



Memorandum

09/05/2023

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 Sept. 06, 2023

A. Request a Time Extension for Meeting the Conditions of Approval of 777 New Holland Ave. Final Subdivision Plan.

Background: On behalf of the property owner, Sanchez & Associates has requested a time extension of 90 days for completion of the Planning Commission's conditions of approval.

Recommendation

City staff recommend approving the requested time extension to allow developer to post a financial security for the required public improvements.

B. Final Subdivision Plan for 236 East Ross Street:

Avocat Investment LLC, the owner of 236 E. Ross Street which contains a single-family dwelling fronting E. Ross St. and a detached dwelling fronting Rock St., desires to create a separate lot and water and sewer connections for each unit. In addition, the applicant requests the following waiver and modifications to the SALDO:

1. Section 265-17 (D) – Planning Commission's waiver of the Preliminary Plan filing requirements.
2. Section 265-26.D(3)(l) – Topography
3. Section 265-26.D(5) – City Datum
4. Section 265-33.M – Street Trees
5. Section 265-33.Q.(5) – Survey Monuments
6. Section 265-35.A – Easement Width

Recommendation

City staff recommend approving the final subdivision plan for 236 E. Ross St. and grant the requested modifications subject to the following conditions:

- 1- Developer shall pay in lieu of all required trees that were not planted.
- 2- Developer shall install parcels markers in accordance with City Ordinance.
- 3- Developer shall record utility easement and new deeds as part of the subdivision plan recordation.
- 4- Utility lines and connections for the buildings shall be laid out and installed in accordance with City Codes and Ordinances.

