



Memorandum

06/21/2023

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 21, 2023

1- Final Subdivision and Land Development Plan for 640 S. Franklin St. (Thaddeus Stevens) by ELA Group, Inc.

Background: Thaddeus Stevens Foundation is establishing a new property line by re-subdividing four (4) existing lots and constructing two semi-attached units. These units will be built by the students as part of the school program.

SALDO Modification Request:

1- Section 265-33 Public Streets: Modification to Defer the Installation of Portion of Stevens Avenue

Modification is requested to Defer the Installation of New Stevens Avenue public street improvements until Thaddeus Stevens processes a future Final Land Development Plan for developing the remainder of the site for Semi-Attached Units. Each school year, Thaddeus Stevens students build a Semi-Attached Unit as part of their curriculum. The current plan provides for the first semi-attached unit with some limited site work, to meet the site construction schedule to have foundations ready by mid-August.

The existing portion of Stevens Avenue is paved, which allows for the residential driveways of the first semi-attached units to be installed. Development of the remainder of the site plans for the future semiattached units is a much more complicated / lengthy process. The City has requested Thaddeus Stevens to provide for half of New Stevens Avenue improvements that will include an 8' paved travel lane, 8' paved parking lane, vertical concrete curbs, 4' grass strip for Street Trees, and 5' wide concrete sidewalk. These improvements will be placed within the eastern 25' area of the 50' City Right-of-Way that exists for Stevens Avenue. There will be some significant time to develop this street design in coordination with the City of Lancaster, which does not align with the College's schedule for building this first Semi-Attached unit in August.

2- Section 265-33.M.4: Modification to Defer the Installation of Street Trees along Stevens Avenue Frontage.

Modification is requested due to the Defer the Installation of 26 street trees along the area that will be improved Stevens Avenue. These street trees are not able to be properly installed until the new Stevens Avenue improvements are completed to properly locate these trees between that new curb and new sidewalks.

Shade Tree Commission and City Urban Forster were supportive of this deferral.

Recommendation

City staff recommends approving the final land development plan for 640 S. Franklin St. with the requested modifications, 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.
- 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 enter into a Final Developer's Agreement with the City. The Developer's Agreement shall include but not limited to the timeframe for construction of Stevens's Ave.'s improvements.

