

**State College Borough Council
Policy Briefing Summary**

RE: Conditional Use Application for Foxdale Village Expansion, 500 East Marylyn Avenue

Date Prepared: March 26, 2010
Prepared By: Herman Slaybaugh
Proposed Meeting Date: April 5, 2010
Deadline for Action: May 20, 2010

I. Request/Issue Needing Council Action Council is asked to hold a public hearing on the conditional use application made by Foxdale Village incidental to proposed expansion of its facility. The existing facility consists of a 2-story Commons Building containing 56 health-care units and 148 independent living units (townhouses) that are built in clusters spread across the site. The site also contains 246 parking spaces. Driveway accesses presently are from University Drive Extension and from Marylyn Avenue where 2 curb cuts are located in front of the Commons Building.

The proposed expansion includes several additions to the Commons Building which will add about 50 more health-care units and over 61,000 square feet of floor area, construction of a new 118,630 square-foot 3-story building containing a fitness center and 57 independent living units (apartments), a 2-tiered parking deck adjacent to Marylyn Avenue, plus surface parking at the side and rear of the deck. The parking additions and reconfigurations result in a net parking increase of 93 spaces. Three additional curb cuts will be built along Marylyn Avenue to accommodate access incidental to the expansion.

II. Current Policy and/ or Practice The conditional use provisions of the zoning ordinance require Borough Council to hold a public hearing on the application and to decide the request in accordance with expressed standards and criteria provided in Sections 505 and 607 of the zoning ordinance. Council has 45 days following the hearing to render its decision. The 45-day period ends on May 20, 2010. During the hearing the applicant will make a presentation explaining the project in detail. Staff will offer testimony on expressed standards and criteria. Other interested parties may also testify. Terry Williams will be the Hearing Officer.

III. Other Background Information None

IV. Financial Impact on Budget None.

V. Board, Commission or Agency Review The Planning Commission reviewed the application on March 18, 2010 and recommended approval.

VI. Staff Recommendation and Reason Staff concurs with the Planning Commission's recommendation because in staff's judgment the application complies with all of the expressed standards in the zoning ordinance.