# Planning Commission Public Meeting Packet



# CITY OF LANCASTER PLANNING COMMISSION PUBLIC MEETING AGENDA

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Meeting Agenda— Lancaster City Planning Commission

Wednesday, April 20, 2022 6:00 PM City Council Chambers City Hall Annex 120 North Duke Street, Lancaster City, Pennsylvania

- 1. Call to Order
- 2. Approval of Minutes of Meeting of the March 16, 2022 Meeting
- 3. Subdivision and Land Development
  - A. Final Subdivision Plan for 777 New Holland Ave. & Request for Modification to the SALDO Sections.

Sanchez & Associates, Inc. has submitted a subdivision plan and requested a modification to the following SALDO Sections:

- 1- § 265-33 I. Curb
- 2- § 265-33 J. Sidewalks
- 3- § 265-33 M. Street Trees
- B. Final Land Development Plan for 15,19, and 23 Tennyson Dr. & Request for Modification to SALDO Sections.

Dautrich Engineering has submitted a final land development plan for three single-family houses at 15,19, and 23 Tennyson Dr. & requested modifications to the following SALDO sections:

- 1- § 265-22. Waiver of preliminary plan filing requirements.
- 2- § 265-33 I. Curb
- 3- § 265-33 J. Sidewalks
- 4- \$ 265-33 M. Street trees.
- C. Preliminary/Final Land Development Plan for 35 Erick Rd. & Request for Modification to the SALDO Sections.

RGS Associates has submitted a final land development plan for 37,250 sq. ft. of medical office and requested a modification to the following SALDO Sections:

- 1- § 265-33 J (5) Sidewalks
- 2- § 265-33M (2): Street Tress
- 3- § 265-37A (5): Building Orientation.
- **D.** Introductory Presentation on Final Land Development Plan for 213 College Ave. Site Design Concepts on behalf of HDC Mid-Atlantic has submitted a final plan for a five-story 64 unit building with a partial reconstruction of the parking garage.
- 4. Housing Subcommittee
- 5. Comprehensive Plan Report
- 6. Other Business
- 7. Public Participation
- 7. Adjournment



# CITY OF LANCASTER PLANNING COMMISSION AGENDA DOCUMENTS

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	ıbdivision and Land Development									
A. Final Subdivision Plan for 777 New Holland Ave. & Request for Modification to the Sections.										
	SANCHEZ & ASSOCIATES, INC.									
		CONSULTING ENG	INEERS	460 North George Street MILLERSVILLE, PA 17551						
				Phone: 717-872-9041 Fax: 717-872-9043 e-mail: <u>SanchezEng@aol.com</u>						
	Project:	Gill Normal Singl 777 New Holland Avenu		Ross Street						
		vision								
Presentation of Plan before the City of Lancaster Planning Commission										
The applicant is applying for reconfiguration of two existing adjacent lots each zoned C3 - Highway Commercial and located as follows: Lot 1 – 777 New Holland Avenue – presently occupied by a Sunoco Gas Station Lot 2 – 462 East Ross Street – presently occupied by a Pizza Shop restaurant and take out. Both lots are presently owned by the applicant. Lot 2 is also bounded by Burrowes Avenue										
							Size of lots	are as follows:		
							Existing		1	Proposed
								18 Ac ( 9,494 sf) 67 Ac ( 7,281 sf )		- 0.29 Ac ( 12,639 sf ) - 0.09 Ac ( 4,136 sf )



No of Parking spaces on each lot

Lot no. - spaces Req'd Spaces provided ADA spaces included 6 Lot 1 6 2 5 Lot 2 5 1 Driveways proposed for each lot Lot no no proposed Lot 1 3 (2 to & from New Holland Ave and 1 to & from East Ross Street Lot 2 1 (1 to & from East Ross Street) note parking along Burrowes Avenue

# Reason for applying to reconfigure the existing lots

The applicant is planning to position lot 2 for sale for the existing Pizza Restaurant use which requires the following principal site change items for lots 1 & 2 for compliance with the City requirements:

- The new lot 2 requires reconfiguration from an L shaped lot to a more rectangular lot and separation of uses from lot 1 and lot 2.
- Adjust the lot lines and the lot coverage to conform to the ordinance. Actually brings the existing non conforming lots into compliance with the lot coverage requirements.
- Provide new curb and sidewalk along East Ross Street (as shown on the plan) including new driveways, grass strip, and HC Ramps, and a street tree in front of Lot 1.
- 4. Bring the parking space number, location, and ADA spaces into compliance.
- 5. Renovate Lot 1 to include reducing the length of the west driveway, repairing the depressed curb at that location, add dumpster and enclosure and restripe the parking spaces. Renovate Lot 2 to include reducing the impervious coverage, obtain a stormwater permit for the disturbed area of removing the asphalt, add an ADA space, convert to compact car parking spaces at Burrowes Avenue, and add a dumpster and enclosure.

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# Modifications Requested - SALDO

Section § 265-33 L(1) Curbs- allow modification to not require curb along Burrowes Avenue and require only shortened depressed curb and repair along New Holland Avenue as shown on the plan.

Section § 265 – 33 J. (1) Sidewalks - allow modification to not require sidewalk along Burrowes Avenue and require only repair of existing sidewalk and ADA ramps along New Holland Avenue as shown on the plan.

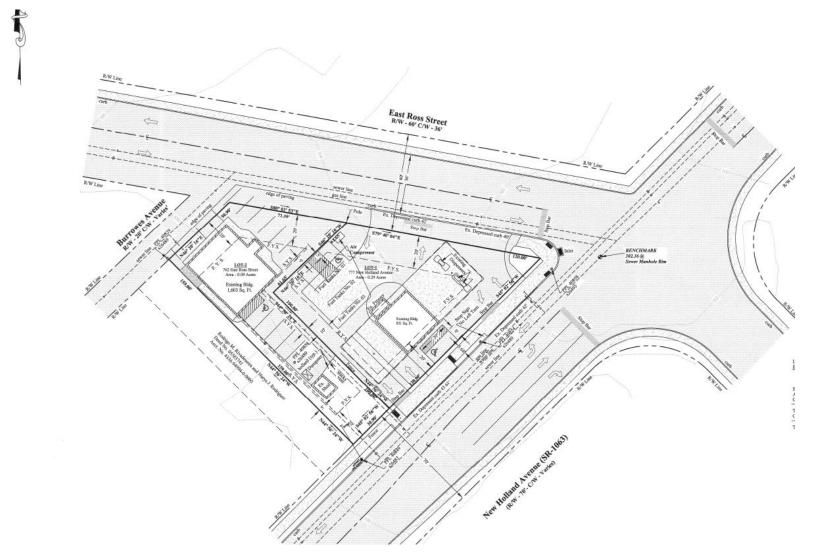
Section § 265 – 33 M. (1) Street Trees – allow modification to not require street trees along Burrowes Avenue and New Holland Avenue.

Justification for the requested modifications -

There are no curbs or sidewalks on either side of Burrowes Avenue (20 ft R/W) also, there are no street trees and room is limited for street trees on this street.

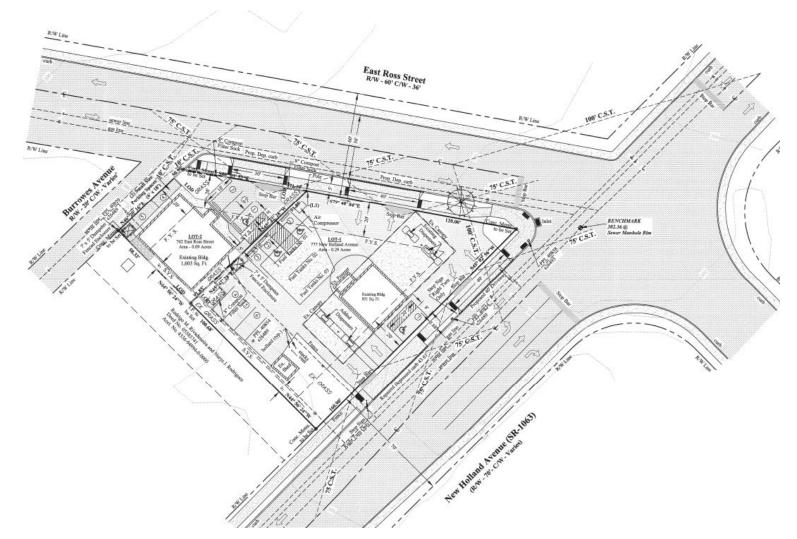
A new sidewalk was installed on New Holland Avenue in the last several years and basically is in good condition. An adjustment is proposed for the driveway width on the east side for the depressed curb and driveway (2 ft change). Street trees this close to the intersection on New Holland Avenue is probably not a good idea as it would be in the sight triangles and limit site distance otherwise from the gas station.





**Existing Subdivision** 





Proposed Re-subdivision

LEGEND



	Memorandum					
April 21, 2021						
To:	City of Lancaster Planning Commission					
CC:	Chris Delfs, Stephen Campbell, Jim Bower, Angela Brackbill, Emma Hamme, John Lefever, Bryan Harner, David Longenecker, Cindy McCormick, Tom Paul, Ben Perwien, Jameel Thrash					
From:	Douglas Smith, AICP					
Subject:	Recommended Conditions of Approval for Re-subdivision Plan for 777 New Holland Ave. & 752 E. Ross St. Plans dated 01-13-2022. Plan revised 03-22-2022. City Plan # 21-11-22					
Owner:	Gill Nirmal Singh					
Consultant:	Sanchez & Associates, inc.					
General infor	mation					
which include	sociates, inc. on behalf of the owner, Gill Nirmal Singh, has submitted a re-subdivision plan s: ofiguration of the two existing properties at 777 New Holland Ave. (Lot 1) and 752 F. Ross					

- Reconfiguration of the two existing properties at 777 New Holland Ave. (Lot1) and 752 E. Ross
   St. (Lot2) is proposed to allow for future sale. The properties are zoned C3-Commercial.
- Lot (1) presently serves as a Sunoco gas Station and Convenience Store with an area of 0.24 Acres.
- Lot (2) presently serves as a pizza restaurant with an area of 0.17 Acres.

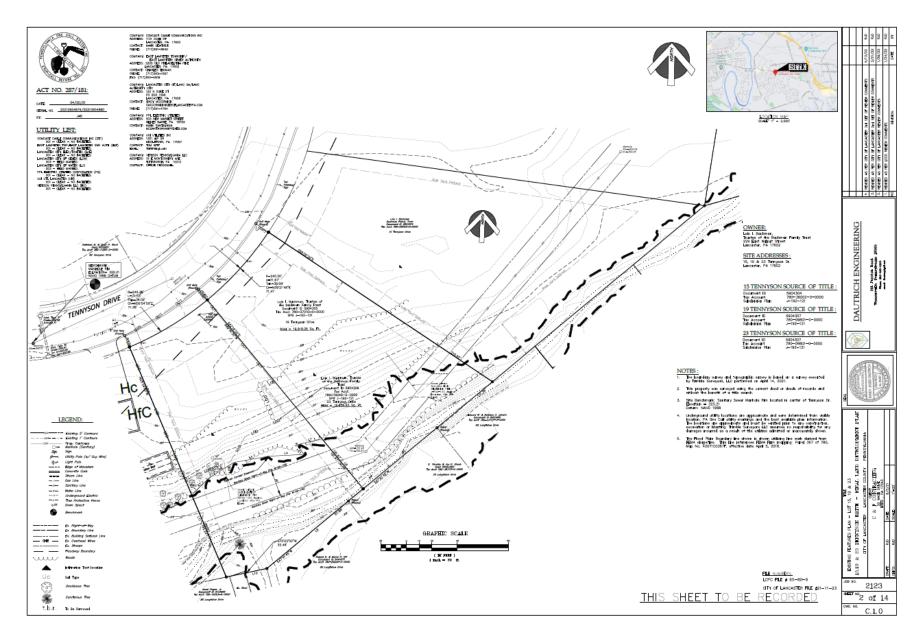
## Modification Requests

Sanchez & Associates, Inc. has submitted a subdivision plan and requested a modification to the following SALDO Sections: 1- § 265-33 I. Curb 2- § 265-33 J. Sidewalks 3- § 265-33 M. Street Trees

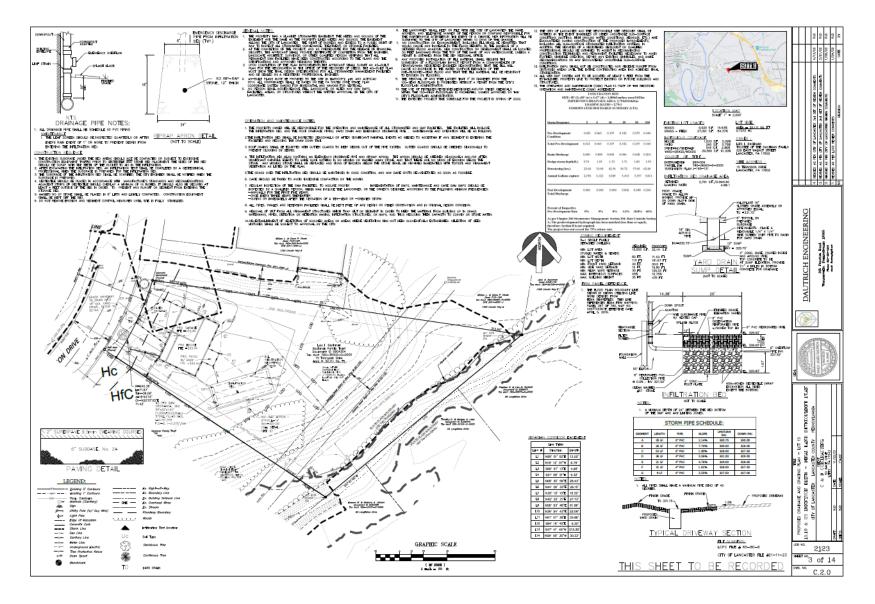


	<u>Recommendation</u> Grant the above modification and approve subject to the following conditions:							
	· · ·	l secure Shade Tree Commission's approval prior to plan recordation. I pull a permit of a Very Small Stormwater Application.						
	3) The applicant shall application.	I include all necessary E&S Controls in the very Small Stormwater Permit						
		oordination with the City staff, shall prepare Water Easement Agreement and ice of Recorder of Deeds.						
	<ol> <li>The developer shall guarantee.</li> </ol>	submit a cost estimate for the required improvement along with construction						
	<ol> <li>The developer shall evidence of recorda</li> </ol>	I record the subdivision plan and the revised deeds for both lots and provide ation.						
	-	B. Final Land Development Plan for 15,19, and 23 Tennyson Dr. & Request for Modification to SALDO Sections.						
		15,19 & 23 Tennyson Drive						
1		Land Development						
		Land Development						
	Project Narrative:	Land Development						
	The project cor Urban zoning of single-family h on is of the lots Lampeter Town Each building 1 have been subn disturbance is 3	Land Development insists of three existing building lots and is located within the City of Lancaster in C2 – district and R1 Detached District. A zoning variance will be required to construct the iouse on 15 Tennyson. The contractor is proposing to construct one single family home s. Each lot has an existing sewer lateral from the rear of the yard and ties into the East nship Sewer main. lot is proposing a new driveway and water service connection. The required permits nitted to the City. The total area of the three lots is 71,666.09st/1.645ac. The total earth 87,366st/0.8578ac. is proposing planting shade trees at an interval of 25 feet.						

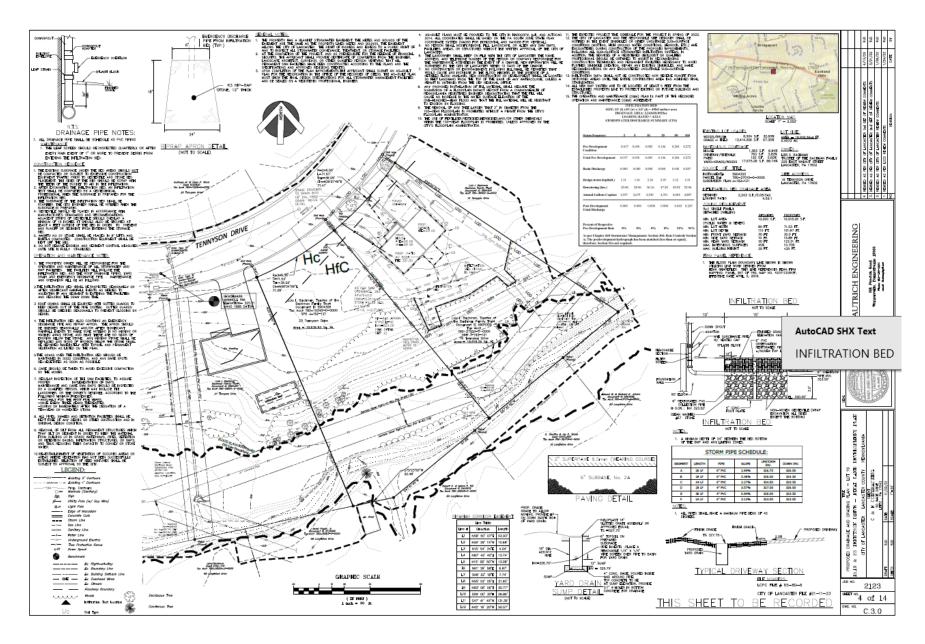




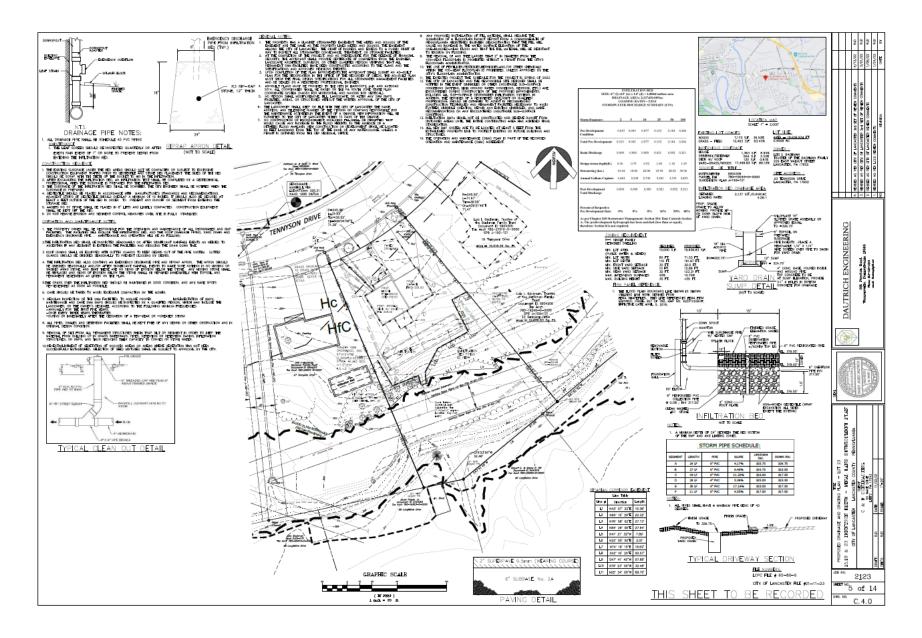
















# Memorandum

April 21, 2021

To: City of Lancaster Planning Commission

CC: Chris Delfs, Stephen Campbell, Jim Bower, Angela Brackbill, Emma Hamme, John Lefever, Bryan Harner, David Longenecker, Cindy McCormick, Tom Paul, Ben Perwien, Jameel Thrash

From: Douglas Smith, AICP

Subject: Recommended Conditions of Approval for Final Land Development Plan for 15,19, and 23 Tennyson Dr. Plans dated 11-22-2021. Plan revised 03-21-2022. City Plan # 21-11-23

Owner:

Consultant: Dautrich Engineering, Inc.

## **General information**

The developer is proposing three single-family dwelling units on the contiguous lots 15, 19, 23 Tennyson Drive. 19 & 23 lots are in the (R1) Zone, while Lot (15) is in C2 Zone (Urban Commercial). Zoning Hearing Board (ZHB) approved on Jan. 14, 2022, a residential-use permit on the 15 Tennyson Dr.

### **Modification Requests**

Dautrich Engineering, Inc. has submitted a final land development plan and requested a modification to the following SALDO Sections: 1- § 265-22. Waiver of preliminary plan filing requirements. 2- § 265-33 I. Curb 3- § 265-33 J. Sidewalks 4- \$ 265-33 M. Street trees.



## Recommendation

Grant the above modification and approve subject to the following conditions:

- 1) The developer shall address all stormwater comments to the City's satisfaction.
- 2) The cost estimate of the public/private improvements shall be accepted by City Engineer.
- Riparian Easement and O&M agreement shall be recorded along with the required sheets of the development plan in the Office of Recorder of Deeds.
- The applicant shall include all necessary E&S Controls in the very Small Stormwater Permit application.
- 5) The developer shall provide Tree Appraisal Report to the City's satisfaction.
- 6) The developer shall provide a tree protection plan according to Tree Appraisal Report results and per City Ordinance and Tree Manual standards.
- Proposed tree removal shall comply with SALDO §265-33, Tree §273, and Tree Manual protection and replacement conditions and standards.
- 8) The developer shall submit a construction guarantee for the required improvements
- The developer shall record the development plan and all required easements in the Office of Recorder of Deeds and provide evidence of recordation.

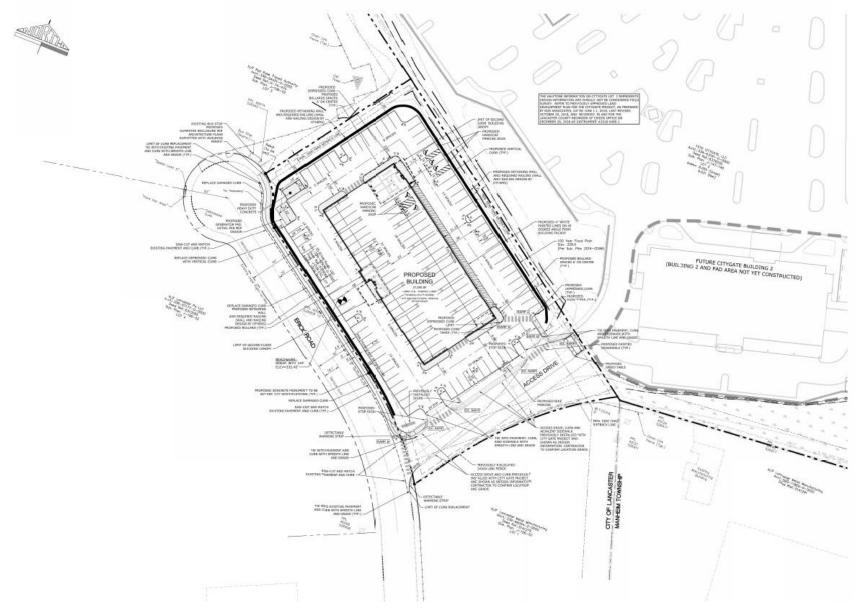


C. Preliminary/Final Land Development Plan for 35 Erick Rd. & Request for Modification								
to the SALDO Sections.								
RGS	LANCASTER 53 West James Street Suite 101 Lancaster, PA 17603 717.715.1396	YORK 221 W. Philadelphia Street Suite 108E York, PA 17401 717.854.3910	HARRISBURG 320 Market Street Suite 550 Harrisburg, PA 17101 717.599.7615					
February 2, 2022								
City of Lancaster c/o Mr. Douglas Smith, Chief 120 North Duke Street P.O. Box 1599 Lancaster, PA 17608	c/o Mr. Douglas Smith, Chief Planner 120 North Duke Street P.O. Box 1599							
City of Lancaster, Lanca								
Dear Mr. Smith:								
	On behalf of the applicant, 35 Erick Road, LLC, we are hereby submitting the enclosed Preliminary/Final Land Development Plan for the above referenced project.							
	Project Na	rrative						
Road and is bordered to the currently an undeveloped s	The 1.976 acre property is located within the Central Manufacturing (CM) zoning district at 35 Erick Road and is bordered to the east by the CityGate Corporate Center development. The property is currently an undeveloped site which has been subject to environmental clean-up under the requirements of the Pennsylvania Department of Environmental Protection.							
37,250 square feet with 3 sto	The property is proposed to include one (1) "Medical and Health Service Building" consisting of 37,250 square feet with 3 stories. The site is served by an access drive that connects to Erick Road and the CityGate Corporate Center development. Pedestrian access will be provided along Erick Road and the access drive.							
includes the proposed Erick R	A memo prepared by Traffic Planning & Design has been enclosed that provides analysis that includes the proposed Erick Road Office Building. The enclosed traffic analysis confirms the traffic improvements proposed as part of the CityGate project are adequate to serve the proposed Erick Road Office Building.							
Erick Road Office Building wi sewer manhole. A 4" domes	There are existing water and sewer mains are in Erick Road. A 6" sewer service for the proposed Erick Road Office Building will connect to an existing 6" sewer lateral connection to the terminal sewer manhole. A 4" domestic and 6" fire water service will connect to the existing water main in Erick Road for the proposed Office Building.							
Construction Stormwater Ma Environmental and Wetland S NPDES Permit for the previou	Stormwater will be controlled by a series of detention and water quality facilities on site. The Post Construction Stormwater Management Report is enclosed for review. The previously submitted Environmental and Wetland Studies have been included with this submission. There is an approved NPDES Permit for the previously proposed parking lot project. A minor amendment to the NPDES Permit will be submitted to LCCD and the approval will be provided to the City upon receipt by the Applicant.							
www.rgsassociates.com	land plannin	g • landscape architecture	• civil engineering					

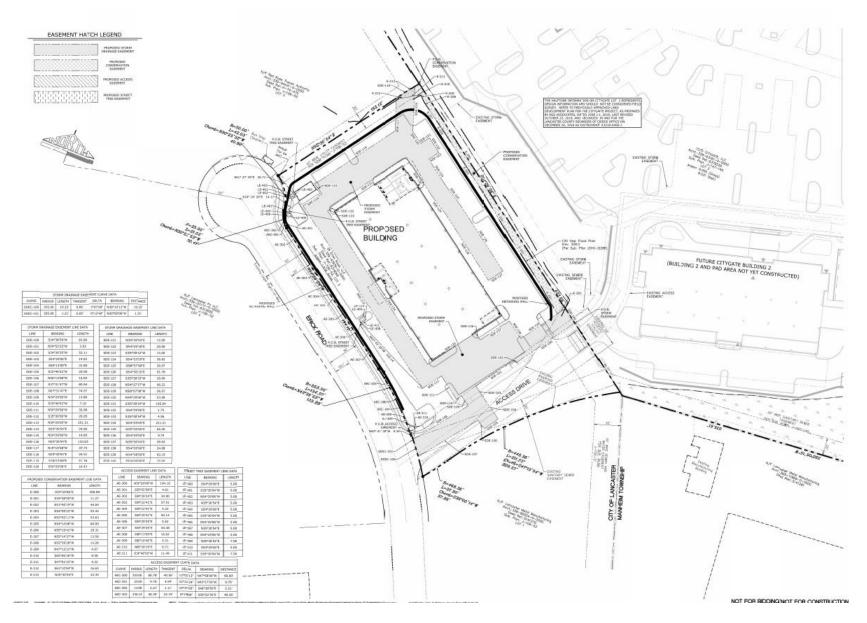




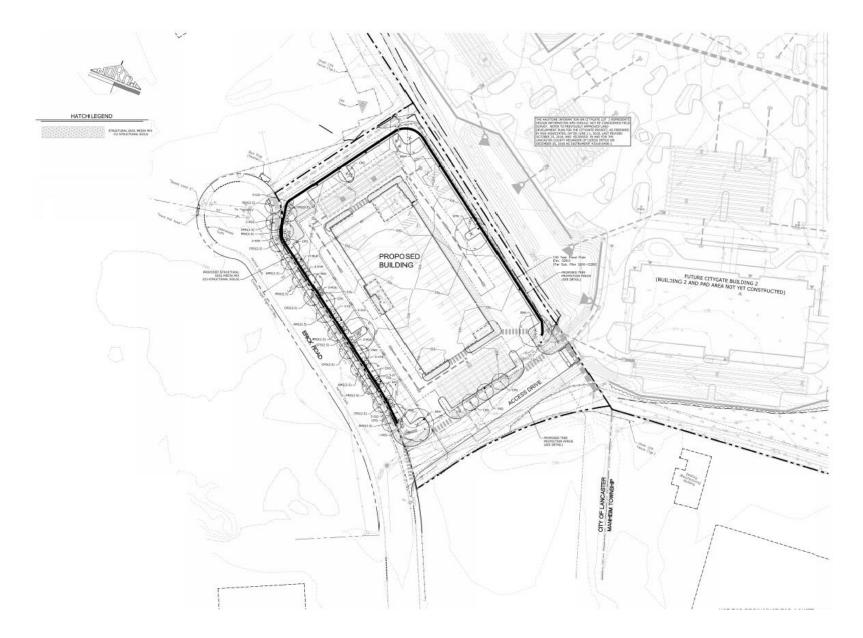














### **Recommendation**

Grant the above modification and approve subject to the following conditions:

- 1) The developer shall provide the following:
  - NPDES Permit amendment/renewal approval
  - Stormwater O&M Agreement
  - Stormwater Access Easement Agreement
  - Riparian Corridor Easement Agreement
- 2) The developer shall record all record sheets of the final land development plan along with all required easement and provided evidence of recordation to the City.
- 3) The cost estimate of the public/private improvements shall be accepted by City Engineer.
- 4) The developer shall submit a construction guarantee for the required improvements
- The developer shall record the development plan and all required easements in the Office of Recorder of Deeds and provide evidence of recordation.
- 6) The developer shall address Stormwater, Engineering, Trees/Landscape, and Planning comments to City'satisfaction.

D. Introductory Presentation on Final Land Development Plan for 213 College Ave.





April 5, 2022

Douglas Smith, AICP, LEED Green Assoc. Chief Planner Bureau of Planning 120 North Duke Street Lancaster, PA 17608

Re: Land Development Plan Submission Narrative Proposed Adamsbury Associates Affordable Housing Development College Avenue, City of Lancaster, York County, PA SDC Project No. 763.15A

### **Project Narrative**

The proposed Project consists of the following:

- The Project Site consists of four (4) parcels, comprising of approximately 0.54 acres, and is identified as the following Lancaster County Tax Account numbers;
  - a. All of 3357698900000 213 College Avenue 0.65 acres +/-
  - b. A portion of 3358920400000 217 College Avenue 0.20 acres +/- impacted by the Project
  - c. All of 3359909300000 224 Elm Street 0.04 acres +/-
  - d. All of 3359871300000 226 Elm Street 0.04 acres +/-
  - e. 213 College Ave. and the Elm Street Parcels will be owned by Adamsbury Associates; while 217 College Ave. Parcel will be used via easements that include parking, access, building, and maintenance.
- The Project Site is currently improved with an existing medical office building, 2-story parking garage, access drives, sidewalks, utility connections, and other associated improvements. The Elm Street parcels are unimproved.
- 3. This Project proposes the redevelop the Site into a multi-story affordable housing apartment building.
- The Site has road frontage along College Avenue and Elm Street, both City maintained streets. New and/or updated access drives are anticipated with the Project.
- The Site is located within the High Density/Office/Institutional (RO) zoning district and the High Density (R4) zoning district of the City.
- The Project was granted zoning relief in the form of a Special Exception for the use and multiple dimensional variances. This relief request was granted by the City's Zoning Hearing Board on January 24, 2022.
- 7. Proposed improvements for the Project are planned to include demolition of the existing office building, construction of a five (5) story residential apartment building, the 2-level parking garage will remain in place with a residential building above, utility connections, grading, and stormwater management facilities for the proposed increase in impervious Site area and for existing impervious areas disturbed during the redevelopment.
- The proposed apartment building will include 48 one-bedroom apartments and 16 two-bedroom apartments for a total of 64 apartments.
- Proposed parking will be provided within the redeveloped garage structure (47 spaces) and 11 additional spaces located at 210 College Ave. There is an existing mid-block crosswalk for connectivity.
- 10. No new access points onto public streets are proposed.



HDC - College Avenue Project Schematic Plan Narrative

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11. No new streets or alleys are proposed as part of the Project.

- 12. The Site is not located within a FEMA defined floodplain.
- 13. The Site does is not impacted by wetlands.
- 14. The Site does appear to be impacted by Karst geology.

Thank you for your consideration and review of this schematic plan and Project. We look forward to discussing this in more detail at the April 20, 2022 Planning Commission meeting. In the meantime, if you have any questions, please do not hesitate to contact me at your convenience.

Sincerely, SITE DESIGN CONCEPTS, INC.

Thum BEfulz

Thomas B. Englerth II, P.L.S.

CC: Tammie Fitzpatrick – HDC Gary Weaver – Tippetts Weaver Architects



