



APPLICATION FOR REZONING Ferguson Township, Centre County

Application for rezoning request under the Ferguson Township Zoning Ordinance chapter 27-903 must be filed in the name of the owner of record of the premises in question and accompanied with the required filing fee and all requested data.

Completed applications may be mailed or delivered to the Ferguson Township Director of Planning & Zoning accompanied by a check made payable to the Ferguson Township Board of Supervisors in the amount of \$250.00 filing fee and \$1,500.00 escrow account be applied toward the actual cost of advertising, posting of property, and administrative fee's related to review.



APPLICATION FOR REZONING Ferguson Township, Centre County

The undersigned hereby applies to the Ferguson Township Board of Supervisors for rezoning of a tract of land described as follows:

Applicant: _____

Address: _____

Telephone: _____ FAX _____

Owner of Record _____

Address: _____

Telephone: _____ FAX: _____

Applicant's interest in property (attach supporting documentation, deed or sales agreement)

Legal Equitable

Please answer and complete all of the following information before returning to the Township Office.

1. Location of the tract of land _____

2. Centre County Tax Map # _____ Parcel Number _____

3. Present zoning district _____

4. Requested zoning district change to _____

5. Total acreage to be rezoned _____

6. Present use of tract of land _____

7. Proposed use of tract of land _____

8. Application Criteria Application Requirements. The plans and reports that a landowner and/or developer are to submit shall include:

- a. Conceptual Site Development Plan
- b. Topographic survey
- c. Site conditions report
- d. Existing zoning of surrounding parcels and closest adjacency of zoning district identical to request
- e. Classifications of existing roadways/streets adjacent to and within three hundred (300) feet of the perimeter of the proposed site.
- f. The percentage of proposed dwelling units and any associated limitations that are specific to a particular segment of potential residential demographic/socio-economics.

9. Impact Analysis

- As part of the rezoning application, the Applicant shall prepare and submit an Impact Analysis to identify the benefits and detrimental effects of the proposed rezoning application.



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- Impact Analysis Requirements. The following outlines the information that is required as part of the rezoning application. Information shall be presented as a comparison of the impacts that are created by the existing zoning district and the proposed rezoning classification. In all instances, the land use permitted in the proposed zoning classification that creates the greatest impact shall be utilized in the comparison analysis. Required information includes:
 - a. Off-Street Parking Requirements
 - b. Density/Floor Area Ratio
 - c. Maximum building height
 - d. Geotechnical/stormwater run-off analysis (associated with impervious surface)
 - e. Traffic (Average daily trips and peak hour demand for both weekday and weekends based on conceptual site development plan)
 - f. Fiscal Impact Analysis projecting tax rate changes associated with the Municipality, the county and the school district
 - g. Student Impact Analysis projecting potential increase to school district population because of proposed rezoning
 - h. Estimated infrastructure (sanitary sewer and potable water) demands (gallons per day).
 - i. Estimated Impacts to safety services (police department services, fire department services) based on proposed infrastructure (roadways) expansion.
 - j. A summary of anticipated impacts on adjoining lots including but not limited to noise, vibration, night-time lighting, service area locations and visibility, hours of operation.
 - k. Depending upon the location of lot access, infrastructure service/demands and impacts identified on adjoining lots, the Board of Supervisors may require a landowner and/or developer to prepare other potential related studies.

In addition to five (5) full-size copies of the plan, the applicant shall submit one (1) 11 X 17 copy of the plan and one (1) 8 ½ X 11 copy of the plan.

Signature of owner _____ Date _____
Date received by Township _____ Fee paid _____