

MANCHESTER TOWNSHIP PUBLIC MEETING

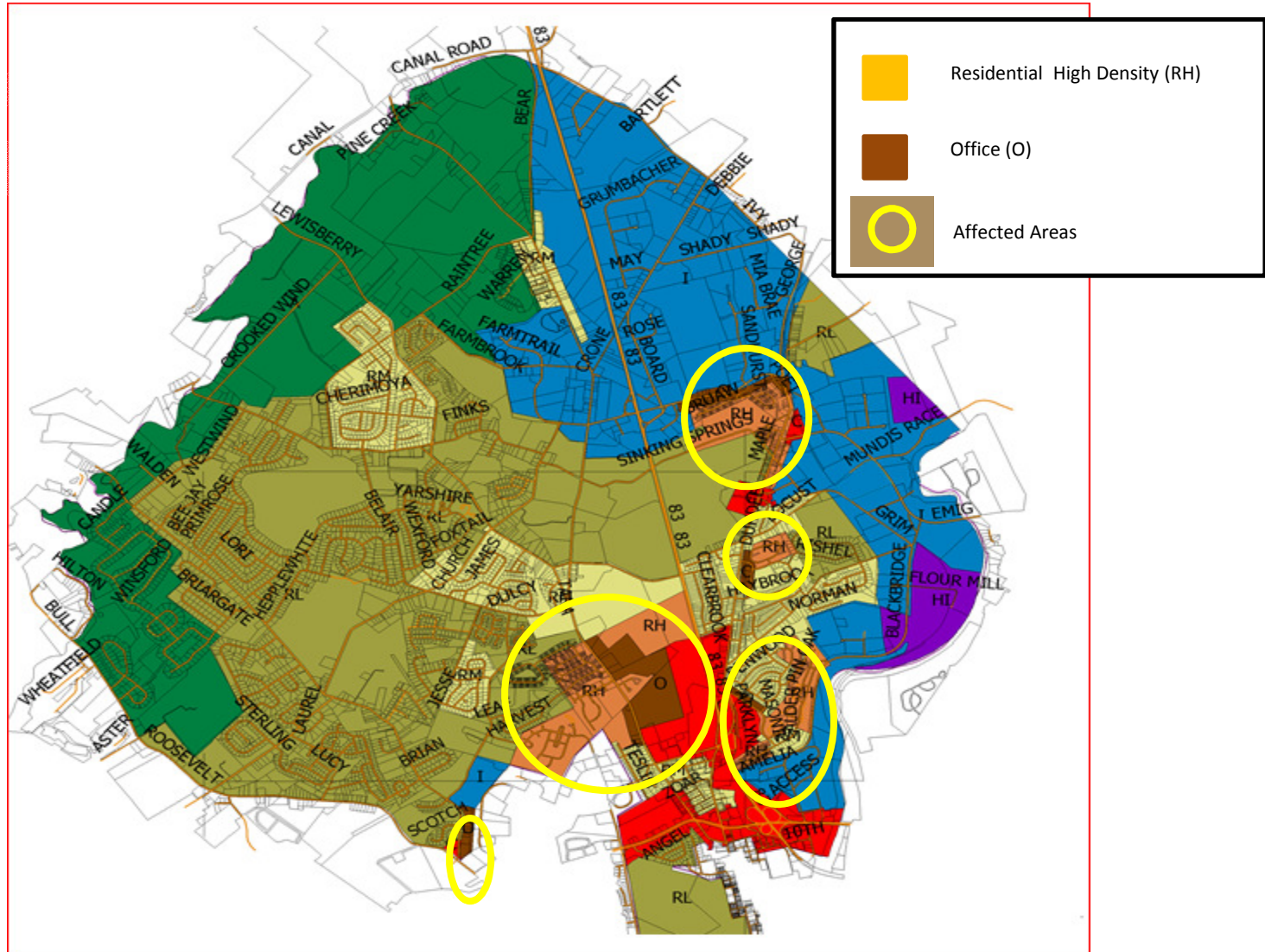
JULY 13, 2016

6:00 p.m.

Proposed TEXT AMENDMENT for a
COMMUNITY COMMERCIAL SPORTS FACILITY

As a special exception use in the Office (O) & Residential High Density (RH) zones

Manchester Township Zoning Map



- Adopted 1996 – Revised 2005

What is a SPECIAL EXCEPTION:

A special exception is a use that is permitted to be placed within specified zoning districts after it is proven to the township's zoning hearing board at a public hearing that the criteria established for that particular use has been met by the applicant.

While the zoning hearing board may impose reasonable conditions on any approval of the special exception if an applicant has proven that they can meet the established criteria the zoning hearing board must grant approval.

For all special exception requests a public hearing is held. The property that is the subject of the special exception request is posted with a sign indicating the date, time and location of the hearing. Property owners within 300 feet of the subject property are also mailed notices of the hearing.

Anyone who testifies at the hearing may appeal the decision of the zoning hearing board through the courts.

A special exception does not rezone the property. The approval is only for the proposal that the applicant has presented.

“COMMUNITY COMMERCIAL SPORTS FACILITY”

DEFINITION:

A community-based commercial sports and active/passive recreation facility that is operated for profit but open to the public. This shall include, but not be limited to, bowling alleys; pools; skating rinks; rock climbing walls; courts for sports such as volleyball, basketball, tennis, etc.; fields for sports such as football, baseball, soccer, field hockey, lacrosse, etc.; area for community-related events; health and fitness equipment; and other indoor and outdoor passive and active recreation and sports facilities, and uses accessory to or subordinate to the primary use as a community commercial sports facility.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

Community Commercial Sports Facilities shall be permitted as special exceptions in the Residential High Density (RH) and Office (O) zones, subject to the requirements of the zone except as herein modified:

- A.** The subject property shall have a minimum lot area of 5 acres and a minimum lot width of 200 feet.
- B.** The subject property shall be served by public water and public sewer.
- C.** The subject property may contain more than one principal structure. This may include domes for field and court sports typically conducted outdoors.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

- D.** The subject property must front on and have access to a collector or arterial street as defined in the Manchester Township Comprehensive Plan, as amended.
- a. A minimum of two (2) access points must be provided. One of the access points may be an “Emergency Access” that would not be required to access a collector or arterial street.
 - b. If the “Emergency Access” point accesses a street of lesser classification the access point must be secured from general access by a gate or other means.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

E. Accessory uses may include, but are not limited to, the following listed uses. All such uses must be accessory to and subordinate to the principal use as a community commercial sports facility and must be contained within the principal building(s) for the community commercial sports facility except where noted below. The total floor area for all such accessory uses shall not exceed in aggregate 25% of the total building floor area. If multiple principal buildings are located on the subject property, then the total floor area for accessory uses within each individual building shall not exceed in aggregate 25% of each building's total floor area:

- a. Retail sales of goods.
- b. Restaurants including fast food (excluding drive-through service).
- c. Day-care services.
- d. Food and beverage concessions (may include outdoor, temporary concession facilities).
- e. Medical and dental offices and clinics.
- f. Conference and meeting spaces.
- g. Arcades.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

F. When outdoor lighting of fields is provided, a lighting plan prepared by a qualified professional licensed in the Commonwealth of Pennsylvania must be provided and approved by the Township. All outdoor lighting shall be arranged to restrict glare on adjacent residential lots and/or upon any public street.

G. All outdoor lighting for sports activities must be turned off by 11:00 pm on weekdays (Monday through Thursday) and 12:00 am on weekends (Friday through Sunday) and holidays and shall remain off until at least 8:00 am the following day. This does not include outdoor security lighting.

H. Any outdoor public address (PA) systems must follow the regulations in Part 11 herein, and shall be turned off by 11:00 p.m. on weekdays (Monday through Thursday) and 12:00 a.m. on weekends (Friday through Sunday) and holidays and shall remain off until at least 8:00 a.m. the following day.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

- I.** All buildings must be setback at least 50' from any property and/or street line. All outdoor recreation & sports facility areas must be setback at least 20' from any property line and 100' from any street line. An outdoor recreation & sports facility area is defined as the normal playing field plus a 10 foot wide perimeter.

- J.** Structures for a community commercial sports facility may exceed the maximum permitted building height within the zoning district so long as they are set back from all lot lines at least the horizontal distance equal to their height, provided that the maximum height of the structure shall not exceed eighty five (85) feet. Furthermore, the portion of the structure exceeding forty five (45) feet shall not be used for habitable occupancy.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

K. The facility shall have a minimum of one (1) loading space for deliveries and equipment. All loading spaces shall be clearly marked and shown on a site plan. The Township shall review and approve the loading space design so as to alleviate any safety concerns, roadway conflicts, sizing for vehicles unloading, and traffic congestion anticipated on any existing and/or proposed streets.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

L. Required parking will be based on the following schedule:

- a. The facility shall have a minimum of one (1) parking space for each 200 square feet of gross building floor area.
- b. The facility shall also provide a minimum of one hundred (100) automobile parking spaces for each outdoor multi-use field.
- c. There shall be provisions for bus parking in addition to the required automobile parking in (a) and (b) above.
- d. A minimum of one space shall be reserved for emergency vehicles in addition to the required automobile parking in (a) and (b) above.
- e. Additional parking for peak use periods may be provided in a grassed overflow parking area utilizing stabilization products. Such overflow parking areas shall be accessible only from the interior driveways of the permanent parking lot.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

M. A buffer yard of twenty (20) feet wide shall be provided when the subject property is adjacent to residentially-used and/or residentially-zoned properties. The buffer yard shall be comprised of screen plantings, privacy fencing or a combination of both. The buffer yard shall be 50% opaque to a height of six (6) feet above ground level at the time of facility occupancy and 100% opaque to a height of six (6) feet above ground level within three (3) years of the facility occupancy. This buffer yard may overlap and be a part of a required yard area.

Community Commercial Sports Facility Use
Proposed Special Exception Criteria:

N. The facility shall have a maximum of one (1) thirty-two (32) square foot freestanding business sign per street frontage with non-emergency vehicular access. The facility shall also have a maximum of one (1) thirty-two (32) square foot attached business sign per street frontage with non-emergency vehicular access. Individual accessory uses within the principal building(s) shall have a maximum of one (1) twenty (20) square foot attached business sign. The facility shall comply with all other Township sign regulations except as herein modified.

QUESTIONS OR COMMENTS:

- Anyone desiring to speak whether it be a question or a comment shall wait until recognized by the chairperson.
- Only one person shall be recognized and only one person should speak at a time
- Before offering your question or comment **please stand and give your name and address**
- Please limit your question or comment to the subject of this meeting
- Please speak slowly and distinctly so that all can hear your comment or question
- If your comment or question has been previously offered please don't repeat but state that you are either in agreement or not in agreement with the remark
- The Board of Supervisors appreciates your attendance and participation in this meeting