoning amendment is approved, one concern is the potential consumption of the PRBD by high density housing (ex. Student housing). Does DPZ have suggestions that can be incorporated into any zoning amendment that would provide protections from that concern becoming a reality?
   Some recommendations could be to exclude dormitories all together, or allow student housing or dormitories with certain criteria for example, within a specific range of campus or other dormitories. Consider buildings and residential densities to be allowed within that zoning district.

3. Does DPZ see any unintended consequences associated with this potential zoning amendment that would hinder the vision for the future of Dale Summit as you understand it at this time?
   No. Generally form-based code or a hybrid of is more permissive of uses and is more gaged towards pedestrian friendly facilities and building façade.

Motion made to recommend council approve the recommendation by staff, motion failed due to lack of second

Motion made to deny recommendation by staff and wait 12 months for master plan.

June 27, 2023 – Council made statement that Township is still open for business in the interim of DSAP development; tasks listed for PC to accomplish; PC requested hard copy of DPZ Charrette Closing Presentation and determined to hold off any further discussion until more members present

July 18, 2023 – PC given one more meeting after this to make a recommendation to Council, due to lack of attendees (including PC Chair); PC requested copy of PRBD Ordinance, definitions of motor vehicle oriented business, civic buildings; rear loading townhome developments;
PC Requests:

Zoning Chapter 200-7 defines Motor-Vehicle-Oriented Business: Any commercial business or any portion thereof which, by design, type of operation or nature of business, provides service to motor vehicles in a short period of time, including but not limited to an automatic car wash, self-service car wash, or self-service gasoline station, or provides a service to occupants of the motor vehicle while they remain in the vehicle, including but not limited to drive-in bank, drive-in restaurants, drive-in beverage sales, pick up window or gasoline service station.

Zoning Chapter 200.7 defines Townhouse: A building containing three or more dwelling units where each dwelling has its own outside access.

Zoning Chapter 200.7 defines Industrial (Service): An establishment engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by-products. Typical uses include welding shops, machine shops, industrial tool repair, fuel oil distributors, solid fuel yards, laundry, dry cleaning and/or carpet cleaning plants.

Zoning Chapter 200-7 defines Drive-Through Facility: An establishment or portion thereof which accommodates a patron's motor vehicle, from which the occupants may receive a service or in which products are purchased without the need for the occupants to leave the motor vehicle.

Signs Chapter 170.4 defines Nonresidential Development: A development in which the use of land or structures does not include any space designated to be used for human habitation with the exception of hotels/motels, nursing and convalescent homes, hospitals and other similar facilities. For the purposes of this chapter (170 – Signs), a building with a mix or residential and nonresidential uses shall be considered nonresidential if the entire ground floor is devoted to nonresidential use.

Proposed Definitions by DPZ define Civic: The general term that defines services dedicated to the public, typically including culture, education, recreation, government, transit, and municipal parking.

Proposed Definitions by DPZ define Civic Building: A building dedicated to culture, education, recreation, government, and transit, or for a use approved by the public.

Proposed Definitions by DPZ define Civic Space: Open space designated to specific standards which are structured to support regular, active and passive uses of the space.

Listing of Towns more similar to Dale Summit/Examples DPZ feels are more relevant to Dale Summit:

Rockville Town Center in Montgomery County, https://rockvilletownsquare.com/ Maryland and Gaithersburg were both farm fields' 30-years ago, but were developed because of a Vision.

Pike and Rose https://pikeandrose.com/discover/ and consider the economy of scale. Of course, developing Dale Summit with 8-12 story buildings may not be feasible, but 4-5 stories can be.

New Town St. Charles https://www.newtownstcharles.com/ is a town built to be 100% affordable.

Keep in mind that this zoning change will permit residential uses in the Planned Research and Business Park District, and not, will require residential. The regulations presented to the PC are required only if residential is proposed and will not influence the PRD requirements township-wide, only to residential uses in the PRBD. Existing PRD regulations still apply.

A Scenario: If the Zoning Amendment is Approved:

Developer approaches Township proposing to develop Multi-family residential units on a property along Shiloh Road or in Innovation Park, zoned, Planned Research and Business Park district (PRBD). Township staff meets with developer and reviews the ordinance – starting with the PRBD Ordinances, which is the base zoning district. It was found that duplexes, townhouses and multi-family residences are permitted by Conditional Use pursuant to the PRD-CU regulations. In a deeper review of the ordinance, the developer finds that all PRBD regulations apply to the duplex, townhome, and multi-family residence use, including items such as minimum lot size, environmental design, transportation impact report, pedestrian and bike access, bike paths and so on. Since these uses require a conditional use permit, the PRD-CU regulations were reviewed. The developer realizes the township already has a PRD ordinance and the regulations therein still apply, but conditions are included to help the Township meet its Vision for the Dale Summit Area. The developer reviews the suggested design standards and considers why he would want to developer this way. Some of the suggested elements to better develop form based code include: building orientation, on-street parking, setbacks, and sidewalks, to name a few. Once the developer and the Township agree to the Plan, the Conditional Use Process begins. Once approved (after public process), the Subdivision/Land Development process begins. The Township make the developer aware that along with the established conditions, the Township is able to attach other reasonable conditions to the permit as deemed necessary.

Attachments:

- Proposed Draft Ordinance showing Zoning Changes

Staff Recommendation:

At this time, staff recommends the Planning Commission discuss the materials provided regarding zoning changes and make a recommendation to Council.
PROPOSED ORDINANCE TO AMEND THE COLLEGE TOWNSHIP CODE BY (1) AMEND CHAPTER 87 BY INCLUDING DUPLEXES, TOWNHOUSES, AND MULTI-FAMILY RESIDENCES IN THE PLANNED RESEARCH AND BUSINESS PARK DISTRICT BY CONDITIONAL USE; (2) AMEND CHAPTER 200 TO PERMIT DUPLEXES, TOWNHOUSES, AND MULTI-FAMILY RESIDENCES IN THE PLANNED RESEARCH AND BUSINESS PARK DISTRICT.

GENERAL REFERENCES

Chapter 87 – Conditional Uses
Chapter 200 – Zoning

Bold Italics = addition

BE IT RESOLVED AND ORDAINED, by the College Township Council, Centre County, Pennsylvania, and the authority of the same, does hereby adopt, made this ________ day of __________, 2023, by amending the Code of the Township of College, Pennsylvania, with the amendment of Chapter 87 as follows.

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, a purpose of zoning is to provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling types;

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, zoning shall accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.

WHEREAS, provisions for conditional uses to be allowed or denied by the governing body pursuant to public notice and hearing and recommendations by the planning agency and pursuant to express standards and criteria set forth in the zoning ordinance. In allowing a conditional use, the governing body may attach such reasonable conditions and safeguards, other than those related to off-site transportation improvement, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of the PA MPC and the zoning ordinance.

WHEREAS, the Council of the Township of College has given due public notice of hearings of the
proposed ordinance;

SECTION 1. 87-46 – Multi-Family Residential Uses in the Planned Research and Business Park District

87-46.1 – Intent

To increase the availability of a greater variety and mixture of housing types.
To be in compliance with any and all vision plans in the area in which the property is located.
To provide the flexibility to adapt to changes in markets.

87-46.2 – Definitions pursuant to Chapter 145-6.

87-46.3 – Plan Review Procedures pursuant to Chapter 145-7, 8, 9, 10, and 11.

87-46.4 – Plan Requirements pursuant to Chapter 145-12, 13, and 14.

87-46.5 – Design and Improvement Standards pursuant to Chapter 145-15

87-46.6 – Conditional Uses.

A. Duplexes, townhomes, and multi-family residences shall be permitted by Conditional Use.

87-46.7 – Density and Intensity

A. In a planned residential development, there may be no minimum area requirements for individual lots or building sites. However, the following are the maximum number of dwelling units allowed per gross acre of the PRD.

Two-Family 16 dwelling units per acre
Townhomes 22 dwelling units per acre
Multi-family 36 dwelling units per acre

B. Land devoted to nonresidential uses shall not be included in the gross planned residential development acreage used to calculate gross residential density. A minimum of 30% of the land in the development shall be designated by a plan for nonresidential uses. Land devoted to nonresidential uses shall be deemed to include driveways, parking areas and yards which primarily service nonresidential uses but shall not, for purposes of calculation, include common open space. The total floor area of all nonresidential uses shall not exceed 30% of the total floor area of all buildings in a planned residential development.
C. Council may refuse to allow the maximum density permitted within each zoning district or may refuse to allow certain permitted nonresidential uses if the development would:

1. Create unsafe vehicle access to the PRD
2. Create traffic which exceeds the level of service of public streets which adjoin the PRD
3. Plan an excessive burden on utilities, parks, schools or other public facilities which serve or are proposed to serve the PRD
4. Adversely affect existing uses on adjacent lands which are different from the nearby uses in the PRD

D. Spacing: Council may allow the reduction in lot size, lot width, spacing and side and rear yard setback requirements previously required in the zoning district to promote innovative design, provided that:

1. Front yard setback distances (measured from the right-of-way line) shall be required as followed:

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Local and Collector Streets</th>
<th>Arterial Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-family and multifamily dwellings</td>
<td>30 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>5 feet</td>
<td>50 feet</td>
</tr>
</tbody>
</table>

2. Nonresidential buildings may not be located closer than 50 feet to residential buildings.
3. Spacing may be provided between buildings to ensure privacy and sufficient light and air. Each development may provide reasonable visual and acoustical privacy for dwelling units. Fences, insulations, walks, and landscaping may be used, as appropriate, for the protection and aesthetic enhancement of property, the privacy of its occupants, the screening of objectionable views or uses and the reduction of noise.
4. A sidewalk of a minimum of 5 feet in width is required along all streets. A building may be located further from the street so long as the sidewalk increases in width, one foot for each additional 5 feet of setback until a maximum of 10 feet.
5. A building shall be setback a minimum of 5 feet from the edge right-of-way.
6. Nonresidential uses shall provide a 10’ sidewalk

E. Height: development may not exceed the maximum height permitted in the adjoining residential district. When the building is located within 120 feet of more than one adjoining zoning district, the height may not exceed the lowest maximum height allowed in either district. The Council may allow higher buildings beyond 120 feet from the perimeter in such a manner so as not to create any adverse impact on adjoining lands.

F. Perimeter Requirements. The PRD may be designed to avoid adverse influences and impacts on surrounding properties.

1. Residential structures located adjacent to the perimeter boundary of the planned residential development may be required to conform to the setback and yard regulations of the adjoining district as described in Chapter 200, Zoning, when necessary to ensure compatibility of land uses.
(2) Nonresidential structures adjacent to the perimeter boundary of the planned residential development may conform to the buffer setback and buffer yard requirements contained in Chapter 200, Zoning.

(3) Additional buffer yards, which conform to the specifications contained in Chapter 200, Zoning, may be required where the planned residential development is adjacent to existing dwellings or neighborhoods.

G. Block Standards.

(1) All planned development surrounded by public right-of-ways on all sides may incorporate a block structure in its design.

(2) Each block may have a maximum perimeter of 1,400 feet measured along the street right-of-way perimeter. Blocks that include civic spaces and environmental or topographic challenges, may be exempt from the maximum perimeter requirements.

(3) On-street parking shall be provided along streets. 10 spaces per each 500 linear feet of street length.

(4) No block face may exceed 500 feet in length. Block faces that do, should provide a pedestrian path of no less than 10 feet wide.

(5) One block face may be bound by a non-vehicular pedestrian street. If provided, the pedestrian streets may have a dedicated right-of-way of no less than 25 feet.

H. Frontage Standards.

(1) Buildings shall be oriented so that the principal façade is parallel to the principal street it faces.

(2) Surface parking lots are not permitted along street facing frontages between the right-of-way/property line and principal building face. Where possible, parking lots shall be provided in the rear of the lot.

(3) Surface parking lots shall be screened in accordance with Chapter 200 Zoning, Landscape and Buffer Requirements.

(4) Where lots are less than 45 feet wide on average, garage access shall be provided from an alley. Street-facing townhouses shall be rear loaded with garages accessed off an alley. Front loaded townhouses are prohibited.

(5) Outdoor storage, service areas and building utility equipment screened in accordance with Chapter 200 Zoning. may be wholly screened from public view.

(6) Prominent sites should be reserved for civic buildings.

87-46.8 – Open Space Requirements:

A. A minimum of 30% of the gross area of the planned residential development shall be devoted to public or common open space.

B. At least 50% of the required public or common open space shall include open space fronted by public streets on at least 2 sides.

C. The Township Council may accept all or part of the common open space in dedication, provided that:

(1) The land so dedicated is contiguous; and
The Council may require that no less than 50% of the land so dedicated shall be located outside of a floodplain, shall not be subject to seasonal flooding and shall have a finished grade not exceeding 5%.

D. For purposes of calculating required acreages specified herein, common open space shall not include land occupied by streets, driveways, parking spaces and buildings or structures, other than recreational structures for the use by all residents of the development or by the public.

E. All common open space shall be improved for its intended use. Up to half of the common open space may be left in its natural state to preserve unique natural features and amenities or to avoid excessive grading or removal of trees. At least 50% of the common open space shall be devoted to recreational or leisure-time activities, freely accessible to residents, property owners and tenants of the planned residential development.

F. All residents, property owners and tenants of the planned residential development shall have access to the common open space. The common open space shall be on land owned by a property owners' association or on privately owned land when an open space easement and access easement has been granted to the property owners' association.

87-46.9. Environmental Design Pursuant to Chapter 145-19

87 – 46.10. Traffic and Pedestrian Access pursuant to Chapter 145-20

87 – 46.11. Utilities, Easements, and Markers pursuant to Chapter 145-21

87 – 46.12. Workforce housing pursuant to Chapter 200.38.

87 – 46.13. Permits and Fees pursuant to Chapter 145-23

87 – 46.14. Violations and penalties pursuant to Chapter 145-24

87 – 46.15. Property Owners Association pursuant to Chapter 145-25

SECTION 2 ZONING

200.27.1.A(2)(g) – to provide for duplexes, townhouses, and multifamily residences by Conditional Use.

200.27.1.C(1)(k) – duplexes, townhouses, and multi-family residences pursuant to Chapter 87-46.

SECTION 3 SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 4 EFFECTIVE DATE

This ordinance shall take effect five (5) days after enactment.
ENACTED AND ORDAINED, this ________ day of ____________ 2023, by the College Township Council, Centre County, Pennsylvania.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

_________________________________  ______________________________________
Adam T. Brumbaugh, Manager / Secretary       Dustin Best, Council Chair
<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Status</th>
<th>Next Steps</th>
<th>Staff/Others</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Interim Zoning Changes in Dale Summit</td>
<td>July 18, 2023 Planning Commission for discussion.</td>
<td>PC to make a recommendation to Council</td>
<td>CTC / PC / Lindsay / Mark / Don / Adam / Sharon</td>
</tr>
<tr>
<td></td>
<td>Market Analysis</td>
<td>Under staff review.</td>
<td>Share Market Analysis with staff, PC, Council, and upload it to the Website.</td>
<td>CTC / PC / Lindsay Mike / Adam</td>
</tr>
<tr>
<td></td>
<td>Mapping – Gridics</td>
<td>Staff log-ins established. Staff trained.</td>
<td>Continue to use Gridics for reports and zoning analysis of sites being considered/studied.</td>
<td>Lindsay / Shane / Frank / Susan /</td>
</tr>
<tr>
<td></td>
<td>Plan &amp; Code Preparation</td>
<td>DPZ continues to update DSAP and code for staff review.</td>
<td>Staff to work with DPZ when DSAP &amp; code is prepared.</td>
<td>Lindsay / Mark / Don / Sharon /</td>
</tr>
<tr>
<td></td>
<td>Charrette Follow-up</td>
<td>Sent a Post-Charrette Survey to Charrette participants. 17 responses.</td>
<td>Include Charrette information (opening and closing presentation) to the website.</td>
<td>Charrette attendees and staff</td>
</tr>
<tr>
<td></td>
<td>Kentlands, Maryland</td>
<td>Considering a day trip to Kentlands to experience the Town DPZ had a part in planning.</td>
<td>Confirm a date this fall with DPZ for a visit.</td>
<td>CTC / PC / Staff</td>
</tr>
<tr>
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<td>Topic</td>
<td>Status</td>
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<tr>
<td></td>
<td>Interim Zoning Changes in Dale Summit</td>
<td>PC discussed at 7/18 meeting. Provided feedback and questions to staff.</td>
<td>PC to discuss at August 1 meeting. The outcome should be a recommendation to Council.</td>
<td>CTC / PC / Lindsay / Mark / Don / Adam / Sharon</td>
</tr>
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<td>Market Analysis</td>
<td>Staff Reviewed ✓</td>
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<td>Lindsay / Shane / Frank / Susan /</td>
</tr>
<tr>
<td></td>
<td>Plan &amp; Code Preparation</td>
<td>7/19 zoom call with DPZ. Reviewed proposed Form Based Code.</td>
<td>Staff to review code and provide feedback regarding the new regulations, what will work and what may not work.</td>
<td>Lindsay / Mark / Don / CRPA</td>
</tr>
<tr>
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<td>Charrette Follow-up</td>
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<td>Include Charrette information (opening and closing presentation) to the website.</td>
<td>Charrette attendees and staff</td>
</tr>
<tr>
<td></td>
<td>Kentlands, Maryland and other towns based upon New Urbanism</td>
<td>Gauging CTC, PC, and staff interest in the trip.</td>
<td>Confirm a date(s) during September. Consider staff member spending time in Maryland to review code with DPZ.</td>
<td>CTC / PC / Staff</td>
</tr>
</tbody>
</table>

During the discussion with DPZ on Wednesday, July 19, staff received the following image as a result of PC discussions of rear loaded townhomes vs. front loaded townhomes. DPZ also provided an overview of the scoring system for a Sustainable Community, pointing out walkability is the elements which scores the highest when communities are being considered for this designation.

As a result of the Post-Charrette survey, staff prepared word clouds related to each question to show the reoccurring theme in each question. The responses are outlined below:
Question 1: What is the likelihood you will stay informed about the planning and revitalization efforts taking place in the Dale Summit Area?

Question 2: What aspect of the Charrette would you modify if you had the opportunity to make one improvement?

Question 3: What specific measures or actions would you suggest to enhance public participation as the process moves forward?

Question 4: Did the Charrette have an impact on your perspective regarding the future development in Dale Summit?

Question 5: What actions can the Township take to ensure the zoning changes proposed during the Charrette meet the intent of the Dale Summit Vision Statement?
ATTENDED BY –
COUNCIL: Dustin Best, Acting Chair
D. Richard Francke
Susan Trainor

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S, Township Engineer
Robert Long, Finance Director
Amy Kerner, P.E., Public Works Director
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, CGA, Assistant Township Secretary

ABSENT: Carla Stilson, Chair
L. Eric Bernier

CALL TO ORDER: Mr. Dustin Best, Acting Chair, called to order the June 15, 2023, Regular Meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Best offered that Council met in an Executive Session on Wednesday, June 14, 2023, at 4:30 PM to discuss a personnel matter.

PUBLIC OPEN DISCUSSION: Nothing brought forward.

NEW AGENDA ITEMS: Nothing brought forward.

SPECIAL PRESENTATION:

SP-1 College Township Finance Report

Mr. Robert Long, CT Finance Director, offered a Year-To-Date Financial update to Council. He outlined the following information:

- Employee Benefit Package;
- Township Insurance;
- Risk Control;
- Cash and Investing – Account Analysis; and
- Cash and Investing – Bank Account Protections.

Mr. Long reported the year-to-date ending Fund Balance, as of May 31, 2023, of $5,239,000. To-date, the Township has collected 93% or $2,546,828 of the 2023 Property Tax Revenue. $196,732 (face value) remains to be collected.
Mr. Long highlighted the Year-To-Date totals collected for Non-Property Tax Revenues that include Real Estate Transfer Tax - $362,000, Earned Income - $826,000, and Local Services Tax - $262,000. The Township received a refund of $18,500 for 2022 EIT Collection Costs. The $62,500 remaining Redevelopment Assistance Grant funds were received and passed through to the sub-grantee. The final reimbursement for the Pike Street Traffic Calming Project of $118,000 was received.

**SP-2 MS4 Report**

Mr. Don Franson, P.E., P.L.S., offered the annual update to the MS4 Program, MS4 Permit PA 1134803, managed by CT for stormwater management. Annual practices continue as required. The Township’s 5-year cycle concludes June 30, 2025. A renewal application is due to DEP six-months prior December 31, 2024, effectively leaving the summer of 2024 as the final construction window for permit compliance.

Mr. Franson offered the original compliance plan for the Township included three (3) projects: Spring Creek Estates Stream Restoration, Penn Hills Basin Retrofit, and Spring Creek Park Restoration. In lieu of completing the Spring Creek Park Restoration, the Township is reviewing potential alternative projects: Penn State Duck Pond and Millbrook Marsh.

Mr. Franson concluded that MS4 projects are continuing within budget and generally on schedule, allowing for flexibility as projects evolve and final auditing of generated credits occurs.

Mr. Franson clarified the term “credits” as it relates to stormwater. He offered two ways the public can get involved in stormwater management are the Public Involvement and Participation Program (PIPP) and the Public Education & Outreach Program (PEOP). The CT website is a valuable tool for understanding the MS4 program.

**REPORTS:**

**a. Manager’s Update**

In addition to the written Manager’s Update, Mr. Brumbaugh, Township Manager, reported the Solar Power Purchasing Agreement meeting has been pushed to July 23, 2023. At this time, the proposed contract will be shared with the working group.

Ms. Schoch offered details of the Dale Summit Charrette planning exercise to take place during the week of June 19. She encouraged participation in one or more sessions by anyone who lives, works, plays, drives-through or may have an interest in the Dale Summit.

Mr. Brumbaugh was saddened to report that College Township lost a key employee, Mr. Jan Clouser, who passed away this past week. Mr. Clouser worked for College Township for 35 years. He was a very skilled employee whose woodworking projects can be seen around the Township. Mr. Brumbaugh expressed his deepest sympathies to the family. Mr. Clouser will be missed.

**b. COG Regional, County, Liaisons Reports**

**COG Land Use and Community Infrastructure Committee (LUCI):** In his written report, Mr. Bernier reported LUCI met on June 1, 2023, and received an update on the Centre County Solutions-Based Affordable Housing Study – Preliminary Opportunities and Challenges in the Center Region. They also received the draft schedule for Centre Region 2040 Comprehensive Plan Update and the draft of the Community Engagement Survey.
COG Human Resources Committee: Mr. Best reported the Human Resources Committee met on June 7, 2023, and provided comments to the Preliminary 2024 personnel requests for the Fire and Code agency full-time positions. The Committee was provided with the results and recommended the Executive Committee receive the 2022-2023 Classification and Compensation Study. The Committee did not approve the implementation of the title changes and range adjustments.

COG Joint Facilities/Finance Committee: Mr. Francke reported the joint Facilities/Finance Committees met on June 8, 2023, and heard a presentation of the Capital Improvement Plan 2024-2028, the COG 2024 Program Plan, the Parks & Recreation Governance Special Committee Facilitator budget authorization and discussed records retention agreement.

COG Climate Action Sustainability (CAS) Committee: In a written report, Ms. Stilson reported the CAS met on June 12, 2023, and reviewed responses to the RFQ for consulting services for the next refuse and recycling contract. They recommend accepting MSW Consultants’ quote for $10,000. The CAS approved a budget amendment to the 2023 Refuse and Recycling program allocating an additional $11,760 for Whitehall Road Regional Park recycling containers. They also heard a presentation by Joanne Schaffer on recycling nationally and locally.

COG Public Safety Committee: Mr. Trainor reported the COG Public Safety Committee met on June 13, 2023, and heard a presentation on the 2024 COG Program Plan review and the CodeRED Emergency Alerting System.

c. Staff/Planning Commission/Other Committees

Planning Commission (PC): The PC met on June 6, 2023, and discussed the Residential Rental Ordinance. The PC recommended approval of the revisions to the intent section and changing the long-term rental to 15 consecutive days, with the rest remaining the same. The PC also discussed the joint meeting that was held on May 30, 2023.

d. Diversity, Equity & Inclusion (DEI) Reports (Public Invited to Report)

Mr. Mike Bloom, Assistant Township Manager, offered that June 19, 2023, is the federal holiday, Juneteenth, which commemorates the emancipation of enslaved African Americans. He also added Resolution R-23-18 on the Consent Agenda, celebrates and recognizes June as Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) Pride Month.

Mr. Kevin Kassab, Centre LGBTQ+ Support Network, Member at Large, offered the mission of Centre LGBTQ+ is to bring the community together through LGBTQ+ education, advocacy, and activities in the Centre Region. He offered a history of the Centre LGBT+, which was founded in August 2014. The Centre LGBTQ+ Support Network is committed to working with their neighbors in the Centre Region to create an inclusive and equitable Centre County. They collaborate with a wide variety of organizations to foster cooperation and improve the lives of all vulnerable individuals in the community.

CONSENT AGENDA:

CA-1 Minutes, Approval of

a. May 30, 2023, Joint Council/PC Meeting
b. June 1, 2023, Regular Meeting
c. June 5, 2023, Special CIP Meeting
d. June 7, 2023, Special CIP Meeting
OLD BUSINESS:

**OB-1 Ordinance O-23-04 Centre Region Rental Housing & Building Safety Code**

Mr. Brumbaugh, Township Manager, offered that before Council is the final DRAT of the 2023 Rental Housing and Building Safety Code. Ordinance O-23-04 is the mechanism that will be used to repeal and replace the previously adopted (2017) Code with the 2023 version of the Code. Upon adoption, the 2023 Code standards will become part of Chapter 152 – Property Maintenance and Fire Code in College Township. If acceptable, Council should set a Public Hearing for July 20, 2023, CT Council meeting.

Mr. Walt Schneider, Centre Region Code Agency Director, offered that changes in section 101.6 regarding tenant rights, has been added and updated. Council had no additional comments.


Ms. Trainor seconded the motion.

Motion carried unanimously.

**OB-2 Shiloh Road Zoning Amendment**

Ms. Schoch, AICP, Principal Planner, offered that at the May 18, 2023, CT Council meeting, Council discussed including multifamily uses (R3) in the Planned Research and Business Park District (PRBD) within the Dale Summit area to allow for expansion of uses, including Planned Residential Developments (PRD). At the June 1, 2023, CT Council meeting, Council continued the discussion and ultimately directed Staff to apply more controls to R3 uses to address potential unintended consequences, while still maintaining the ability to develop residential housing in the zoning district.

Staff prepared two (2) options for Council’s consideration:

- Permit R3 Uses in the PRBD by Conditional Use
  - Recommends updating the PRD Ordinance.
  - Incorporating DPZ recommendations to the PRD into the updated Ordinance.
Mr. Brumbaugh, Township Manager, offered that the COG Land Use and Community Infrastructure (LUCI) and the Centre Regional Planning Commission (CRPC) is asking municipalities to review the amended Regional Growth Boundary (RGB) and Sewer Service Area (SSA) Implementation Agreement.

Mr. Jim May, Director, Centre Regional Planning Agency, reviewed the purpose of the RGB and SSA agreement. He offered the agreement has helped municipalities implement regional goals, particularly in areas that want to grow and areas that want to maintain their rural character. Mr. May offered added there was not any substantial changes to the agreement. There have been no major comments from any of the other participating municipalities.

Council had no additional comments. They thanked Mr. May for the opportunity to review. Mr. May will take back comments to the LUCI Committee and CRPC and then it will come before the General Forum. A public hearing will take place before adoption of the agreement.

**NEW BUSINESS**

**NB-1 Centre Region Regional Growth Boundary/Sewer Service Area Implementation Update**

Mr. Brumbaugh, Township Manager, offered that the COG Land Use and Community Infrastructure (LUCI) and the Centre Regional Planning Commission (CRPC) is asking municipalities to review the amended Regional Growth Boundary (RGB) and Sewer Service Area (SSA) Implementation Agreement.

Ms. Schoch outlined the pros and cons for the two (2) options prepared by Staff. She offered that the most control would be achieved through the Conditional Use process. Control that is more moderate would be achieved through the Limited Use process. There would be little or no controls by simply adding R3 uses in the PRBD. This option was remanded to the PC, which after discussion, they denied the recommendation. She also noted that when the Township contracted with DPZ, interim zoning changes were integrated into the contract.

Council discussed the process moving forward. The planning charrette with DPZ is planned for the week of June 19. Mr. Brumbaugh reminded Council that if they were comfortable supporting one of the two proposed options presented by Staff, this change would need to go back to the Planning Commission for discussion and recommendation. A consensus of Council favored the option to allow R3 uses in the PRBD by Conditional Use. After discussion, the following motion was made.

**Ms. Trainor made a motion to authorize Staff to prepare a remand letter to the CT Planning Commission to permit R3 uses in the Planned Research Business Park District by Conditional Use – as informed by the charrette process.**

**Mr. Francke seconded the motion.**

Motion carried unanimously.
Mr. Brumbaugh offered Council received the resignation of Ms. Stilson, Chair of the CT Council, effective July 1, 2023. Her term expires January 2, 2024. Council has 30-days as of the effective date to fill her term. In December of 2022, Council participated in interviews for candidates interested in serving on Council with the resignation of Mr. Paul Takac. Ms. Trainor was appointed to fill his term. Six of those same individuals offered their continued interest in a position on Council.

Chair Best offered that Council met in Executive Session to discuss this appointment. Mr. Fragola was a top candidate, having the most recent experience on Council. Mr. Brumbaugh offered that he was contacted and would be willing to serve if appointed. After discussion, the following motion was made.

Ms. Trainor moved to appoint Mr. Anthony Fragola to the remaining term through January 2, 2024, of Ms. Carla Stilson on the CT Council.
Mr. Francke seconded the motion.
Motion carried unanimously.

Mr. Francke opined that CT is fortunate to have highly qualified candidates interested to fill the open Council seat. The experience of Mr. Fragola allows Council to keep moving forward on key issues.

STAFF INFORMATIVES:

Mr. Francke offered PennDOT held a ceremony earlier today to dedicate the bridge crossing Spring Creek on East Branch Road in Lemont as the Petty Officer John W. Coble Memorial Bridge. Coble, a Lemont native, was a World War II Veteran and PennDOT employee who was killed on the job. Many family and community members were present as well as Representatives Benninghoff and Takac.

OTHER MATTERS:

No Other Matters were brought forward for discussion.

ADJOURNMENT:

Chair Best called for a motion to adjourn the meeting.

Mr. Francke moved to adjourn the June 15, 2023, Regular College Township Council Meeting.
Chair seconded the motion.

The June 15, 2023, Regular College Township Council Meeting was adjourned at 8:58 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary
§ 200-27.1 Planned Research and Business Park District.

A. Intent.

(1) It is the intent of the Planned Research and Business Park Districts (PRBD) to provide for development of research and business parks that, while meeting applicable building, health and safety standards, also foster innovative building and open space massing resulting in an aesthetically attractive working environment; provide for the preservation and protection of natural resources and the effective use of land and materials; foster internal and external educational, business and research relationships to enhance the economic stability of the center region; and provide the flexibility to adapt to changes in markets and technologies.

(2) In addition, the PRBD District is intended to achieve the following objectives:

(a) To provide for screening, landscaping, signing and lighting.

(b) To provide efficient, safe and aesthetic land development.

(c) To provide for adequate light and air, proper building arrangements and minimum adverse effect on surrounding property and to preserve existing topography, trees, amenities, landmarks and natural features.

(d) To develop proper safeguards to minimize the impact on the environment, including but not limited to minimizing soil erosion and sedimentation, air and water pollution and noise levels.

(e) To ensure the provision of adequate water supply, drainage and stormwater management, sanitary facilities and other utilities and services.

(f) To provide this type of development with infrastructure and services supplied by the Township and public authorities.

B. General requirements.

(1) Design and improvements. The design and physical improvements to the property being developed shall be provided by the developer as shown on the approved plan in accordance with the requirements of this chapter. Unless specifically waived or superseded by this chapter, all parks must comply with all requirements of Chapter 180, Subdivision of Land; Chapter 175, Stormwater Management; Chapter 177, Streets and Sidewalks; and other ordinances and regulations of College Township, as amended.

(2) Location. A park can be constructed in districts so designated on the Official Zoning Map, and such park shall be adjacent to and have the primary vehicle access to an arterial street.

(3) Size. A proposed park shall have no maximum acreage limit but shall contain no less than 35 acres of total land area. The unit of analysis for a development shall be a land planning unit with a maximum size of 300 acres. The land planning unit establishes the maximum size for the calculation of FAR. [Amended 3-19-2015 by Ord. No. O-15-03]

(4) Ownership. All land contained in a proposed park must be filed by a single landowner and be developed as a single entity. The lands of a proposed park may be subdivided into lots smaller than 35 acres and may be sold or leased to entities other than the developer. [Amended 3-19-2015 by Ord. No. O-15-03]
(5) Plan requirements. A land development and/or subdivision plan shall be submitted for the entire area of
the established land planning unit pursuant to Article IV of Chapter 180, Subdivision of Land. However,
if a master plan is submitted, reviewed, and approved by College Township pursuant to § 200-27.1H,
land development and/or subdivision plans can be submitted for each individual building, including

C. Permitted uses. Land and structures in a park may only be used for the following:

(1) Primary uses:

(a) Public and private institutions of higher education.

(b) Research, engineering, and testing laboratories. [Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015
by Ord. No. O-15-03]


(d) Business incubators.

(e) Light manufacturing facilities. [Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-
15-03]

(f) Pilot plants, given that they do not exceed 75,000 square feet in gross floor area for any given pilot
plant. [Amended 6-17-2010 by Ord. No. O-10-02]

(g) Data centers. [Amended 3-19-2015 by Ord. No. O-15-03]

(h) Medical offices and clinics. [Added 6-17-2010 by Ord. No. O-10-02; amended 3-19-2015 by Ord.
No. O-15-03]


(j) Any other facilities reasonably related to the intent of the PRBD as established by the property owner,
provided that these uses are specifically reviewed and approved by both the property owner and College

(2) Limited uses. Limited uses constructed in any phase cannot exceed the maximum for the total proposed
FAR as noted on the approved preliminary plan or master plan for the park. [Amended 6-17-2010 by

(a) Hotels, motels, inns, and similar public lodging facilities.

(b) Conference facilities, meeting rooms and places of assembly.

(c) Eating and drinking establishments.

(d) Retail and service establishments.

(e) Child and adult day-care centers; see § 200-11E. [Amended 2-18-2016 by Ord. No. O-16-02]

(f) Indoor recreational facility.

(g) Limited uses shall be restricted to a maximum of 35% of the total FAR shown on the approved
preliminary plan.

(3) Accessory uses.
(a) Open space improvements and facilities.

(b) Active recreational structures and fitness facilities.

(c) Caretaker residences.

(d) Other incidental operations required to maintain or support a primary or limited use, such as but not limited to maintenance shops, central energy facilities, solar energy systems, and wastewater treatment facilities. [Amended 8-18-2016 by Ord. No. O-16-04]

(4) Drive-through facilities as either a primary, limited or accessory use are prohibited. [Added 6-17-2010 by Ord. No. O-10-02; amended 3-19-2015 by Ord. No. O-15-03]

D. Dimensional requirements.

(1) Density. There shall be no minimum area requirements for individual lots or building sites contained in a land planning unit. However, the density of development shall not exceed 0.40 FAR in any land planning unit.

(2) Maximum coverage.

(a) Maximum building coverage. The total ground floor area of all buildings and structures shall not exceed 35% of the total land area of the park.

(b) Maximum impervious surfaces shall in developments of 50 to 100 acres, not to exceed 60%, and in developments of 100 plus acres, not exceed to 65% of the total land area of the park.

(3) Height. The height of all buildings within 200 feet of the boundary of the park shall not exceed the maximum height permitted in any adjoining zoning district. When the building is located within 200 feet of more than one adjoining zoning district, the height shall not exceed the lowest maximum height allowed in either district.

(4) Perimeter requirements. The park shall be designed to avoid adverse influences and impacts on surrounding properties. Required setbacks from perimeter boundaries shall be 50 feet for structures and 25 feet for parking areas. Entry features are excluded from set back requirements, provided that they meet requirements of this chapter and Chapter 180, Subdivision of Land, as amended. [Amended 6-17-2010 by Ord. No. O-10-02]

(5) Interior setbacks. Interior setbacks must be proposed by the developer and shown on the preliminary plan and will be approved by College Township Council, as a part of the preliminary plan approval. These setbacks must be consistent with the park's design and intent. Different setbacks may be established for building and/or parking.

E. Open space requirements.

(1) A minimum of 30% of the gross area of the park shall be devoted to open space.

(2) At least 50% of the required open space shall be contiguous.

(3) The Township Council may accept dedication all or part of the open space shown on plan, provided that:

(a) The land so dedicated is contiguous.

(b) The Council may require that no less than 50% of the land so dedicated shall be located outside of a
floodplain shall not be subject to seasonal flooding and shall have a finished grade not exceeding an average existing grade of the land.

(4) For purposes of calculating required acreages specified herein, open space shall not include land occupied by streets, driveways, parking spaces and buildings or structures, other than recreational structures.

F. Environmental design. The environmental design scheme of the park shall be laid out in such a fashion so that all of the elements listed below are incorporated into a harmonious and aesthetically pleasing design. Consideration should be given to the overall character of the development and its visual effect on adjacent uses as well as the tenants of the development, residents of the Township and Centre Region at large.

(1) Existing trees should be inventoried and preserved whenever possible. Existing stands of mature, healthy trees, hedgerows, waterways historic sites, scenic points, views and vistas and other community assets and landmarks should be preserved.

(2) The park should be designed to minimize grading and other changes to the natural terrain. All graded slopes should blend with the surrounding terrain and development.

(3) All landscaping shall be in conformance with an overall landscaping plan and unifying concept for the development.

(4) The park shall conform to the regulations contained in this chapter concerning floodplain conservation, slope controls, nuisance standards, outdoor storage, waste and sewage disposal, illumination, landscaping, historic properties and temporary uses.

(5) The park shall conform to the regulations on erosion and grading control contained in Chapter 180, Subdivision of Land, as amended.

(6) The park shall conform to the requirements of Chapter 175, Stormwater Management, as amended.

G. Traffic, parking and pedestrian access.

(1) A park shall have an internal system of public streets with the major access to the site be linked to a designated arterial street, such link shall be based on the size and classification warranted by the landowner's transportation impact report.

(2) All streets in the park shall conform to all standards contained in Chapter 177, Streets and Sidewalks, and Chapter 180, Subdivision of Land, as amended, prior to dedication to the Township.

(3) The need for secondary access for emergency vehicle use will be shown at the time of preliminary plan approval and can be provided by a second entrance or an approved alternative solution to the park.

(4) Parking.

(a) Motor vehicle access and off-street parking shall be provided as required in this chapter to correspond with the development phases specified in the preliminary plan, with the exception of parking requirement ratios listed in Subsection G(4)(d) below, within the park. Parking requirements for institutions of higher education shall be based upon the principal use of the building or structure.

(b) Reservation and siting of the excepted parking areas shall be recorded as a condition in the preliminary plan but may be constructed in stages to correspond with employment growth at the site. Submissions shall contain the landowner's plan for phasing and monitoring of employment growth. All parking as required in this section shall be constructed within five years following final plan approval; however, an
amendment to the parking phasing may be granted to extend the accepted parking phasing.

(c) The applicant may also submit a plan for alternative on-site and/or off-site parking locations for the limited uses, as defined, which provide shared or substitute parking for up to 25% of the required parking. Plans should include methods of transportation linkage to alternative location and means of implementing and monitoring off-site parking. All approved plans for alternative parking shall be recorded as a condition in the preliminary plan in the form of declarations of covenants.

(d) Excepted parking shall be provided according to the following ratios:

1. Conference center: four spaces per 1,000 gross square feet. [Amended 4-9-1992 by Ord. No. O-92-05]
2. Research and development uses, including laboratories, offices and other facilities for basic and/or applied research; business incubators; and pilot plants: one space per 550 gross square feet.
3. Light manufacturing and production or assembly of prototype products: one space per 625 gross square feet.

(e) In order to provide flexibility in parking lot landscaping, foster innovative design and create an aesthetically attractive working environment that reduces heat glare, and visual expansiveness, the parking lot landscaping requirements may be varied. The amount of landscaped open space and materials used shall not be less than what is required in this chapter. The parking lot landscape design shall be at the discretion of the Township pursuant to an approved preliminary plan. [Added 4-9-1992 by Ord. No. O-92-05]

(5) Pedestrian access. A system of pedestrian access, in the form of paved sidewalks or interior walkways, shall be provided to allow walking between every use, structure or recreational facility and shall be connected with existing sidewalks and walkways adjacent to the park. Sidewalks shall be designed in conformance with the construction standards in Chapter 177, Streets and Sidewalks, and Chapter 180, Subdivision of Land, as amended. At the discretion of the Council, interior walkways may be constructed from materials other than those outlined in Chapter 180, Subdivision of Land.

(6) Bike path. Bike paths shall be required along arterial and collector streets within and adjacent to the development. The bike path must connect to an internal network of bike paths, which are separate from the walkway system mentioned above, servicing the development.

H. Master plan. A developer has the option of submitting a master plan for a park prior to submitting land development/subdivision plans. If a master plan is submitted, the developer will not be required to submit land development and/or subdivision plans for the entire land planning unit. The following information shall comprise the content of a master plan pursuant to the following: [Added 3-19-2015 by Ord. No. O-15-03]

(1) Content.

(a) Narrative statement. A written statement, including the following:

1. A statement of the ownership of all of the land within the park, including items such as plans to lease or subdivide land.
2. An explanation of the design pattern of the park.
3. A statement describing any proposed innovative design concepts included in the plan.
[4] A description of the form of organization proposed to own and maintain the open space recreational facilities and structures or other facilities, if any.

[5] A description of proposals to preserve natural features and existing amenities, and a statement of conceptual landscaping designs.


(b) A site plan identifying the following:


[2] Identification of developable areas and required open space areas.

[3] Identification of approximate location of internal private and/or public street networks, including pedestrian and bicycle travel patterns.

[4] Identification of buildable areas, including potential gross floor area and height (in floors) of buildings.

[5] Approximate locations of parking lot and/or structure locations, including approximate number of spaces.

[6] Perimeter setbacks. In addition, setbacks and/or building separations should be listed and shown on the site plan.

(c) Overall square footage of proposed buildings, including a list of proposed uses broken into primary or limited uses.

(d) Phasing schedule.

(2) A stormwater management plan identifying areas of detention, retention and infiltration of stormwater. In addition, Council may require stormwater calculations showing that the areas identified are sufficient to meet the stormwater requirements of Chapter 175 of this Code for the purpose specified in this plan.

(3) A transportation impact report shall be required as part of the master plan. The content of such shall be that which identifies overall potential traffic volumes on adjacent streets and intersections. The report shall also study any internal impacts to public streets.

(4) Review of the master plan shall be done in the same manner as that described for the preliminary plan pursuant to § 180-8.

(5) Master plan compliance. Individual preliminary/final land development or subdivision plans shall be permitted to vary from the master plan. The following shall be thresholds that, if exceeded, shall constitute the need for a revised master plan:

(a) The area of the open space delineated on the master plan is reduced by 5% or more (as percentage of total open space);

(b) The location of the open space is changed in an amount that exceeds 5% as a percentage of total open space;

(c) Gross floor area of all buildings exceeds that which was approved on the master plan by 5% or more; or

(d) The location of access points onto a public collector or arterial street is changed.
(6) Master plan revisions. Land developments and/or subdivisions that exceed the thresholds listed above for master plan compliance will necessitate submittal of revised master plan documents potentially including traffic and stormwater reports.

I. Phasing and scheduling.

(1) A phase of a park shall be able to function independently of the undeveloped phases while being compatible with adjacent or neighboring land uses, even if the remainder of the park were to be discontinued and the plan abandoned.

(2) If a park is to be developed in phases, over a period of years and according to an approved schedule, the gross density of any phase, or in combination with previously developed phases, shall not exceed the maximum allowed density of the total park.
Chapter 145

Planned Residential Development


GENERAL REFERENCES
Planning Commission — See Ch. 52.
Building and construction code — See Ch. 82.
Sewers — See Ch. 166.
Signs — See Ch. 170.
Stormwater management — See Ch. 175.
Street and sidewalk construction and occupancy — See Ch. 177, Part 1.
Subdivision of land — See Ch. 180.
University Planned District — See Ch. 188.
Vehicles and traffic — See Ch. 190.
Zoning — See Ch. 200.
Fees — See Ch. A203.

Article I

General Provisions

§ 145-1 Title.
This chapter shall be known and may be cited as the "College Township PRD Ordinance."

§ 145-2 Statutory authority.
This chapter is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania in the Pennsylvania Municipalities Planning Code, Act of 1968, July 31, P.L. 805, as amended (53 P.S. § 10101 et seq.).

§ 145-3 Purpose.
This chapter is enacted for the purposes set forth in Article VII of the Municipalities Planning Code and for the following purposes:
A. To increase the availability of a greater variety and mixture of housing types.
B. To encourage innovative design in residential development.
C. To encourage a more efficient use of land and public services.

D. To preserve existing topography, trees, amenities, landmarks and natural features.

E. To relate the type, design and layout of development to the particular site.

F. To provide sufficient, usable and convenient open space and recreation facilities.

G. To combine and coordinate landscaping and building styles within the development.

H. To provide an environment of stable character in harmony with surrounding development and in accordance with the Comprehensive Plan.

§ 145-4 Establishment of controls.
In their interpretation and application, the regulations set by this chapter shall be held to be the minimum requirements adopted for the promotion of the purposes of this chapter.

A. Types of control. This chapter contains regulations governing the following: procedures for establishing a planned residential development; graphic and written information to be submitted under such procedures; and regulations governing allowed uses and densities, layout of streets and structures, the reservation of land for common or public open space, the provision of recreational facilities and pedestrian access, protection of the natural environment and the avoidance of impacts on surrounding areas.

B. New planned residential developments. Upon application by a landowner, the Township Council may, according to the provisions of this chapter, establish a planned residential development on contiguous parcels of land under common ownership of the applicant within the zoning districts set forth in Article V, Residential Districts, of Chapter 200, Zoning.

C. Existing planned residential developments. All PRD plans approved under the terms of Ordinance No. 41-C but not yet constructed at the date of enactment of this chapter shall comply with the following:

(1) Any tentative planned residential development plan approved within 12 months prior to the date of enactment of this chapter shall be entitled to final approval, within 12 months of the date of approval of said tentative plan, according to the terms of said approved plan.

(2) Any tentative planned residential development plan approved to be submitted for final approval in sections according to an updated schedule within 12 months prior to the enactment of this chapter shall be entitled to final approval within 12 months of the tentative approval or according to the terms of the approved schedule and tentative plan.

(3) The provisions of this chapter shall apply to any unbuilt portion of a planned residential development which received final approval more than 36 months prior to the date of the enactment of this chapter.

D. Relationship with other restrictions. The provisions of this chapter are not intended to interfere with, abrogate or annul other rules, regulations or ordinances, provided that, where this chapter imposes a greater restriction than that imposed by such other rules, easements, covenants, restrictions, regulations or ordinances, the provisions of this chapter shall control, except that, for any development governed by this chapter where a provision of this chapter conflicts with Chapter 200, Zoning, or Chapter 180, Subdivision of Land, the provisions of this chapter shall control.

Article II
§ 145-5 Word usage.

For the purposes of this chapter, certain terms and words used herein shall be interpreted as follows:

A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender, and words of feminine gender include masculine gender.

B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.

C. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation or any other similar entity.

D. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.

E. The words "used" or "occupied" include the words "intended, designed, maintained or arranged to be used or occupied."

§ 145-6 Definitions.

Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in this section. All words and terms not defined herein shall be used with a meaning of standard usage.

AMENDMENT
- Any duly enacted change or revision of this chapter.

ARCHITECT
- A professional licensed by the Commonwealth of Pennsylvania to practice architecture.

BOULEVARD-TYPE ENTRANCE
- Any entrance with two distinct travel lanes, which are separated by a median that is a minimum of 10 feet wide.

[Added 9-4-2003 by Ord. No. O-03-16]

BOUNDARY
- A line marking the limit or border of a lot or district.

BUILDING
- A structure, including any part thereof, having a roof and used for the shelter or enclosure of persons or property.

COMMUNITY CENTER
- The nonprofit use of land and structures for social and community service activities, including recreational programs, professional counseling services and/or human service agencies and programs, provided that the sale of intoxicating beverages on the premises is prohibited.

COMMUNITY WATER SYSTEM
- Any public or private water system that serves more than 15 homes or 25 residents.

[Added 9-4-2003 by Ord. No. O-03-16]

COMPREHENSIVE PLAN
The Township Comprehensive Plan, adopted October 12, 1976, by Resolution No. 32.

CUL-DE-SAC
Any roadway with a single means of entry and exit. The cul-de-sac has two parts: the stem and turnaround. The cul-de-sac is measured from the end of the turnaround to the point where the stem intersects with a roadway that has two means of entry and exit.

[Added 9-4-2003 by Ord. No. O-03-16]

DEDICATION
The conveyance of land or objects to some public use, made by the owner and accepted for such use by or on behalf of the public by a municipality, school district, public authority or other government agency.

DEVELOPMENT
Any subdivision or land development activity as defined by the Pennsylvania Municipalities Planning Code.

[Added 9-4-2003 by Ord. No. O-03-16]

DEVELOPMENT PLAN
The provisions for development of a planned residential development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan," when used in this chapter, shall mean all the written and graphic materials referred to in this definition.

DRIVEWAY
A corridor which provides motor vehicle access from a street into a lot.

DWELLING
A building designed for human living quarters, but not including hotels, boardinghouses, tourist homes, motels or other accommodations used for transient occupancy.

ENGINEER
A professional licensed by the Commonwealth of Pennsylvania to practice engineering. An engineer is only expected to practice in those disciplines in which he is trained and experienced.

ENGINEER, TOWNSHIP
A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Engineer for the Borough/Township.

EROSION AND SEDIMENTATION
A. EROSION The removal of soil, stone and other surface materials by the action of natural elements.
B. SEDIMENTATION The process by which mineral or organic matter is accumulated or deposited by the movement of wind and water or by gravity.

FARM USE
The use of land and structures for one or more of the following: the tilling of the land, the raising of crops, fruits and vegetables and the raising and keeping of livestock and poultry; horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials; and forestry uses related to the harvesting of lumber products.
FIRE APPARATUS ACCESS ROAD
A road that provides fire apparatus access from a fire station to a facility, building or portion thereof.
This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

[Added 9-4-2003 by Ord. No. O-03-16]

FIRE CHIEF
The Chief of the Alpha Fire Company, Boalsburg Fire Company or a duly authorized representative in the Alpha or Boalsburg Fire Company Service Area.

[Added 9-4-2003 by Ord. No. O-03-16]

FIRE DEPARTMENT CONNECTION
Any hose connection utilized by the Fire Department to supply water to a built-in fire protection system.

[Added 9-4-2003 by Ord. No. O-03-16]

FIRE FLOW
The flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure that is available for fire fighting.

[Added 9-4-2003 by Ord. No. O-03-16]

FLOODPLAIN
Areas as defined by Chapter 200, Zoning.

GOVERNING BODY
The Council of the Township of College, County of Centre, Commonwealth of Pennsylvania.

GRADE
The slope of ground, street or other public way, specified in percentage of change in elevation per horizontal distance.

GRADING
The act of excavating and/or filling land for the purpose of changing natural slope.

GROSS FLOOR AREA (GFA) or FLOOR AREA
The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

[Amended 8-16-2018 by Ord. No. O-18-05]

HEIGHT
The vertical distance of a structure, measured from the average elevation of existing grade at the proposed building perimeter prior to construction, to the finished ceiling of the highest habitable space. See figure below. Also see § 200-14 for exceptions.

[Amended 8-8-1997 by Ord. No. O-97-04]
IMPERVIOUS SURFACE
A surface which prevents the penetration of water into the ground.

IMPROVEMENT
Those physical additions, installations and changes required to render land suitable for the use intended, and including but not limited to streets, curbs and gutters, sidewalks, street signs and lights, walkways, sewer and water facilities, monuments and markers, shade trees, grading and stormwater drainage facilities.

LANDOWNER
The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee, if he is authorized under the lease to exercise the rights of the landowner, or other persons having a proprietary interest in land.

LANDSCAPE ARCHITECT
A professional licensed by the Commonwealth of Pennsylvania to practice landscape architecture.

LAND SURVEYOR
A professional, licensed by the Commonwealth of Pennsylvania, who makes measurements of dimensional relationships, as of horizontal distances, elevations, directions and angles on the earth's surface, especially for use in locating property boundaries, construction layout and mapping.

LOT
An area of land, including watercourses, held in a single and separate ownership; includes "tract" and "parcel."

LOT LINE
A boundary line of a lot; includes "property line."

MAXIMUM LOT COVERAGE
The percentage of lot area which may be occupied by the ground floor area of all primary and accessory buildings.

MOTOR-VEHICLE-ORIENTED BUSINESS
Any commercial business or any portion thereof which, by design, type of operation or nature of business, provides service to motor vehicles in a short period of time, including but not limited to an automatic car wash, self-service car wash or self-service gasoline station, or provides a service to occupants of the motor vehicle while they remain in the vehicle, including but not limited to a drive-in bank, drive-in restaurant, drive-in beverage sales, pickup window or gasoline service station.

MUNICIPAL
Of or for the Township of College, unless specifically in reference to another municipality.

NFPA
National Fire Protection Association. This organization is a national association established for the purpose of proposing standards that reduce the opportunity for injury or death from fire.

[Added 9-4-2003 by Ord. No. O-03-16]
NORTH POINT
An arrow on a plan depicting true North.

OFF-STREET PARKING SPACE
A space not located within any street right-of-way used for the temporary storage of one motor vehicle.

OPEN SPACE
That area within the perimeter boundaries of a plan that is intended to provide light and air and is designed for preservation of natural features, buffering or scenic or recreational purpose. Open space may include but need not be limited to lawns, decorative planting, walkways, active and passive recreation structures and areas, children's playgrounds, fountains, pools or ponds, undisturbed natural areas, agriculture, wooded areas, and/or water bodies. Open space must also be open and accessible to all tenants or users of the proposed development. Open space for the purposes of required open space requirements pursuant to § 145-18 shall not include areas within required setbacks and/or buffer yard areas and/or areas set aside for public facilities (e.g., schools, utilities or municipal facilities).

[Added 2-20-2014 by Ord. No. O-14-01]

OWNER
Landowner.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE
Act of 1968, July 31, P.L. 805, as amended (53 P.S. § 10101 et seq.).

PERIMETER BOUNDARY
The line marking the outside limit of the planned residential development.

PHASE
A component or definable part of a whole; a stage of development. A phase of a development plan is that part of the entire plan which, if implemented, is capable of standing on its own. A phase of a PRD shall be able to function independently of the undeveloped phases, while being compatible with adjacent or neighboring land uses, even if the remainder of the PRD were to be discontinued and its land revert to its original zoning.

PLANNED RECREATIONAL AREA
Area(s) laid out, devoted to and designed for the active and/or passive recreational pursuits of the residents of the planned community. Such areas may include but shall not be limited to ballfields, play apparatuses, nature trails, picnic areas, bike paths and like uses. However, all common open space within the planned residential area shall not be deemed to be "planned recreational area."

PLANNED RESIDENTIAL DEVELOPMENT (PRD)
An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which may not correspond, in lot size, bulk or type of dwelling, density, lot coverage and required open space, to the regulations established in any one residential district created, from time to time, under the provisions of Chapter 200, Zoning.

PLANNING COMMISSION
The College Township Planning Commission, Township of College, County of Centre, Pennsylvania.

SCHEDULE
A schedule of development is the projected time frame in which the several phases of a development are to be implemented.
STREET
A public or private corridor used as a means of vehicular and pedestrian access to two or more lots; a highway, road or alley.

[Amended 3-19-2009 by Ord. No. O-09-02]

A. ARTERIAL STREET A major street with fast or heavy traffic of considerable continuity used primarily as a traffic artery connecting two or more neighborhoods or areas. Primary arterial streets extend through the entire urban area, while secondary arterial streets extend through only a portion of the area. For the purposes of this chapter, existing primary and secondary arterial streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]

B. COLLECTOR STREET A major street which carries traffic from local streets to arterial streets. For the purposes of this chapter, existing collector streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]

C. LOCAL STREET Any street not herein defined as an alley, arterial, collector or marginal access street.

D. NEIGHBORHOOD STREET A minor street serving only residential uses. For the purposes of this chapter, existing neighborhood streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]

E. MARGINAL ACCESS STREET A minor street parallel and adjacent to a major street which provides direct access to abutting properties and control of intersections with the major street.

STRUCTURE
Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. All buildings are structures.

SUBDIVISION
The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development.

USE
Any purpose for which a lot or structure may be designed, arranged, intended, maintained or occupied or any activity, occupation, business or operation carried on in a structure on a lot.

WALKWAY
A right-of-way intended to provide pedestrian access.

WATER AUTHORITY
The company or agency responsible for providing water and related services to its service area. College Township is served by the State College Borough Water Authority and College Township Water Authority.

[Added 9-4-2003 by Ord. No. O-03-16]

YARD
An unoccupied space, open to the sky, extending from the lot line to a structure. The size of a required yard shall be measured as the shortest distance between the structure and lot line.
Plan Review Procedures

§ 145-7 General.
Tentative plans for planned residential developments, all or part of which are situated in the Township, shall be reviewed by the Township Planning Commission and the Centre Regional Planning Commission and shall be approved or not approved by the Township Council in accordance with the procedures specified in this article. All plans shall be reviewed in two stages, tentative and final.

§ 145-8 Preapplication conference.
A potential applicant for planned residential development may request a conference with the Planning Commission for the purpose of discussing or reviewing such proposed development and for obtaining advice on the preparation of the tentative plan.

A. The preapplication conference shall not be mandatory and shall not be regarded as a formal application for planned residential development. The filing of any report, sketch plan, plat or map prior to or at such conference shall not constitute submission of a plan or application for planned residential development, nor shall such materials be binding on subsequent submissions by the applicant.

B. Any report, sketch plan, plat or map to be considered by the Planning Commission at such conference shall be provided by the potential applicant in three copies, and the Township Secretary shall distribute a copy of the same to the Township Planning Commission and the Centre Regional Planning Commission for informational purposes only.

C. The Planning Commission may, at its sole discretion, make or refuse to make recommendations as the result of the preapplication conference. Any recommendations made by the Planning Commission at or in response to the preapplication conference shall not be binding upon the applicant or upon the Planning Commission in its review of the plan after formal application.

§ 145-9 Review of tentative plan.
All applications for Township approval of planned residential development plans shall commence with the official submission of a plan and all required supplementary data to the Township Secretary. The application for tentative approval of the development plan shall be filed by or on behalf of the landowner. At any time during the review process, the applicant may amend the originally submitted plan solely for the purpose of correcting minor deficiencies in the original plan to the extent necessary to meet the requirements of this chapter.

A. A tentative plan shall be deemed to have been submitted for review when the applicant has furnished to the Township Secretary the following documents:

(1) One copy of a completed application for planned residential development, plus payment of all application fees.

(2) Nine prints of the plan, which shall fully comply with § 145-12 and Article V of this chapter.

[Amended 9-4-2003 by Ord. No. O-03-16]

(3) Twenty-one of a narrative, which shall fully comply with § 145-12 and Article V of this chapter.

[Amended 9-4-2003 by Ord. No. O-03-16]

(4) Twenty-one prints of the proposed tentative master plan, which shall include but shall not be limited to the following items: all proposed land uses within the PRD, including phasing of development and lot numbers, acreage of each phase, common open space within each phase, number and type of dwelling units within each phase and the total floor area of all dwelling units, floor area of all nonresidential uses by phase and overall density of each phase; location of all proposed street rights-of-way, walkways, common open spaces and stormwater facilities; location of all roads and/or motor vehicle access points...
within 500 feet of the perimeter boundaries of the property; and North point, location map, date of initial submission and all revision dates, legend and graphic scale. The scale of said master plan shall be one inch equals 100 feet or greater. [Amended 9-4-2003 by Ord. No. O-03-16]

B. Upon receipt of the above, the Township Secretary shall immediately forward one copy of the plan and the narrative to the Township Council; the College Township, Centre Regional and Centre County Planning Commissions; the Fire Chief; the Township Engineer; the College Township Parks and Recreation Committee, and if the proposed subdivision or land development is to have direct access to a state or federal highway, the district office of the Pennsylvania Department of Transportation in Clearfield, Pennsylvania. The Township Engineer, the County Planning Commission and its designated agent and the Centre Regional Planning Commission may review the plan to determine its conformance with the provisions contained in these regulations. [Amended 9-4-2003 by Ord. No. O-03-16]

C. Review by the Township Planning Commission.

(1) At its next regular meeting following the receipt of the application for tentative approval, provided that such application was made at least 14 days prior to the meeting, or at a special meeting called for that purpose after receipt of the tentative plan, the Planning Commission shall review the plan to determine its conformance with the provisions contained in these regulations.

(2) The Planning Commission shall notify the Township Council, in writing, of any recommended action, changes or modifications to the plan after such decision is made, provided that the Planning Commission shall make such recommendations within 45 days after the date the application for tentative approval was filed. The Planning Commission shall make no recommendations on such application until reports from the County or Centre Regional Planning Commission and the Township Engineer are received or until expiration of 30 days from the date the plan was forwarded to the county, whichever comes first.

(3) If review by the Township Planning Commission results in an unfavorable recommendation because the requirements of this chapter have not been met, notification to the Township Council should specify the defects found in the plan and describe the requirements which have not been met and should cite the provisions of this chapter from which such defects or requirements originate.

D. Review by the Township Council. Upon receipt of the recommendations from the Planning Commission or upon failure to receive said recommendations 45 days after submittal, and in no event later than 60 days from the date of application for tentative approval of the planned residential development, the Township Council shall hold a public hearing for the purposes of public comment and review of the plan. Owners of abutting properties should individually receive written notice of the public hearing. The hearing shall be held in the manner provided by the Pennsylvania Municipalities Planning Code, as amended. The governing body may continue the hearing from time to time and may refer the matter back to the Township Planning Commission for a report; provided, however, that all public hearings shall be concluded within 60 days after the date of the first public hearing.

(1) The Council shall review the plan and the written reports thereon of the Township Planning Commission, the Centre County Planning Commission, the Centre Regional Planning Commission, the Fire Chief and the Township Engineer to determine if the plan meets the provisions contained in these regulations. Prior to approval of a tentative plan for which off-site sewer or water service is proposed, the Council shall require, as a condition of approval, that the applicant furnish written confirmation from the appropriate bodies that such service is and will be made available to the planned residential development. [Amended 9-4-2003 by Ord. No. O-03-16]

(2) Approval or denial.

(a) The Council, within 60 days following the conclusion of the public hearing, shall, by official written
communication to the applicant, either:

1. Grant tentative approval of the development plan as submitted;

2. Grant tentative approval subject to the applicant meeting specified modifications to the development plan as submitted; or

3. Deny tentative approval to the development plan.

(b) The official written communication shall be certified by the Secretary of the Township Council and shall be filed in his office, and a certified copy shall be mailed to the landowner.

3. In accordance with the Pennsylvania Municipalities Planning Code, Article VII. Planned Residential Development, Section 709(b), the grant or denial of tentative approval by official written communication shall include, with the conclusions, findings of fact related to the reasons for the approval, with or without conditions, or for the denial. The findings shall specify in what respects the development plan would or would not be in the public interest, which may include but shall not be limited to the following:

(a) Those respects in which the development plan is or is not consistent with the adopted Township Comprehensive Plan.

(b) The extent to which the development plan departs from zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.

(c) The purpose, location and amount of the common open space in the planned residential development, the reliability of the proposals for maintenance and conservation of the common open space and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential community.

(d) The physical design of the development plan and the adequacy of provisions for public services, controls over vehicular traffic and amenities of light, air, recreation and visual enjoyment.

(e) The relationship, beneficial or adverse, of the proposed planned residential development to the neighborhood in which it is proposed to be established.

(f) In the case of a development plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public and of the residents of the planned residential development in the integrity of the development plan.

4. In the case where a planned residential development is projected over a period of years, the Council may authorize final review of the plan by sections, stages or phases of development, subject to such requirements or guaranties as to improvements in future sections, stages or phases of development as it finds essential for the protection of any tentative approved section, stage or phase of development. In such case, a schedule showing the proposed times within which applications for final approval of all sections, stages or phases of the development are intended to be filed shall be included with the tentative plan. The schedule may be revised annually by the Council if requested to do so by the landowner or developer. A landowner or developer who requests a change in scheduling shall submit a letter to the Council requesting said change along with the reasons for the change. The Council may, at its discretion, require the landowner or developer to follow the procedures required herein for tentative plan approval. The phasing of a tentatively approved PRD may be revised annually by the Council upon application of the landowner or developer following the procedures required herein for tentative plan approval.
The Council may set forth in the official written communication a period of time, not less than three months, within which an application for final approval of the development plan shall be filed or, in the case of a development plan which provides for development over a period of years, within which an application for final approval of the development plan for the first phase shall be filed. In no case shall the time between the grant of tentative approval and the submission of application for final approval be more than 12 months, or, in the case of a plan which provides for development over a period of years, the time between tentative approval and submission of application for final approval of the first phase shall not be more than 12 months; provided, however, that the Council may extend for a single twelve-month period the filing of the final plan if requested in writing, by the applicant. If the final plans are not submitted within the time limits set above, the tentative plan will be deemed to be abandoned unless reestablished by full tentative approval procedures, as set forth in this section.

Failure of the Council to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the tentative plan in terms as presented, unless the applicant has agreed, in writing, to an extension of time or change in the prescribed manner of presentation or communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

In the event that tentative approval is granted subject to conditions, the owner may, within 30 days after receiving a copy of the official written communication of the governing body, notify the Council of his refusal to accept all of said conditions, in which case, the Council shall be deemed to have denied tentative approval of the development plan. In the event that the landowner does not, within said period, notify the Council of his acceptance of all of said conditions, tentative approval of the development plan shall be deemed to have been denied.

The location and boundaries of planned residential developments which have received tentative approval shall be shown on the College Township Official Zoning Map.

Tentative approval of a development plan shall not qualify a plat of the planned residential development for recording nor authorize development or the issuance of any building permit.

In the event that a development plan is given tentative approval and, prior to final approval, the landowner shall elect to abandon said development plan by so notifying the Township, in writing, or in the event that the owner shall fail to file application or applications for final approval within the required period of time, the tentative approval shall be deemed to be revoked, and all that portion of the area included in the development plan for which final approval has not been given shall be subject to those local ordinances otherwise applicable thereto, and the same shall be noted in the records of the Township Secretary, and the planned residential development designation for that portion shall be removed from the College Township Official Zoning Map.

A development plan which has been given tentative approval as submitted or which has been given tentative approval with conditions which have been accepted by the landowner (and provided that the landowner has not defaulted nor violated any of the conditions of the tentative approval) shall not be modified or revoked nor otherwise impaired by action of the municipality pending an application or applications for final approval, without the consent of the landowner, provided that an application for final approval is filed or, in the case of development over a period of years, provided that applications are filed within the periods of time specified in the official written communication granting tentative approval.

§ 145-10 Review of final plan.

A plan, including all the land in an approved tentative plan or a section thereof according to an approved schedule for development over a period of years, shall be officially submitted to the Township Secretary for final approval. All plans which have received tentative approval shall be entitled to final approval, in accordance with the terms of the approved tentative plan, for a period of 12 months from the date of...
preliminary approval. The Township Council may extend for 12 months the period for filing the final plan.
No construction or installation of structures or improvements shall occur in any phase of the development
and no zoning or building permits shall be issued before final approval is given. No occupancy permits shall
be issued for any phase of the development until required improvements are installed and all conditions of
final approval have been met.

A. All applications for final approval shall be acted upon by the Township Council within 45 days
following the date the application is filed.

B. Final official submission of the plan to the Township Council shall consist of eight black- or blue-on-
white prints of the plan, which shall comply with § 145-13 of this chapter and the conditions for which
the plan received tentative approval, plus financial security specified in Subsection G below, all offers
of dedication and deeds of easements to the Township and all other required documents. [Amended 9-
2003 by Ord. No. O-03-16]

C. Upon receipt of all required materials, the Township Secretary shall forward one copy of the plan to the
Township Council, the Centre Regional and Centre County Planning Commissions, the Fire Chief, the
Township Engineer and, if the proposed development is to have direct access to a state or federal
highway, the district office of the Pennsylvania Department of Transportation in Clearfield,
Pennsylvania. The County Planning Commission and its designated agent, the Centre Regional Planning
Commission and the Township Engineer may review the final plan to determine its conformance to the
provisions contained in these regulations. The Township Council shall take no official action on such
application until reports from the above are received or expiration of 30 days from the date the
application is filed, whichever comes first. [Amended 9-4-2003 by Ord. No. O-03-16]

D. The final review of the plan shall be conducted by the Township Council and shall be limited to
determining if the plan conforms to the plan which received tentative approval, including all conditions
and modifications required by the Township Council, and if the requirements for final plan approval as
listed under § 145-13 of this chapter have been met. If the plan submitted for final approval varies from
the plan granted tentative approval, it shall be the responsibility of the applicant or his representative to
bring such changes to the attention of the Council. Failure of the applicant to bring said changes to the
attention of the Council shall constitute an abandonment of the tentatively approved plan.

E. Plans containing variations.

(1) In the event that the development plan as submitted contains variations from the development plan given
tentative approval, the Council may refuse to grant approval and shall, within 45 days from the filing of
the application for final approval, so advise the landowner, in writing, of said refusal, setting forth in
said notice the reasons why the plan is at variance with that which received tentative approval. In the
event of such refusal, the landowner may either:

(a) Refile his application for final approval without the variations objected; or

(b) File a written request with the Council that it hold a public hearing on his application for final approval.

(2) If the landowner wishes to take either such alternate action, he may do so at any time within which he
shall be entitled to apply for final approval, or within 30 additional days if the time for applying for final
approval shall have already passed at the time when the landowner was advised that the development
plan was not in substantial compliance. In the event that the owner shall fail to take either of these
alternate actions within said time, he shall be deemed to have abandoned the development plan. Any
such public hearing shall be held pursuant to public notice within 30 days after request for the hearing is
made by the owner, and the hearing shall be conducted in the manner prescribed for public hearings on
applications for tentative approval. Within 30 days after the conclusion of the hearing, the Council shall,
by official written communication, either grant final approval to the development plan or deny final
approval. The grant or denial of final approval of the development plan shall, in cases arising under this section, be in the form and contain the findings required for an application for tentative approval set forth in this chapter.

F. As a condition of approval, the applicant shall permit the Township Engineer to make periodic site inspections of such nature and extent as is necessary to ensure that the required improvements are being installed and constructed in conformity with the design standards contained herein or otherwise specified in the tentative approval of the plan. The Township Engineer shall make inspections and report on required improvements as specified in Chapter 180, Subdivision of Land, and the Council shall notify the landowner of the results as specified therein.

G. In order to guarantee the completion of any improvements required as a condition for final approval of the plan, the Council shall require deposit of a corporate bond or other form of financial security, prior to approval of the plan, in an amount sufficient to cover the costs of any improvements which may be required, regardless of whether or not such are intended to be dedicated to the municipality. Such bond or security shall take the form and shall be enforceable as specified in Chapter 180, Subdivision of Land. The Council may require maintenance guaranties as specified in Chapter 180, Subdivision of Land.

H. In the event that a development plan or section thereof is given final approval and thereafter the landowner abandons the plan or section and the landowner notifies the Council, in writing, or if the landowner fails to commence and carry out the plan within 12 months from the date of final approval, no development or further development shall take place on the property included in the development plan until after said property is resubdivided and is reclassified by enactment of an amendment to the College Township Zoning Ordinance or until a tentative development plan and final plan are resubmitted and approved under the procedures set forth in this chapter.

§ 145-11 Record plan. After completion of the procedures required by these regulations and after final approval by the Council, all endorsements shall be so indicated on the approved plan and on as many other copies of the plan as may be desired by the governing body. Upon approval and signing of the plan by the Council, a record plan shall be recorded in the office of the Recorder of Deeds of Centre County by the applicant within 90 days of such approval and signing. Such recording shall be otherwise in conformity with the Pennsylvania Municipalities Planning Code. Within 10 days after the Recorder of Deeds has properly recorded the planned residential development plan, a copy of such shall be forwarded to the Township Secretary by the applicant, including the endorsement of the Recorder of Deeds. Upon filing of the record development plan, zoning and subdivision regulations otherwise applicable to the land included in the plan shall cease to apply thereto. All record plans shall be exact replicas of the final plan approved by the College Township Council. Pending completion within a reasonable time of said planned residential development or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of said development plan or part thereof, as finally approved, shall be made, except with the consent of the Council in accordance with provisions specified herein.

Article IV
Plan Requirements

§ 145-12 Contents of plans submitted for tentative review. All plans submitted for tentative review shall be drawn to a scale of one inch equals 50 feet or larger (e.g., one inch equals 30 feet) and shall contain the following information:

A. General data.

(1) Name of proposed planned residential development.
North point.

Graphic scale and legend describing all symbols shown on the plan.

Day, month and year the plan was prepared and/or revised.

Name and address of the owner and deed book and page numbers of the deeds conveying the property to the owner.

Name and address of the individual or firm preparing the plan.

Names of abutting property owners and their deed book and page numbers.

Key map showing the location of proposed planned residential development and all roads within 1,000 feet therefrom.

Centre County tax parcel numbers of all parcels included in the planned residential development.

B. Existing features.

1. Perimeter boundaries of the total property, showing bearings to the nearest minute and distances to the nearest hundredth of a foot.

2. Total acreage of the property and total square feet within each lot of the development.

3. Current zoning district, as stipulated in the Chapter 200, Zoning.

4. Natural features.

a. Sinkholes, watercourses, tree masses and unique vegetation or natural features.

b. Floodplain and steep slopes, as defined by Chapter 200, Zoning.

c. Topographic contour lines at vertical intervals of two feet for land with average undisturbed slope of 4% or less and at intervals of five feet for land with average natural slopes exceeding 4%, including source of topographic data.

5. Approximate location of man-made features in or within 50 feet of the property, including:

a. Sewer lines.

b. Water mains and fire hydrants.

c. Electrical lines and poles.

d. Culverts and bridges.

e. Railroads.


g. Streets, including right-of-way and cartway widths and approximate grades.

C. Proposed development.

1. The approximate location, total ground floor area, total floor area, height and use of buildings and other
structures (all area dimensions shall be indicated in square feet).

(2) The approximate location and area of driveways and parking and loading areas.

(3) The property lines of lots to be subdivided, measured to the nearest foot.

(4) The approximate locations of sidewalks and walkways, including widths, surfacing materials and ramps for the handicapped.

(5) The approximate location of utility and drainage easements.

(6) The approximate location and pipe diameter of sewer and water mains.

(7) The following regional fire protection requirements: [Amended 9-4-2003 by Ord. No. O-03-16]

(a) The applicant shall contact the Water Authority to obtain fire flow rates for the water system serving the proposed subdivision or land development. These flow rates shall be provided as a note on the plan submitted to College Township.

(b) All plans shall provide the size of all existing and proposed water lines and fire hydrants in, and adjacent to, the proposed subdivision or land development.

(c) The location, construction detail(s) and ownership information of any water storage system shall be provided in the plan detail sheets. (Approved design specifications for underground storage tanks may be obtained from the Centre Region Fire Administrator.)

(d) Setbacks and/or building separations shall be graphically noted on all plans.

(e) Details for all existing and proposed fire apparatus access routes.

(f) Details for all existing and proposed Fire Department connections and hydrants.

(g) The plan shall provide a note indicating if any structure within the proposed development will have a built-in fire suppression system, including but not limited to automatic fire sprinkler systems.

(8) Perimeter setbacks and required buffer yards.

(9) Street information, including:

(a) Location and width of rights-of-way and cartways.

(b) Proposed street names.

(c) Approximate road profiles along the center line of each proposed street, showing finished grade at a scale of one inch equals 50 feet horizontal and one inch equals five feet vertical.

(d) Vegetation to be planted between the curb or shoulder and the right-of-way line.

(10) A conceptual landscaping plan indicating the treatment of materials and landscaping concepts used for private and common open space.

(11) A general grading plan showing any major alterations to the topography of the site.

(12) A plan showing the general location and type of all stormwater conveyance and detention and/or retention facilities designed to serve more than one lot or to collect stormwater from streets and common areas.
D. Common open space.

(1) The location and area of the proposed common open space.

(2) The proposed use and improvements of common open space.

(3) The location and use of common recreational facilities.

(4) The location and area of land to be dedicated for public purposes.

E. Density calculation.

(1) A table shall be included on the plan describing each phase or section with quantitative data, including the following:

(a) The total area of the development and of each phase or section.

(b) The total area devoted to residential uses, the total number of dwelling units, the number of each type of unit and the total residential floor area in the development and in each phase or section. Residential uses include all dwelling units, parking areas for said units and those lands surrounding the dwelling units not designated as common open space.

(c) The number of dwelling units per acre in the development and each phase or section.

(d) The area of streets, parking, sidewalks and walkways and the total area paved and percent of area paved or covered by structures in the development and each phase or section.

(e) The total acreage and percent of acreage in common open space in the development and each phase.

(f) The total area devoted to planned recreational use throughout the entire development and in each phase.

(g) The total area devoted to nonresidential uses and total floor area of nonresidential buildings in the development and in each phase.

F. Narrative statement. A written statement, including the following:

(1) A statement of the ownership of all of the land included within the planned residential development.

(2) An explanation of the character and intent of the planned residential development and the reasons why the development would be in the public interest and consistent with the objectives in the Township Comprehensive Plan.

(3) A statement describing any proposed innovative design concepts included in the plan.

(4) The substance of covenants, grants of easements or other restrictions proposed to be imposed on the use of land, buildings and structures, including proposed easements or grants for public use or utilities.

(5) A description of the form of organization proposed to own and maintain the common open space, recreational facilities or other common facilities.

(6) A statement of the proposed use and improvement of common open space and recreational facilities.
A description of proposals to preserve natural features and existing amenities and a statement of conceptual landscaping designs.

A statement describing the stormwater management methods to be employed.

G. Development schedule. When a planned residential development is proposed to be submitted for final approval in sections or phases over a period of years, the following shall be included with the application for tentative approval:

1. The stages in which the development will be submitted for final approval and the approximate date when each phase will be submitted for final approval.

2. The approximate date when the development and each phase will be completed.

H. Signature.

1. Signature(s) and seal(s) of a licensed engineer and/or architect or landscape architect who prepared or supervised the preparation of the plan.

2. Signed, notarized statement by the owner certifying ownership of the property.

3. Space for approval signatures by the Chairman and Secretary of the Council, including date of such approval.

I. Fire protection plan procedures. [Added 9-4-2003 by Ord. No. O-03-16]

1. College Township will provide all subdivision and land development plans, whether preliminary or final, to the Fire Chief at the time they are provided to the Centre Regional Planning Agency (CRPA) for review. The deadline for the review and comment by the Fire Chief shall be the same as the deadline for review and comment by the College Township Zoning Administrator and the CRPA. The Fire Chief shall review the plans for the following fire protection features:

   a. Fire flow and/or water supply available for fire fighting.

   b. The location and available flow of fire hydrants.

   c. The location, design and capacity of water storage facilities.

   d. Fire apparatus access.

   e. The location of fire lanes, if needed.

   f. The location of any Fire Department connections provided.

   g. The presence of any built-in fire suppression systems.

2. The Fire Chief shall provide written comments on the plan to the applicant and College Township within 10 business days.

3. If any revisions are made to the plan following the Fire Chiefs initial review, the plan will be provided to the Fire Chief three business days prior to the meeting where the plan will be considered for approval by the College Township Council.

4. The Fire Chief shall provide written comments on any revised plans to the applicant and College Township.
If the plan is not recommended by the Fire Chief, the Council may:

(a) Deny or conditionally approve the plan based on the conditions listed in the Fire Chief’s comments; or

(b) Determine that the applicant has adequately addressed water supply and/or fire apparatus access and approve the plans.

J. Workforce housing. If any dwellings are voluntarily or required to be designated as workforce housing within a planned residential development, the requirements of § 180-9C shall be met at time of submittal of the tentative plan. [Added 6-20-2013 by Ord. No. O-13-01]

§ 145-13 Contents of plans submitted for final review.

A. Plans submitted for final review shall include all information required in § 145-12 above. Where applicable, the final plan for the development shall meet the plan requirements contained in the following Township ordinance sections, as amended: [Amended 2-20-2014 by Ord. No. O-14-01]

1. Article II, Plan Review Procedures, § 180-11, Contents of final plan, of Chapter 180, Subdivision of Land.

2. Article IV, Stormwater Management Plan Requirements, of Chapter 175, Stormwater Management.

B. Should a developer desire to incorporate a sign(s) at a main entrance to a planned residential development which does not conform to the criteria outlined in Chapter 170, Signs, said sign(s) shall be submitted as part of the application for the planned residential development. This section is intended to encourage innovativeness, creativity and aesthetic consideration in the development of signs at the main entrances to planned residential developments only. Should the Council find that the proposed sign(s) does not lend itself to the intents of this section and that said sign should not be included in the planned residential development, then the location and design of the sign(s) will be governed by the criteria stipulated in Chapter 170, Signs.

§ 145-14 Record plans.

All record plans shall meet the requirements of Chapter 180, Subdivision of Land, as amended, and shall be exact replicas of the final plan approved by the Township Council.

Article V

Design and Improvement Standards

§ 145-15 General requirements.

A. Design and improvements. The design and physical improvements to the property being developed shall be provided by the developer as shown on the approved plan in accordance with the requirements of this chapter. Unless specifically waived by this chapter, all planned residential developments must comply with all requirements of Chapter 200, Zoning, Chapter 180, Subdivision of Land, Chapter 175, Stormwater Management, and other regulations of College Township.

B. Location. A planned residential development may be established in the following districts as designated by Chapter 200, Zoning, on the Official Zoning Map: Single-Family, Two-Family, Multifamily and Residential-Office. [Amended 3-26-1987 by Ord. No. O-87-05; 2-20-2014 by Ord. No. O-14-01]

C. Size. A proposed planned residential development must contain no fewer than 15 dwelling units and no less than five acres of total land area.

D. Ownership. All land contained in a proposed planned residential development must be controlled by a landowner and be developed as a single entity.
§ 145-16 Permitted uses.

Land and structures in a planned residential development may only be used for the following:

A. All uses allowed in residential districts described and defined in Chapter 200, Zoning.

B. Nonresidential uses. The following nonresidential uses, as defined in Chapter 200, Zoning, may be permitted by the Council only if motor vehicle access is not provided to such uses through a residential area and if such uses are integrated within the PRD:

2. Medical and dental offices and clinics, excluding animal hospitals and veterinary offices.
4. Libraries, museums, art galleries and reading rooms.
5. Retail establishments for the sale and service of goods.
6. Eating and drinking establishments, excluding fast-food establishments.
7. Research, engineering or testing offices and laboratories.
8. Health clubs and athletic and recreational facilities.

C. Motor-vehicle-oriented business, as herein defined, shall not be allowed in planned residential developments.

D. Existing farm uses. If an approved PRD contains farm uses which were in existence prior to tentative approval of the PRD, said farm uses may continue, provided that when development of the PRD encroaches upon the farm use, the farm use will not be permitted to continue within 150 feet of any residential use or lot.

§ 145-17 Density and intensity.

A. In a planned residential development, there shall be no minimum area requirements for individual lots or building sites. However, the following are the maximum number of dwelling units allowed per gross acre of the planned residential development for each zoning district. [Amended 3-26-1987 by Ord. No. O-87-05; 2-20-2014 by Ord. No. O-14-01]

<table>
<thead>
<tr>
<th>Former Zoning District</th>
<th>Maximum Dwelling Units per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>5</td>
</tr>
<tr>
<td>Two-Family</td>
<td>15</td>
</tr>
<tr>
<td>Multifamily</td>
<td>22</td>
</tr>
<tr>
<td>Residential-Office</td>
<td>15</td>
</tr>
</tbody>
</table>

B. Land devoted to nonresidential uses shall not be included in the gross planned residential development acreage used to calculate gross residential density in Subsection A above. A maximum of 20% of the
land in the development may be designated by a plan for nonresidential uses. Land devoted to
nonresidential uses shall be deemed to include driveways, parking areas and yards which primarily
service nonresidential uses but shall not, for purpose of calculation, including common open space. The
total floor area of all nonresidential uses shall not comprise more than 20% of the total floor area of all
buildings in a planned residential development.

C. The Council may refuse to allow the maximum density permitted within each zoning district or may
refuse to allow certain permitted nonresidential uses if the development would:

1. Create inconvenient or unsafe vehicle access to the planned residential development.

2. Create traffic which exceeds the level of service of public streets which adjoin the planned residential
development.

3. Place an excessive burden on utilities, parks, schools or other public facilities which serve or are
proposed to serve the planned residential development.

4. Adversely affect existing uses on adjacent lands which are different from the nearby uses in the planned
residential development.

5. Permit commercial uses spread along arterial streets.

D. Spacing. The Council may allow the reduction in lot size, lot width, spacing and side and rear yard
setback requirements previously required in the zoning district to promote innovative design, provided
that:

1. Front yard setback distances shall be required as follows. [See Article IV, § 145-12C(8), of this
chapter.]

   Setback Distances

      (feet)

   Type of Building  Local and Collector Streets  Arterial Streets

   Single-family dwellings  20  100

   Two-family and multifamily dwellings  30  100

   Nonresidential  50  100

2. Nonresidential buildings shall not be located closer than 100 feet to residential buildings.

3. Spacing shall be provided between buildings to ensure privacy and sufficient light and air. Each
development shall provide reasonable visual and acoustical privacy for dwelling units. Fences,
insulation, walks, barriers and landscaping shall be used, as appropriate, for the protection and aesthetic
enhancement of property, the privacy of its occupants, the screening of objectionable views or uses and the reduction of noise.

E. Maximum lot coverage. The total ground floor area of all buildings and structures shall not exceed 30% of the total area of the planned residential development. Maximum impervious surfaces shall not exceed 50% of the total area of the planned residential development.

F. Height. The height of all buildings within 200 feet of the boundary of the planned residential development shall not exceed the maximum height permitted in the adjoining residential district. When the building is located within 200 feet of more than one adjoining zoning district, the height shall not exceed the lowest maximum height allowed in either district. The Council may allow higher buildings beyond 200 feet from the perimeter in such a manner so as not to create any adverse impact on adjoining lands.

G. Perimeter requirements. The planned residential development shall be designed to avoid adverse influences and impacts on surrounding properties.

(1) Residential structures located adjacent to the perimeter boundary of the planned residential development may be required to conform to the setback and yard regulations of the adjoining district as described in Chapter 200, Zoning, when necessary to ensure compatibility of land uses.

(2) Nonresidential structures adjacent to the perimeter boundary of the planned residential development shall conform to the buffer setback and buffer yard requirements contained in Chapter 200, Zoning.

(3) Additional buffer yards, which conform to the specifications contained in Chapter 200, Zoning, may be required where the planned residential development is adjacent to existing dwellings or neighborhoods.

§ 145-18 Open space requirements.

A. A minimum of 30% of the gross area of the planned residential development shall be devoted to public or common open space.

B. At least 50% of the required public or common open space shall include contiguous land.

C. The Township Council may accept all or part of the common open space in dedication, provided that:

(1) The land so dedicated is contiguous; and

(2) The Council may require that no less than 50% of the land so dedicated shall be located outside of a floodplain, shall not be subject to seasonal flooding and shall have a finished grade not exceeding 5%.

D. For purposes of calculating required acreages specified herein, common open space shall not include land occupied by streets, driveways, parking spaces and buildings or structures, other than recreational structures for the use by all residents of the development or by the public.

E. All common open space shall be improved for its intended use. Up to half of the common open space may be left in its natural state to preserve unique natural features and amenities or to avoid excessive grading or removal of trees. At least 50% of the common open space shall be devoted to recreational or leisure-time activities, freely accessible to residents, property owners and tenants of the planned residential development.

F. All residents, property owners and tenants of the planned residential development shall have access to the common open space. The common open space shall be on land owned by a property owners' association or on privately owned land when an open space easement and access easement has been granted to the property owners' association.
§ 145-19 Environmental design.
The environmental design scheme of the planned residential development shall be laid out in such a fashion so that all of the elements listed below are incorporated into a harmonious and aesthetically pleasing design. Consideration should be given to the overall character of the community and its visual effect on the residents of the planned development as well as the residents of the Township and Centre Region at large.

A. Existing trees should be preserved whenever possible. Existing stands of mature, healthy trees, waterways, historic sites, scenic points, views and vistas and other community assets and landmarks should be preserved.

B. The planned residential development should be designed to minimize grading and other changes to the natural terrain. All graded slopes should blend with the surrounding terrain and development.

C. All landscaping shall be in conformance with an overall landscaping plan and unifying concept for the development.

D. All planned residential developments shall conform to the regulations contained in Chapter 200, Zoning, concerning floodplain conservation, slope controls, nuisance standards, outdoor storage, waste and sewage disposal, illumination, landscaping, historic properties and temporary uses.

E. All planned residential developments shall conform to the regulations on erosion and grading control contained in Chapter 180, Subdivision of Land.

F. All planned residential developments shall conform to the requirements of Chapter 175, Stormwater Management.

§ 145-20 Traffic and pedestrian access.

A. A proposed planned residential development shall have direct access to a public collector or arterial street. Planned residential developments which propose multiple lots shall provide direct access from each lot by either a public street or private street designed and constructed in conformance with the appropriate regulations of Chapter 177, Streets and Sidewalks, and Chapter 180, Subdivision of Land. [Amended 5-17-2012 by Ord. No. O-12-03]

B. All public streets in the development shall be dedicated to the Township and shall conform to all standards contained in Chapter 180, Subdivision of Land, concerning the design of streets. [Amended 5-17-2012 by Ord. No. O-12-03]

C. A system of pedestrian access, in the form of paved sidewalks or interior walkways, shall be provided to allow walking between every use, structure or recreational facility and shall be connected with existing sidewalks and walkways adjacent to the planned residential development. Sidewalks shall be designed in conformance with the construction standards in Chapter 180, Subdivision of Land. At the discretion of the Council, interior walkways may be constructed from materials other than those outlined in Chapter 180, Subdivision of Land.

D. Parking shall be provided as required in Off-street parking. All development within a planned residential development shall provide off-street parking as required in § 200-38, Off-street parking, with the following exceptions: [Amended 5-17-2012 by Ord. No. O-12-03]

(1) If the number of residents residing in a dwelling unit exceeds three unrelated individuals pursuant to § 200-11Z, one off-street parking space shall be required for each bedroom within the dwelling unit. In addition, spillover parking shall also be supplied pursuant to § 200-38C(2)(b).

E. Motor vehicle access. Every lot within a planned residential development shall have motor vehicle access to a public street directly or via a private street in accordance with § 200-37, Motor vehicle
access, with the following exceptions: [Added 5-17-2012 by Ord. No. O-12-03]

(1) Setbacks from property lines. Motor vehicle access via a driveway shall be set back from side and rear property lines as follows:

(a) Single-family houses: five feet.

(b) All other uses: 10 feet.

(c) Two adjoining property owners may locate their driveways closer to the lot line, or joined to each other, if the following condition is met: The two adjoining property owners shall mutually agree to a driveway setback-encroachment and/or common driveway in such form and manner acceptable for recording in the office of the Recorder of Deeds of Centre County, Pennsylvania, binding their heirs and assigns to the easement so created.

(2) Setbacks from street intersections. Motor vehicle access via a driveway shall be set back a distance from intersecting public streets as follows:

(a) Driveways providing motor vehicle access for uses other than single-family houses and duplexes shall enter a public street right-of-way at least 100 feet from its intersection with another public street, except for intersections of two or more arterial streets in which case the minimum distance shall be at least 200 feet.

(b) Driveways providing motor vehicle access for single-family homes and duplexes shall enter a public street right-of-way at least 50 feet from its intersection with another public street of any classification.

(c) In all cases cited above, the distance in which access is prohibited shall be measured from the tangent of the curb return of the intersecting street cartway to the tangent of the curb return of the driveway, but shall not include, in measurement, any portion of either curb return as illustrated below:

[Image]

(3) If two or more driveways on the same lot enter a public street right-of-way, the distance between the entrances of the driveways shall be at least 50 feet. Distance between driveways shall be measured in the same manner as described above in § 145-20E(2)(c). The distance between two driveways may be reduced to 10 feet if the following conditions are met:

(a) The driveways are located on a public street classified as either a local or neighborhood street pursuant to Chapter 177, Streets and Sidewalks,

(b) Each individual driveway provides vehicle access to no more than one dwelling unit and its associated off-street parking spaces,

(c) The total number of driveways permitted on a particular street frontage regardless of setbacks shall not exceed a number equal to the length of said street frontage divided by 50.

§ 145-21 Utilities, easements and markers.

A. Sanitary sewage disposal. All buildings in a planned residential development located in the designated service area of the Centre County Comprehensive Water and Sewer Plan, 1970, as revised, or in any residential zoning district, as designated by Chapter 200, Zoning, shall connect to the public sewer system.

B. Water supply.
All planned residential developments shall connect to public water authority/company mains. All water mains and laterals shall meet the design and installation specifications of said water authority/company.

Fire hydrants shall be installed with the extension of water mains in locations approved by the Council which assure adequate accessibility of fire equipment and personnel. Fire hydrants shall be placed in such a manner that no building so served shall be further than 600 feet from the hydrant. The Council may, at its discretion, submit copies of the proposed development plan to the local Fire Chief for review. The Fire Chief, during the course of his review, shall consider the location of all fire hydrants and fire lanes as well as any other factors that may impede adequate fire protection to the residents of the development and the Township. [Amended 9-4-2003 by Ord. No. O-03-16]

Easements. Utility and drainage easements shall be provided in conformance with the requirements of Chapter 180, Subdivision of Land.

Monuments and markers. Monuments and markers shall be installed for all land subdivisions in the planned residential development and for the perimeter boundary in conformance with Chapter 180, Subdivision of Land.

§ 145-22 Phasing and scheduling.
If a planned residential development is to be developed in phases, over a period of years and according to an approved schedule, the following requirements shall be met:

A. The gross residential density of any phase, or in combination with previously developed phases, shall not exceed the maximum allowed density of the total planned residential development.

B. Common open space intended to be devoted to recreational or leisure-time activities as designated on the approved tentative plan shall be improved as part of the first phase of development, including all planned means of access thereto.

C. No nonresidential development other than that permitted in common open space shall be constructed until after 30% of the housing units have been constructed.

D. All through streets designed to ensure adequate access to and within the PRD may be required to be provided concurrent with final approval of the first phase of the tentative plan.

§ 145-22.1 Workforce housing.
[Added 6-20-2013 by Ord. No. O-13-01]

Upon the provision of workforce housing as defined by Chapter 200, Zoning, the requirements of this chapter may be modified pursuant to § 200-38.4.

Article VI
Administration and Enforcement

§ 145-23 Permits and fees.
The College Township Council or its duly appointed representatives shall have the duty and authority for the administration and general enforcement of the provisions of this chapter, as specified herein. Permits required by the Township for the erection or alteration of buildings, the installation of sewage disposal systems or for other appurtenant improvements to or use of the land shall not be issued by any Township official unless in accordance with the procedures specified herein.

A. Fees. The Council may establish, by resolution, a schedule of fees and a collection procedure for review and inspection of all applications for approval of a planned residential development plan.
All such fees shall be payable to College Township.

No plan shall be considered as having been filed or accepted for review, inspection or approval unless and until all fees are first paid in full.

B. Zoning permit. In a planned residential development, a zoning permit shall be required prior to the erection, extension or alteration of any structure and prior to the use or change in use of a structure or land, as required by Chapter 200, Zoning, including § 200-50, Residential site plan review. [Amended 2-20-2014 by Ord. No. O-14-01]

C. Occupancy permit. Upon completion of the erection, extension or alteration of a structure in a planned residential development for which a zoning permit was issued, the applicant shall apply for an occupancy permit, as required by Chapter 200, Zoning.

§ 145-24 Violations and penalties.

No changes, including changes in use, bulk and location of structures, quantity and location of open space and density of residential uses, shall be made in the approved final plan, except upon application to the Township under the procedures set forth in this chapter. Any person, partnership or corporation who which, being the owner or agent of any lot, tract or parcel of land, shall lay out, construct, open or dedicate any street, sanitary sewer, stormwater sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon or who sells or agrees or enters into an agreement to sell any land in a planned residential development, whether by reference to or by other use of a plan of such development, or erect any building thereon, unless and until a plan has been prepared and approved in full compliance with the provisions of this chapter, shall be subject to those penalties prescribed by Sections 515 and 616 of the Pennsylvania Municipalities Planning Code, as amended, which penalties provide for the imposition of fines and other penalties.

A. The Township may initiate and maintain civil action:

(1) To obtain injunctive relief against the owner or agency who attempts the improper sale or conveyance of land;

(2) To set aside and invalidate any conveyances of land made prior to plan approval of any planned residential development; or

(3) To enforce, at law or in equity, any of the provisions of this chapter.

B. Nothing herein shall prevent the Township from taking such other action necessary to prevent or remedy any violation.

§ 145-25 Property owners' association.

A. A property owners' association shall be established for the ownership and maintenance of common open space, recreation facilities and other common facilities not dedicated to the municipality.

B. The requirements and functions of the property owners' association shall be set forth in covenants, restrictions and grants of easements and shall comply with the following:

(1) The property owners' association shall be legally established before any properties are sold.

(2) Membership shall be mandatory for each property owner and any successive buyer.

(3) The common open space shall be guaranteed by restrictive covenants or easements describing the open space and its maintenance by the residents of the development.
The association shall be responsible for all costs of the common elements, including liability insurance, local taxes and the maintenance of facilities.

Property owners shall pay their pro rata share of the costs in the form levied by the association, which can become liens on properties.

The association shall be able to adjust the financial responsibility of its membership to meet changing needs.

In the event that the organization established to own and maintain common open space, or any successor organization, shall at any time after establishment of the planned residential development fail to maintain the common open space in reasonable order and condition in accordance with the development plan, the Township may serve written notice upon such organization or upon the residents of the planned residential development, setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be corrected within 30 days thereof and shall state the date and place of a hearing thereon, which shall be held within 14 days of the notice. At such hearing, the Township may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modifications thereof shall not be corrected within said 30 days or any extension thereof, the Township, in order to preserve the taxable values of the properties within the planned residential development and to prevent the common open space from becoming a public nuisance, may enter upon said common open space and maintain the same for a period of one year. Said maintenance by the Township shall not constitute a taking of said common open space nor vest in the public any rights to use the same. Before the expiration of said year, the Township shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the common open space, call a public hearing upon notice to such organization, or to the residents of the planned residential development, to be held by the Council or its designated agency, at which hearing such organization or the residents of the planned residential development shall show cause why such maintenance by the Township shall not, at the option of the Township, continue for a succeeding year. If the Council or its designated agency shall determine that such organization is ready and able to maintain said common open space in reasonable condition, the Township shall cease to maintain said common open space at the end of said year. If the Council or its designated agency shall determine that such organization is not ready and able to maintain said common open space in a reasonable condition, the Township may, at its discretion, continue to maintain said common open space during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter. The decision of the Council or its designated agency shall be subject to appeal to court in the same manner and within the same time limitation as is provided for zoning appeals by the Pennsylvania Municipalities Planning Code, as amended.

The cost of such maintenance by the Township shall be assessed ratably against the properties within the planned residential development that have a right of enjoyment of the common open space and shall become a lien on said properties. The Township, at the time of entering upon said common open space for the purpose of maintenance, shall file a notice of lien in the office of the prothonotary of Centre County upon the properties affected by the lien within the planned residential development.

\[145-26\] \textbf{Amendments.}

Provisions of this chapter may, from time to time, be amended through action of the Council in the manner provided by the Pennsylvania Municipalities Planning Code, as amended.

\textbf{Attachments:}

\textbf{Attachment 1 - Planned Residential Development Plan Review Procedures}