



Memorandum

08/15/2023

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 August 16, 2023

1- Approval of Minutes of Meeting of the August 02, 2023, Meeting

City staff would like to recommend tabling this item until next Planning Commission meeting.

2- 422 Ruby St. Final Land Development Plan

Background: Gary House Property Holding Company is proposing to demolish a portion of the existing building, renovate remaining portion, and rebuild demolished portion. Gary House is providing 7 parking spaces, landscape areas, underground stormwater system, sidewalks, and other site improvements. Please see a sheet of land development plan below. Also, Gary House via project consultant, DC Gohan Associates, requests the following modifications and waivers:

SALDO Modification/Waiver Requests:

A. Section 265-23 – Preliminary Plan Submission Procedures

The purpose of this request is to waive the applicant the requirements of preliminary plan submission and to allow the applicant to proceed with the preliminary-final land development plan.

B. Section 265-33.I.(1) – Curbing along Prangle Ave.

The purpose of this request is to eliminate the requirement of installing curb along Prangle Ave.

C. Section 265-33.J.(1) – Sidewalks

The purpose of this request is to eliminate the requirement of installing sidewalk along the north side of Prangle Ave.

D. Section 265-33.M.(1) Section 265-33.M.(4) – Street Trees and Number of Trees

The purpose of this request is to eliminate the requirement of installing trees along Prangle Ave.

Recommendation

Modifications/Waivers: City staff recommend the following:

- A. approving a request for waiver of preliminary plan submission.
- B. denying a request for waiver of curbing requirements along the south side of Prangle Ave.
- C. approving a request for waiver of curb and sidewalk requirement on the north side of Prangle Ave.
- D. Developer has to pay in lieu of required trees on Prangle Ave.

Land Development Plan

City staff recommend approving the preliminary/final land development plan for 422 Ruby St. subject to the following conditions:

1. The final plan and related construction documents must comply with all City codes and Standards unless specifically modified or waived by the City.
2. All easements' agreements and developer's agreement shall be submitted for review by the City and recorded as part of the final plan recordation.
3. Developer has to obtain approvals from relevant City's Boards and Commissions.
4. Developer has to pay in lieu of all required trees that are not installed.
5. Developer has to enter into a sidewalk easement agreement with the City.
6. Developer has to enter into a Final Developer's agreement.
7. The OOPC shall be updated and accepted by City Engineer.
8. The developer shall submit a financial guarantee in accordance with the approved Opinion of Probable Cost (OOPC).
9. The developer shall address to the City's satisfaction all unsatisfied comments per the review letter dated August 11, 2023.

LEGEND:

- EXISTING BUILDING
TO BE REMOVED**

**INTER
REVISIONS ONLY**



EXISTING CONDITIONS / DEMO PLAN FOR FINAL LAND DEVELOPMENT PLAN GRAY HOUSE PROPERTY HOLDING COMPANY 422 RUBY STREET CITY OF LANCASTER LANCASTER COUNTY, PENNSYLVANIA		PROJECT NO.: 08-02-20 DATE: MARCH 14, 2023 DRAWN BY: JMC CHECKED BY: TSC SCALE: 1"=40' 		LANDSCAPE ARCHITECT NAME: GRAY HOUSE PROPERTY HOLDING COMPANY ADDRESS: LANCASTER, PA 17602 TELEPHONE: 717-399-6971 SOURCE OF TITLE: BULK INVENTORY, UNDEVELOPED ADDRESS, PA 17602: 422 RUBY STREET 422 RUBY STREET LANCASTER, PA 17602	REVISIONS NO. DATE 1/1/2023
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3- 216 Harrisburg Ave. Preliminary-Final Land Development Plan

Background: Immobili Commerciali, LLC, intends to consolidate the eight tracks into a single parcel and proposes improvements include an outdoor dining area along Harrisburg Avenue to support Lombardo's Restaurant, a gourmet/specialty food store/deli use, and an expanded kitchen area to support Lombardo's Restaurant and the new deli. An expanded parking lot with an entrance from West James Street is also proposed. Developer has requested the following modifications/waivers of the SALDO:

SALDO Modification/Waiver Requests:

1. Section 265-33A(1)(a) –Planting Strip

The applicant requests a waiver of the requirement to provide a four-wide planting strip along North Water Street and portions of West James Street. The existing sidewalk along North Water Street will be replaced, but there is not enough space to install a four-foot-wide planting strip and a five-foot-wide sidewalk.

2. Section 265-33M(2) – Street Trees to be located in the public right-of-way.

The Applicant requests a waiver to allow the three required street trees along North Water Street to be located to the rear of the sidewalk and on private property. One street tree exists on private property, and two will be planted.

3. Section 265-33M(4)– One Tree shall be planted for every 25 linear feet of street frontage.

The Applicant requests a waiver to allow the existing street tree located along North Water Street and West James Street to be counted toward the total required street trees "to be planted".

Recommendation

Modifications/Waivers: City staff recommend the following:

- A. approving a request for waiver of planting strip
- B. approving a request for installing trees at the rear of the sidewalk and on a private property provided that developer enter into a tree easement agreement with the City.
- C. Denying a request to count existing trees toward required trees. Developer has to pay in lieu of required trees.

Land Development Plan

City staff recommend approving the preliminary/final land development plan for 216 Harrisburg Ave. subject to the following conditions:

- 4. The final plan and related construction documents must comply with all City codes and Standards unless specifically modified or waived by the City.
- 5. All easements' agreements and developer's agreement shall be submitted for review by the City and recorded as part of the final plan recordation.
- 6. Developer has to obtain approvals from relevant City's Boards and Commissions.
- 7. Developer has to pay in lieu of all required trees that are not installed.
- 8. Developer has to enter into a street tree easement agreement and Final Developer's agreement.
- 9. The OOPC shall be updated and accepted by City Engineer.

10. The developer shall submit a financial guarantee in accordance with the approved Opinion of Probable Cost (OOPC).
11. The developer shall address to the City's satisfaction all unsatisfied City's comments.

