

Conditional Use Narrative
Granville DC
Granville Township, Mifflin County, Pennsylvania

I. Introduction

Lewistown Development LLC ("Applicant") respectfully submits this Conditional Use Application for the proposed Granville DC development located on approximately 264.21 acres in Granville Township, Mifflin County, Pennsylvania.

Data centers are essential public-serving infrastructure that enable the storage, processing, and transmission of digital information. They provide the computing capacity that supports cloud services, enterprise computing, artificial intelligence, telecommunications, financial transactions, healthcare systems, educational institutions, public safety, and other critical digital services used every day by residents, businesses, and government. Similar to electric substations, water treatment facilities, and transportation infrastructure, modern data centers represent foundational infrastructure necessary to support continued economic development and the increasing demand for secure, reliable digital services.

The proposed Granville DC campus has been designed to provide this critical infrastructure while incorporating comprehensive site planning, environmental protection measures, utility coordination, traffic improvements, landscaping, buffering, and stormwater management to ensure compatibility with surrounding properties. The development consists of six (6) two-story data center buildings totaling approximately 1.54 million square feet, together with electrical substations, internal roadways, parking, stormwater management facilities, utility infrastructure, landscaping, and associated site improvements. The project will be served by public water and public sanitary sewer and will be accessed by two (2) full-access driveways from Loop Road and Middle Road.

This Conditional Use Application represents the first step in the Township's land use review process as established by the Granville Township Zoning Ordinance. The application has been submitted because the proposed development is anticipated to generate a daily traffic volume that modestly exceeds the 750 average daily trip threshold established in both the current zoning ordinance and the Township's proposed zoning amendments. Although the project exceeds this procedural threshold, the anticipated traffic generated by the development remains substantially lower than many other common industrial uses permitted within the district, including warehousing, manufacturing, and distribution facilities. As demonstrated throughout this application and the accompanying Traffic Impact Study, the project is designed to operate with relatively low daily vehicle activity while providing significant long-term economic investment and critical digital infrastructure.

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modestly exceeds the 750 average daily trip threshold established in both the current zoning ordinance and the Township's proposed zoning amendments. While this procedural threshold requires Conditional Use approval, the anticipated traffic generated by the project remains substantially lower than many other industrial uses commonly permitted within the district, including warehousing, manufacturing, and distribution facilities. The Traffic Impact Study prepared for the project demonstrates that the surrounding transportation network has sufficient capacity to accommodate the proposed development while maintaining acceptable levels of service.

The purpose of this Conditional Use Application is to demonstrate that the proposed Granville DC development satisfies each applicable Conditional Use standard and all other relevant provisions of the Granville Township Zoning Ordinance. The information contained herein, together with the accompanying plans, technical reports, and supporting studies prepared by qualified professionals, provides objective evidence that the proposed development is consistent with the Township's land use regulations, is compatible with the surrounding area, and can be developed in a manner that protects the public health, safety, and welfare while providing critical digital infrastructure and substantial long-term economic investment for the Township, surrounding communities and Mifflin County.

II. Project

The proposed development consists of six (6) two-story data center buildings totaling approximately 1.54 million square feet together with electrical substations, internal roadways, parking, stormwater management facilities, utility infrastructure, landscaping, and associated site improvements. The project will be served by public water and public sanitary sewer and will be accessed by two (2) full-access driveways from Loop Road and Middle Road.

The proposed development is classified as a Major Traffic Impact Conditional Use pursuant to Table 4.305 and §4.405 of the Granville Township Zoning Ordinance because the project is projected to generate approximately 1,118 average daily vehicle trips, exceeding the ordinance threshold of 750 average daily trips. This narrative demonstrates compliance with the applicable provisions of the Granville Township Zoning Ordinance and summarizes the supporting engineering studies submitted with the Conditional Use Application.

III. Property

The subject property consists of the following Mifflin County tax parcels:

- Tax Parcel No. 17, 12-0101--,000 (Mark M Ellinger & Nancy L Collins)
- Tax Parcel No. 17, 12-0100P-,000 (Kevin Ray & Lisa H Oberholtzer)
- Tax Parcel No. 17 ,12-0100A-,000 (Kevin Ray & Lisa H Oberholtzer)

Together, these parcels comprise approximately 264.21 acres and are the subject of this Conditional Use Application for the proposed Granville DC data center development. The project

is generally located at the intersection of Loop Road and Middle Road in Granville Township, Mifflin County, Pennsylvania.

IV. Ordinance Compliance

A. Article 1 – General Provisions (§1.400 and §1.500)

The proposed development advances the purposes of the Zoning Ordinance by promoting coordinated land development, protecting public health, safety and welfare, encouraging orderly growth, utilizing existing public infrastructure, and supporting economic development within an established industrial area. The project also supports the Community Development Objectives by locating industrial development adjacent to existing industrial uses, within an area served by public utilities and along an existing transportation corridor while minimizing impacts through landscaping, buffering, stormwater management, and environmental stewardship.

Compliance: Complies.

B. Article 2 – Conditional Use (§2.138)

Section 2.138 defines a Conditional Use as a use that may be permitted following review by the Planning Commission and approval by the Board of Supervisors when the standards of the Zoning Ordinance are satisfied. The accompanying plans, Transportation Impact Study, Crash Analysis, utility information, and supporting engineering documentation have been prepared to demonstrate compliance with those standards.

Compliance: Complies.

C. Article 4 – Major Traffic Impact (§4.202, Table 4.306, and §4.405)

Because the project exceeds 750 average daily trips, a Major Traffic Impact Study was prepared in accordance with §4.202 and §4.405. The Transportation Impact Study evaluated existing traffic conditions, existing and projected average daily traffic volumes, weekday peak-hour operations, opening-year and design-year No-Build and Build conditions, roadway capacity, Levels of Service, queue lengths, driveway operations, sight distance, auxiliary turn lane warrants, traffic signal warrants, and trip generation and distribution throughout the study area.

The analysis demonstrates that the surrounding roadway network is capable of accommodating the projected traffic associated with the proposed development. Where appropriate, the study identifies roadway and access improvements to further enhance safety and operations. These recommendations will be incorporated into the project as required through the land development process and in coordination with the Township and PennDOT.

In addition, a separate Crash Analysis evaluated five years of PennDOT crash history for the study intersections. The analysis reviewed crash frequency, crash rates, collision types, and contributing factors and concluded that no systemic roadway safety deficiencies exist that would preclude the proposed development. The proposed access configuration, together with

the recommended transportation improvements, will maintain safe and efficient operation of the surrounding transportation network.

Accordingly, the Transportation Impact Study and Crash Analysis satisfy the requirements of §4.202 and §4.405 and demonstrate that the project will not adversely affect the safe and efficient movement of traffic within Granville Township.

Compliance: Complies.

D. Site Design and Public Infrastructure

The proposed development complies with the applicable dimensional requirements of the zoning district (Table 4.307) as shown on the Conditional Use Plans, including lot area, setbacks, building height, and lot coverage. Public water and public sanitary sewer will serve the project, and stormwater management facilities will be designed in accordance with Township, County Conservation District, and Pennsylvania Department of Environmental Protection requirements. The site provides safe internal circulation, emergency access, landscaping, buffering, and utility infrastructure designed to minimize impacts on adjoining properties.

Compliance: Complies.

V. Conclusion

The accompanying Conditional Use Plans, Transportation Impact Study, Crash Analysis, and supporting engineering documentation demonstrate compliance with §1.400, §1.500, §2.138, §4.202, Table 4.306, Table 4.307, and §4.405 of the Granville Township Zoning Ordinance. The submitted materials demonstrate that the proposed development is consistent with the purpose and intent of the Ordinance, can be adequately served by public infrastructure, and can safely accommodate projected traffic while protecting the public health, safety, and welfare.

Lewistown Development LLC respectfully submits this Conditional Use Application and supporting documentation for acceptance and review by the Granville Township Planning Commission and Board of Supervisors.

The Applicant recognizes that large-scale data centers represent a relatively new form of development for many municipalities and appreciates the opportunity to work collaboratively with the Township throughout the review process. The Applicant and its consultant team are committed to participating in public meetings, presenting the project to the Planning Commission and Board of Supervisors, and engaging with Township staff and members of the community to answer questions, provide technical information, and explain the project's design, operations, and perceived impacts. It is the Applicant's goal to foster an informed review process by providing clear, factual information, listening to community feedback, and remaining responsive throughout the evaluation of the proposed development.

The Applicant views the Conditional Use process not simply as a regulatory requirement, but as an opportunity to build understanding, establish productive working relationships, and ensure

that Township officials and residents have the information necessary to make well-informed decisions based on the facts presented in this application and the accompanying technical studies. The Applicant looks forward to working collaboratively with the Township throughout the review process to ensure all ordinance requirements are satisfied and to demonstrate that the proposed development can be integrated into the community in a manner that reflects responsible planning, sound engineering, and long-term stewardship.

Ordinance Compliance Matrix

Ordinance Section	Requirement	Status
§1.400	Purpose of Ordinance	Complies
§1.500	Community Development Objectives	Complies
§2.138	Conditional Use	Complies
Table 4.306	Major Traffic Impact Conditional Use	Complies
§4.202 and §4.405	Major Traffic Impact Study	Complies
Table 4.307 and Applicable District Standards	Dimensional/Site Requirements	Complies