



CITY OF LANCASTER

Memorandum

04/03/2023

To: City of Lancaster Planning Commission

CC: Chris Delfs, Stephen Campbell, Jim Bower, Angela Brackbill, Emma Hamme, John Lefever, Bryan Harner, Cindy McCormick, Tom Paul, Ben Perwien, Jameel Thrash, Mandali Kejjo, Cody Kiefer, Molly Kirchoff

From: Douglas Smith, AICP

Subject: City Staff Recommendations and Agenda's Materials for the Planning Commission's Meeting on April 05, 2023

1- SALDO, Section 265-23B (13) Modification Request

Background: The Minor Plan for the Queen and Frederick Street Mixed Use Project has been submitted to the City to develop the project in three phases. The Phase (1) of the project, which is currently under review, has to include a minimum of 25% of the overall residential units in the approved land development plan in accordance with §265-23B (13). However, Hankin Group, a project's developer, proposes to only construct residential units within Phases 2 and 3 of the overall mixed-use development and requests a Planning Commission's waiver of Section 265-23B.



**Hankin
Group**

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March 30, 2023

Mr. Douglas Smith
City Planner, Bureau of Planning
City of Lancaster
120 N. Duke Street, P.O. Box 1599
Lancaster, PA 17608-1599

RE: Queen and Frederick Street Mixed Use Project
Minor Land Development Plan – City File #22-11-24
Modification Request

Dear Mr. Kejjo:

For the above-mentioned project, we are requesting a Modification of Section 265-23B(13) of the City of Lancaster Subdivision and Land Development Ordinance. Our justification follows:

Section 265-23B(13): A modification is requested to only construct residential units within Phases 2 and 3 of the overall mixed-use development.

A modification is requested to the City phasing requirements due to the size and complexity of the overall mixed-use development. The development consists of a mix of residential and retail buildings and a medical office building. The first building to be constructed is a 32,833 sf medical office building. Future phases will consist of a mix of retail and residential units.

Section 265-23B(13) Requires a phased land development construct a minimum of 25% of the overall residential density in any phase unless approved by the Commission. The proposed medical office building is a standalone commercial building, future phases that include residential units will comply with the residential percentage requirements.

Should you have any questions, please do not hesitate to call me. We thank you for your time and consideration.

Sincerely,

Neal Fisher, PE
Vice President of Development

SALDO Modification Request:

Ordinance Section 265-23B (13):

Each phase in any residential subdivision or land development, except for the last phase, shall contain a minimum of 25% of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Commission.

Proposed Relief:

To allow construction of Phase (1) of the project without residential component and to only construct residential units within Phases 2 and 3 of the overall mixed-use development.

Justification:

Please see the request letter as provided above.

Recommendation

City staff recommends approving the requested modification based on the justifications provided in the developer’s letter.

2- Request for Unit Address Deferment for the Final Land Development Plans at 221 & 227 N. Prince Street.

Background On behalf of the applicant, Light-Heigel & Associates, Inc has requested to defer the Unit Address assignment to be processed with the Architectural Building Code review process, rather than the Land Development Plans. The various components of the building units will be more specifically depicted on the Architectural Plans and can be a seamless approval for assigning units/addresses.

Recommendation

City staff recommends approving the request for deferment of the Unit Address assignment to a later stage of the land development–Building Code Review stage. The reason for that, as stated by Light-Heigel & Associates, is that the architectural plans will depict the address in more detail than a land development plan which does not require submission of floor plans.

3- Redevelopment Authority of the City of Lancaster (RACL)

A. The City Reinvestment Board has forwarded 234 E. Fulton Street for Certification of Blight.

MEMORANDUM

To:	Planning Commission
From:	Zaritzia Burgos, Property Reinvestment Board Secretary
Date:	March 30, 2023
Subject:	Updates from the Property Reinvestment Board

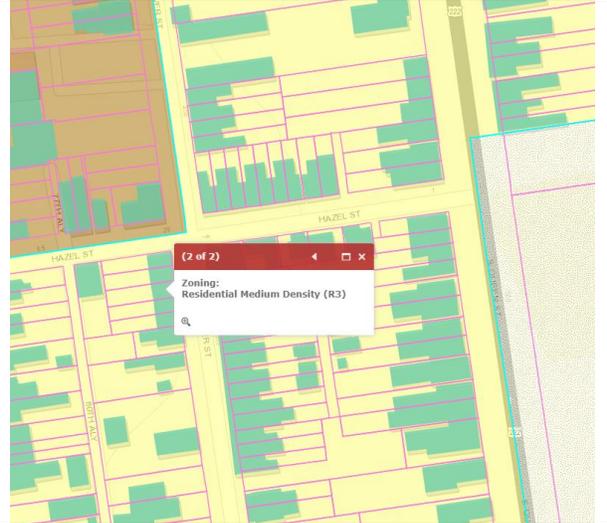
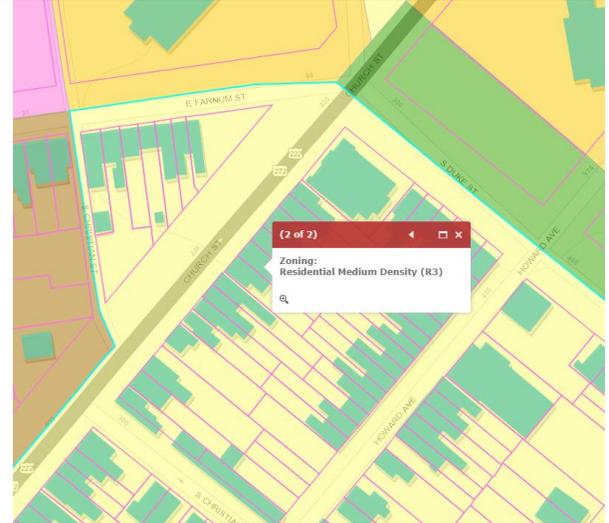
- 1. 234 E. Fulton Street:** This property, owned by Mr. John K. McNabb, owner is deceased. This property was declared uninhabitable due to water shut off for over 48 hours & the property was condemned on August 12, 2022, under a utility condemnation. There have been no communications to the City from the family, to discuss the property conditions. No Permits pulled. Property was declared BLIGHT on January 12, 2023 & posted BLIGHT on January 19, 2023.



Recommendation

City staff recommends approving the request for certifying the property at 234 E. Fulton St. as blight.

B. Planning Commission Recommendation of appropriate land use for the following properties: 506 Beaver Street and 415 Church Street.

506 Beave Street	415 Church Street
R3 District	R3 District
	

Recommendation

City staff recommends “Residential” as an appropriate use for both properties.

4- Zoning Amendment

Planning staff requests action on a proposed amendment to the zoning code to improve short-term rental (STR) regulation in the City. The proposed amendment recommends allowing 1 or 2 apartment units above commercial use to be permitted by-right as STR within the currently allowed zoning districts (i.e., CB, CB1, C1, C2, RO, and MU), and correcting an error in required parking.

The draft of the zoning amendment provided below.

ADMINISTRATION ORDINANCE NO. ____ - 2023

**ADMINISTRATION BILL NO. ____ - 2023
(AS AMENDED)**

INTRODUCED – _____ 2023

ADOPTED BY COUNCIL – _____, 2023

AN ORDINANCE OF THE LANCASTER CITY COUNCIL AMENDING THE CITY OF LANCASTER ZONING ORDINANCE, ORDINANCE NO. 6 – 2013, CHAPTER 300 OF THE CITY CODE, AS AMENDED BY ORDINANCE NO. 16 – 2021, AS FOLLOWS: TO MODIFY PROVISIONS RELATED TO SHORT TERM RENTALS; TO MAKE EDITING IMPROVEMENTS, AND PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR THE SEVERABILITY OF THE ORDINANCE; AND PROVIDING THAT THE ORDINANCE SHALL TAKE EFFECT IN ACCORDANCE WITH PENNSYLVANIA LAW.

WHEREAS, the City of Lancaster Comprehensive Plan, *Growing Together*, contains goals, objectives and strategies that support zoning updates to improve affordable housing options, including higher densities; that protect and strengthen neighborhoods; that promote livability; and that improve opportunities for employment and economic development by attracting more businesses to the city; and

WHEREAS, the City of Lancaster 2018-2022 Strategic Plan promotes the strengthening of neighborhoods, increasing the supply of affordable housing, and attracting investment in the City; and

WHEREAS, the proposed Zoning Ordinance amendments are consistent with the Comprehensive Plan, Strategic Plan and Building on Strength Strategic Plan; and

WHEREAS, on [ENTER DATE] the Lancaster City Planning Commission voted to recommend to City Council approval of proposed amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lancaster that the City of Lancaster Zoning Ordinance, Chapter 300 of the City Code, shall be amended as follows:

Section 1. Article XVII, Definitions, §300:121, is amended by editing the definition for “Short-term rental” as follows:

A fully furnished ~~single-family~~ dwelling unit that is rented on a short-term basis by written contract to registered guests visiting the Lancaster area and that is not occupied by an owner or manager. Guests have use of the facilities as provided for in any contract or agreement with the owner or management company, and no services, such as meals or house cleaning, are provided to the guests.

Section 2. Article V, Schedule of District Regulations, Table of Permitted Uses, Commercial Services, §300 Attachment 2:13, is amended by adding footnote (8)(g) as follows:

(g) The dwelling unit must qualify as a single-family home or apartment, as defined by this Zoning Ordinance.

Section 3. Article VIII, Off-Street Parking and Loading Requirements, §300-41A, Parking Requirements, §300:63, is amended by adding a row for “Homestay” within the Commercial Service category as follows:

Homestay	1 per 2 bedrooms dedicated as Homestay 1 for 2 bedrooms dedicated as Homestay and 0 if only 1 bedroom is dedicated as Homestay
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