



TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA Monday, February 8, 2021 6:00 PM

Via Zoom Meeting

<https://us02web.zoom.us/j/89904014437>

Meeting ID: 899 0401 4437

- I. Call To Order
- I. Approval of Regular Meeting Minutes—January 11, 2021
- II. Citizen Input
- III. Land Development

A. West College Avenue Student Housing

PennTerra Engineering, Inc. has submitted a Land Development Plan and Lot Consolidation Plan on behalf of their client, Aspen Heights Partners LLC/York Acquisitions. The parcels are located at the intersection of West College Ave and Buckhout Street. Tax Parcels 24-002A,015, 24-002A,016, 24-002A,017, 24-002A,018, and 36-010-006 are to be consolidated to form a 1.136 acre parcel. The parcels are located in the Terraced Streetscape District (TSD) in Ferguson Township and Parcel 36-010-006 is located partially in The Borough of State College's CP-2 Planned Commercial District.

The land development plan proposes a 6-story multi-family residential apartment building with commercial/retail space on the first floor. The applicant is utilizing height incentives found in §27-304.3.B.(2) and has provided additional parking in the parking structure to share for use by others. The applicant is eligible for an additional 20 feet to be added to the permitted maximum height (55 feet).

The building will consist of two subsurface floors of underground parking, one floor containing commercial space and 5 floors of multi-family residential apartments. There are 96 residential units with 268 beds and 5,976 square feet of non-residential spaces proposed. Ground floor area is 29,571 square feet with 28,483 in Ferguson Township and 1,088 square feet in the Borough of State College.

The plan calls for 159 parking spaces, 151 of which will be located in the parking structure. A variance was granted by the Ferguson Township Zoning Hearing Board on February 25, 2020 to allow parking on first floor of the building. There are 14 short-term bicycle parking spaces proposed.

Staff Recommendation: Planning Commission recommend to the Board of Supervisors to approve the Preliminary West College Avenue Student Housing Land Development Plan pending outstanding review comments.

B. Modification/Waiver for West College Ave Student Housing

PennTerra Engineering, Inc. (PTE) has submitted an Application for Consideration of a Modification as part of the West College Avenue Student housing LDP. The modification/waiver is requesting relief from Section 22.502.5.1.3.b. This section of the code states that all entrance drives serving more than four dwelling units and all other used in this category shall be laid out to conform to the design, service and access standards established in this chapter for the classification of street based on expected ADT. The proposed entrances to the building are designed to meet Township parking lot design criteria. PTE states that this design provides safe access to the building.

Staff Recommendation: Planning Commission recommend to the Board of Supervisors to approve the Application for Consideration of Modification/Waiver.

IV. Community Planning

A. Tree Preservation Ordinance

The Public Works and Planning & Zoning Department have drafted an amendment to Chapter 22, Subdivision and Land Development to establish a new part, Tree Preservation. The intent of this chapter is to encourage the protection of trees through sound land use and tree management practices. This chapter will preserve, protect and maintain existing trees in Ferguson Township, as well as, increase the overall tree canopy and understory with native species. It will aid in improving tree and ecosystem health on both public and private lands.

The Board authorized staff and the Ferguson Township Tree Commission in September of 2018 to draft a Tree Preservation Ordinance. Staff has received comments from Planning Commissioners and has included with the agenda an updated draft based on those comments received at the January 11th Regular Meeting.

Staff Recommendation: Planning Commission recommend to the Board of Supervisors to approve the Tree Preservation Ordinance and authorize staff to advertise a public hearing.

V. Official Reports and Correspondences

- A. Board of Supervisors
- B. CRPC Report
- C. Land Development Plans
- D. Staff Updates

VI. Adjournment