



A conditional use is a use permitted in a specified zoning district of the Borough which must meet certain express standards and criteria set forth in the Zoning ordinance, and must be approved by the Hollidaysburg Borough Council prior to the issuance of a zoning permit. All applications for a conditional use must be submitted to the Zoning Administrator and must be submitted on this form. All conditional use requests are required to be reviewed by the Hollidaysburg Borough Planning Commission at a regularly scheduled monthly meeting of the Commission. Following its review, the Planning Commission will submit its comments, in writing, to the Borough Council. A public hearing on the conditional use request will be held by Borough Council, and notice of said hearing will be provided to the applicant and the public prior to said hearing. Within 30 days following the public hearing, Borough Council shall act to approve or deny the conditional use application.

In addition to the preceding, if the proposed development or use is located within the Hollidaysburg Historic Resources Overlay District, the application will be submitted to the Hollidaysburg Historic Architectural Review Board (HARB) for review. Review shall include an evaluation of the appropriateness of the proposed use or development in relation to historic and architectural character of the structure, site and area in which it is to be located. The HARB will transmit its recommendations to Borough Council for their consideration in the issuance of a certificate of appropriateness. The HARB will review the application at its next regularly scheduled meeting. Notice of the HARB meeting will be provided to the applicant.

I. GENERAL INFORMATION

Applicant	Name	<u>Presbyterian Senior Living</u>	Phone	<u>717-502-8840</u>
	Street City Zip	<u>One Trinity Drive East, Suite 201 Dillsburg, PA 17019</u>		
Property Owner	Name	<u>Presbyterian Homes in the Presbytery of Huntingdon, Inc</u>	Phone	<u>717-502-8840</u>
	Street City Zip	<u>One Trinity Drive East, Suite 201 Dillsburg, PA 17019</u>		
Affected property	Street City Zip	<u>502 Betts Street Hollidaysburg, PA 16648</u>		

D. Zoning District in which property is located: Residential/Business (RB)

E. Is Property Located in the Historic District? YES If yes, then HARB review is also required and a certificate of appropriateness must be issued by the Hollidaysburg Borough Council in addition to a conditional use approval.
 NO

F. Proposed use or uses of the property (please list and describe all uses to be provided at the affected property or development):
Parking Lot as a principal use

G. Section(s) of the Hollidaysburg Zoning Ordinance under which the requested Conditional Use is permitted:

Section 211.3.F. & 211.5.A.4.

H. Will the proposed project involve new construction?

YES

If Yes, provide detailed description of proposed new construction or improvements and attach site and building plans

NO

Proposed new construction includes a small paved (asphalt) parking lot with access driveways off of Jackson Street and Betts Street. The parking spaces will be striped and concrete curb stops will be provided for each parking space. The existing sidewalks, though outside the property boundary, are proposed to be replaced due to their poor condition. Buffer areas (i.e. landscaping and/or fencing), lighting and signing will be provided as required. Attached to this application are an Existing Conditions Plan (Exhibit 1), as well as a Sketch Plan (Exhibit 2) which shows a potential parking lot layout.

II. JUSTIFICATION FOR GRANTING OF CONDITIONAL USE PERMIT

A. Please provide documentation or demonstrate how the proposed use or project will comply with **each** of the “General Standards and Criteria” outlined in Part 4, Section 403 of the Hollidaysburg Zoning Ordinance (Ordinance No. 644). Please use additional paper if necessary.

Please see attached sheets.

B. Please provide documentation or demonstrate how the proposed use or development will comply with each of the “Special Standards and Criteria” outlined in Part 4, Section 404 of the Zoning Ordinance, if applicable. Please use additional paper if required.

N/A

C. Other Justification

Please see attached sheet.

III Certification

Have Supplemental sheets been attached?

YES

If Yes, How Many ? 6 (including Exhibits 1-3)

NO

(please sign and date all sheets)

I, Casey Jones (Presbyterian Senior Living) hereby certify that the facts and information contained
Name of applicant
in this application is authorized by the owner of record, and I am authorized by the owner (if the applicant is not the owner) to file this application


Signature

May 19, 2020

Date

II.A. Justification for Granting of Conditional Use Permit

The proposed use (parking lot) will comply with each of the “General Standards and Criteria” as outlined in Part 4, Section 403 of the Hollidaysburg Borough Zoning Ordinance as follows:

1. The subject property is located within the Residential/Business District. The proposed use is a parking lot as a principal use per Section 211.3.F. of the Hollidaysburg Borough Zoning Ordinance. The proposed use complies with all applicable provisions and requirements for a parking lot, including parking stall size, aisle width and setbacks. Please see attached Sketch Plan (Exhibit 2) which shows a potential parking lot layout and required parking lot setbacks.
2. The construction of a small parking lot on the property is compatible with the surrounding land uses as there are several other small parking lots in the neighborhood, some within the same city block. Please see attached Aerial Image (Exhibit 3) which shows four (4) existing parking lots, all within 560 feet of the subject property. The largest of the parking lots contains 24 parking spaces and is approximately 100 feet from the subject property. In addition, the proposed parking lot is directly across the street from the “Inglenook” apartment building and could be considered an “offsite parking lot” as the parking spaces are just 70 feet away from the apartment building. The proposed use (parking lot) will not negatively impact air quality as the parking lot is small and emissions from vehicles will be minimal. Water quality will not be impacted as the net increase in impervious area within the watershed will be negligible. The proposed use is not expected to increase the noise, illumination and glare levels in the area, and it will not restrict natural light and circulation as no structures are proposed.
3. The minimum lot area for “other principal uses” within the Residential/Business District is 8,000 square feet per Section 211.5.A.4. of the Hollidaysburg Borough Zoning Ordinance. The subject property is 9,562 square feet in size and is large enough for a small parking lot to be constructed within the required setbacks. The property is also ideal for a parking lot as the topography of the site is flat and little excavation will be necessary to construct the parking lot.
4. The proposed use (parking lot) and site will provide safe access to and from existing streets. In addition, appropriate signage (i.e. stop signs) will be provided where needed and as required. There are existing offsite sidewalks along the frontage of the property that will provide access to and from the parking lot. Due to the overall poor condition of the sidewalk, the majority of it will be removed and new sidewalk will be constructed. The parking lot will generate minimal traffic to the area as the parking lot is to be utilized by the adjacent Presbyterian Village property for residents of the “Inglenook” apartment building. The existing streets in which the property fronts are capable of handling the proposed use, as very little traffic will be generated from a small parking lot that is to be used by people that are currently parking on the adjacent streets near the subject property. The parking lot itself will provide safe and efficient internal circulation as it will be constructed to ordinance requirements for parking stall size, aisle width, surfacing and striping.



May 20, 2020

5. All applicable standards and requirements for storm drainage will be provided as necessary for the proposed use (parking lot). Sanitary sewage disposal, water supply, and solid and toxic waste storage and disposal will not be needed for the parking lot.
6. Screening and/or buffer areas in the form of fencing and vegetation will be provided as required by the Hollidaysburg Borough Planning Commission and Council.
7. The proposed use (parking lot) conforms to the scale, character and appearance of existing uses (parking lots) in the neighborhood. The Aerial Image (Exhibit 3) provided shows the subject property and the surrounding neighborhood which has several similar sized parking lots adjacent to residential properties.

A handwritten signature in black ink, appearing to read "R. Casey Jones". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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II.C. Other Justification

A conditional use that will allow for the construction of a small parking lot will reduce the stress of limited on-street parking in the neighborhood. Currently, Jackson Street has 15 designated parking spaces for public parking, five (5) of which are consistently utilized by two (2) households on the opposite side of Jackson Street. The remaining 10 designated parking spaces are used by our residents, visitors of our campus, and Presbyterian Village at Hollidaysburg staff members. The covered parking and the small gated lot at Inglenook are at capacity as all 24 spaces are assigned to residents of Inglenook. All 41 apartments in Inglenook are now occupied, and our present parking situation is problematic for our residents (as well as our neighbors) in that there are not enough spaces to accommodate the recent growth in residents. By developing the subject property, we can alleviate the parking pressure put on the public spaces that line both sides of Jackson Street between Betts and Beaver Streets. Per the attached Sketch Plan, the development of the lot would accommodate 18 of our resident vehicles and enhance the aesthetics of the block as our plan will include green spaces, drainage and sidewalk improvements, and appropriate fencing and landscaped buffers as required to comply with local ordinances.



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