



Memorandum

06/05/2023

To: City of Lancaster Planning Commission

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

From: Douglas Smith, AICP

Subject: Planning Commission's Meeting Packet for June 07, 2023

1- Preliminary/Final Lot Add-On and Land Development for 1061 Manheim Pike, Lancaster, PA – Habitat for Humanity ReStore.

Background: McKinley Avenue Partners, LCC, is proposing the construction of a 2-story building (first floor and mezzanine) that will be composed of office, retail and warehouse uses with warehouse /loading in the rear. The project is located in both Manheim Township and City of Lancaster and will be serviced by public sewer and water.

SALDO Modification Request: None

Recommendation

City staff recommend approving the preliminary/final land development plan for 1061 Manheim Pike, subject to the following conditions:

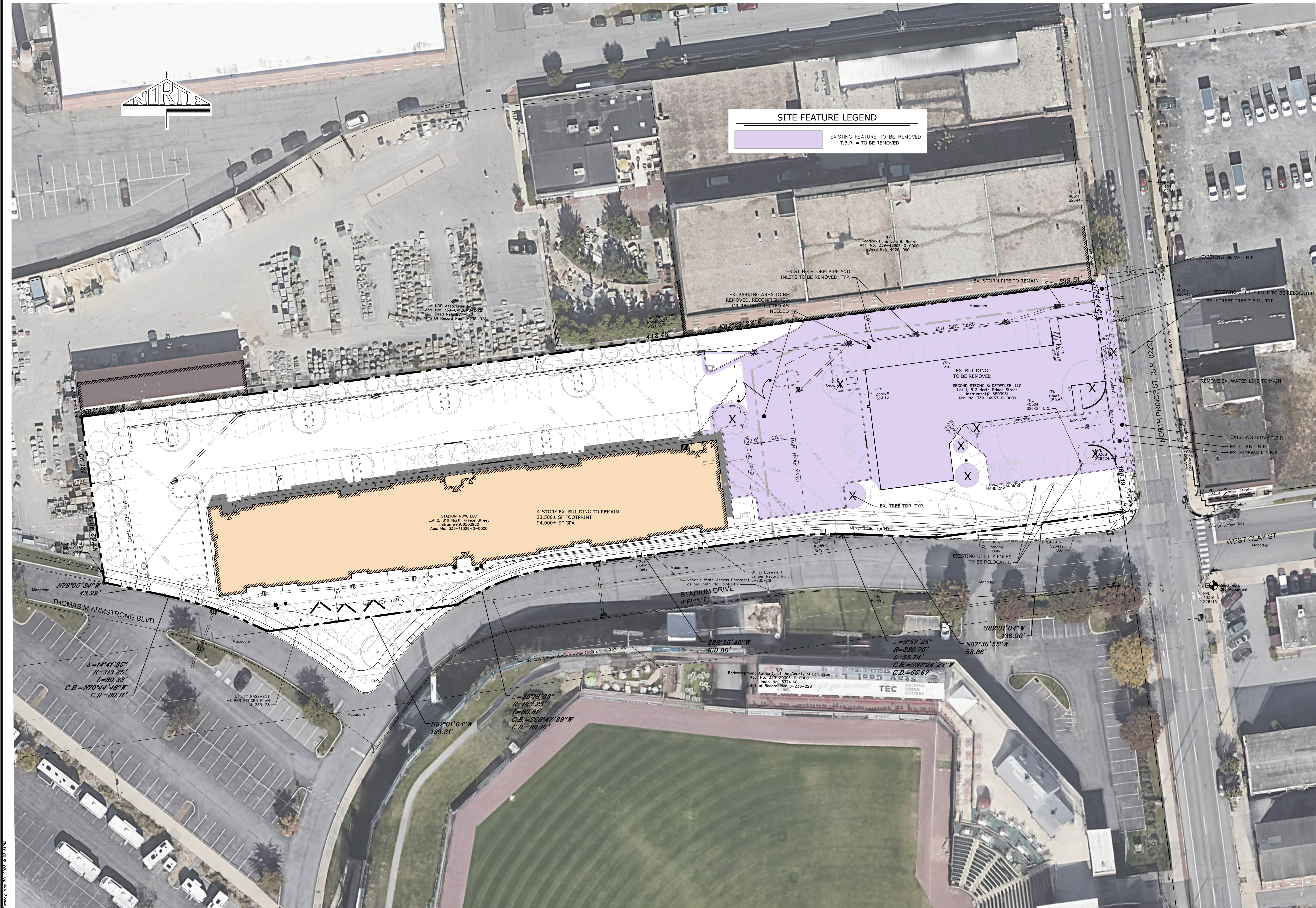
- The final plan and related construction documents must comply with all City codes and Standards unless specifically modified or waived by the City.
- All easements' agreements and developer's agreement shall be submitted for review by the City and recorded as part of the final plan recordation.
- The developer shall submit a financial guarantee in accordance with the approved Opinion of Probable Cost (OOPC).
- The OOPC shall be updated and accepted by City Engineer.
- The developer shall address to the City's satisfaction all unsatisfied comments per the review letter dated June 02, 2023.
- Stormwater flows onto adjacent property shall not be created, increased, decreased, relocated, or otherwise altered without written notification of the adjacent property owner(s) by the applicant.
- The developer shall secure approvals from the adjacent municipality prior to plan recordation.

2- **Introductory Sketch Plan Presentation by RGS for Stadium ROW II at 812 & 816 N. Prince Street.**

Background Parcel B Development Company proposes a building addition to house 95 additional apartments and a small café. The developer also proposes to convert an amenity space (in the existing to apartment building) to one apartment. The existing office building at 812 North Prince Street will be demolished and the two existing lots will be consolidated into a single 2.73-acre tract. The project will provide required off-street vehicular and bicycle parking, stormwater management facilities, and recreation space for tenants.

Recommendation

The presentation is informational for the Commission and the public. There is no recommendation at this stage.



PLOTTED: Thursday, May 30, 2023 @ 03:57PM

FILENAME: P:\2018\2018E23-002\Renderings\2023-05-31 - Sketch Plan\Support Files\CAD-EPS\2023-05-30\Exist-Demo\Z-Exist-Demo.dwg

XREFS: TitleBlock;EQ;Existing;Demolition

PROJECT TITLE	STADIUM ROW 2 SKETCH PLAN	SHEET TITLE	EXISTING CONDITIONS & DEMOLITION PLAN	LANDCASTER CITY	LANDCASTER COUNTY, PA	CLIENT	PARCEL B DEVELOPMENT COMPANY 132 NORTH ANN STREET LANCASTER, PA 17602	MANAGER	BENJAMIN MORTON	CHECKED BY:	BWM	CHECKED BY:	BWM	DATE	REVISION
										DESIGN BY:	JPL	DRAWN BY:	JPL		
Land Planning Landscape Architecture Civil Engineering 53 West James Street, PA 17603 State St. Lancaster, PA 17603 221 W. Philadelphia Street State St. York, PA 17401 PO BOX 841 Camp Hill, PA 17001 E-mail: info@landscapes.com www.landscapes.com															
DATE: APRIL 6, 2023 PROJECT NO.: 2018E23-002															
SHEET NO.: 2 OF 4															

NOT FOR BIDDING/NOT FOR CONSTRUCTION



NOTES:

1. PROP. BUILDING ADDITION FOOTPRINT - 18,000± SF
2. PROP. BUILDING ADDITION GFA - 90,000± SF
3. PROP. CAFE USE - 600± SF, PUBLICLY ACCESSIBLE <500 SF
4. PROP. BUILDING ADDITION 4 STORIES RESIDENTIAL (70,000± SF) ABOVE DEPICTED GROUND FLOOR CAFE, PARKING AND ACCESSORY AREAS.
5. "CC" DENOTES COMPACT SPACE, MIN. SIZE 7.5' X 15'. ACTUAL SPACE SIZES VARY AND WILL BE SPECIFICALLY DIMENSIONED ON THE PRELIM/FINAL LAND DEVELOPMENT PLAN.
6. RECREATION AREA REQUIREMENT: 10,280 SF BASED ON 236 RESIDENTS. NUMBER OF RESIDENTS DETERMINED PER 265-47B(3). THE REQUIRED ARE WILL BE PROVIDED.

PROJECT TITLE

STADIUM ROW 2

SKETCH PLAN

CLIENT

PARCEL B DEVELOPMENT COMPANY

132 NORTH ANN STREET

LANCASTER, PA 17602

MANAGER

BENJAMIN MORTON

DESIGN BY

JPL

CHECKED BY

BWM

DRAWN BY

JPL

CHECKED BY

BWM

SCALE

1" = 30'

0' 30' 60' 90'

LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING

53 West James Street, PA 17603

State 108E, York, PA 17401

223 W. Philadelphia Street

State 108E, York, PA 17401

PO BOX 844

Camp Hill, PA 17001

Email: info@rcaassociates.com

www.rcaassociates.com

DATE:

APRIL 6, 2023

PROJECT NO.:

2018E23-002

SHEET NO.:

3

OF

4

NOT FOR BIDDING/NOT FOR CONSTRUCTION

3- Introductory Sketch Plan Presentation by ELA for 232 N. Prince Street.

Background The owner, 232 NPS LLC intends to build a six-story, 130-unit apartment building incorporating the 2 existing buildings into the project design, while demolishing the more modern existing building. Although parking is not required in the CB Zoning District, 232 NPS LLC is proposing 22 parking spaces for the convenience of its residents.

Recommendation

The presentation is informational for the Commission and the public. There is no recommendation at this stage.

NORTH WATER STREET

SEVEN
STORY
RESIDENTIAL

SIX
STORY
RESIDENTIAL

SIX STORY RESIDENTIAL
ABOVE GROUND LEVEL PARKING

NORTH PRINCE STREET (SR-0222)