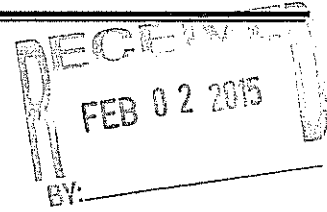




# CENTRE REGIONAL PLANNING AGENCY

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**TO:** Maria Tranguch  
Director of Planning and Zoning

**FROM:** Autumn Radle *AR*  
Senior Planner

**RE:** **Regional Review of The Cottages at State College - Final Subdivision and Lot Consolidation Plan**

**DATE:** January 29, 2015

The Centre Regional Planning Agency (CRPA) received a final subdivision and lot consolidation plan for The Cottages at State College on January 14, 2015. This plan review is intended to fulfill the requirements of the Centre Region's Agreement of Relationship (dated March 16, 1982) with the Centre County Planning Commission, relative to the provisions of the Pennsylvania Municipalities Planning Code.

As proposed, the final subdivision and lot consolidation plan calls for approximately 5.5 acres to be subdivided from a 191.97 acre lot at the end of Blue Course Drive Extension. The parent tract is currently owned by Penn State University and is adjacent to the proposed Cottages at State College Planned Residential Development. The 5.5 acre lot will contain the majority of the stormwater facilities for the proposed Planned Residential Development and does not include any residential development. Based on our review, the CRPA finds that the proposed final subdivision plan, as proposed, may not be consistent with the goals and objectives and intent of the 2013 Centre Region Comprehensive Plan and offers the following comments:

1. The 5.5 acre lot that is proposed for consolidation with Tax Parcel 24-004-076 is outside of the Regional Growth Boundary and Sewer Service Area (RGB/SSA). The 5.5 acres is proposed for development and supports development of the project and should therefore be included in the Regional Growth Boundary and Sewer Service Area. This 5.5 acre parcel is also being used to calculate density and open space requirements for the proposed project. To that end the CRPA provides the following alternative to the proposed subdivision and lot consolidation plan:
  - a. Bring the 5.5 acre parcel into the Regional Growth Boundary and Sewer Service Area. In December 2013 the Centre Regional Council of Governments adopted the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement. This agreement gives the region's municipalities the flexibility to expand the RGB/SSA within certain parameters without going through the formal Development of Regional Impact process

which requires a full vote of the Council of Governments (COG). According to the agreement:

*“Each municipality that has land outside of the Regional Growth Boundary and Sewer Service Area is authorized to expand the Regional Growth Boundary and Sewer Service Area by a maximum of 50 Equivalent Dwelling Units, not to exceed 12 acres, for a period of five years from the execution of this Agreement.”*

The Implementation Agreement would allow Ferguson Township to expand the RGB/SSA to include the 5.5 acre parcel without requiring action from the COG General Forum. The entirety of the new property would be included in the RGB/SSA and eliminate any future conflicts that may arise by having the property split by this boundary.

2. As proposed, the 5.5 acre lot to be subdivided from the parent tract (TP 24-004-094) will retain its Rural Agricultural (RA) Zoning, however the lot will not meet with minimum 50 acre size required in this district. The CRPA is concerned that this is contrary to the intent of the district, particularly the desire: “To encourage the preservation of agriculture as the most suitable use in rural areas.” The 5.5 acres, which would be used primarily for stormwater facilities, will no longer be viable for agricultural use, which is contrary to Land Use Goals 7 and 8 in the 2013 Centre Region Comprehensive Plan that identify protection of agricultural areas to maintain their future agricultural use.
3. As proposed, the subdivision process will create a new lot and a residual lot; therefore sewage planning will need to be done through the Pennsylvania Department of Environmental Protection. If no development is proposed on either the new lot (of 5.5 acres) or the residual lot, the applicant should seek non-building waivers on both lots.

This parcel directly supports the development of a high density residential project inside the RGB and SSA. The parcel physically includes stormwater management facilities and the applicant uses the 5.5 acres of the parcel to satisfy open space requirements and increase density for the project. Therefore, the CRPA believes that the parcel should be incorporated into the RGB and SSA. Allowing developers to build facilities, calculate density, and satisfy open space requirements using parcels outside the RGB and SSA sets an undesirable precedent that erodes the integrity of the RGB and SSA. The CRPA requests that the Township Board of Supervisors consider bringing the 5.5 acre parcel into the RGB and SSA using the local option in the RGB and SSA Implementation Agreement.

If you have any questions regarding the above comments please contact us at 814.231.3050.

Cc: Bob Jacobs, AICP, CCPCDO  
Jim May, AICP, CRPA  
Correspondence File