



## Memorandum

09/29/2023

To: City of Lancaster Planning Commission

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

From: Douglas Smith, AICP

Subject: Planning Commission's Meeting Packet for Oct. 04, 2023

### **A. § 265-28. Demolition permit for 10 Chesapeake Street**

**Background:** The Department of Public Works has requested a Demolition Permit prior to the unconditional approval of a final land development for the damaged timber structure at 10 Chesapeake Street.



**Exhibit 2. Representative photos of current condition of timber structure to be demolished.**

### **Recommendation**

The structure has sustained structural damage; therefore, City staff recommend approving the requested modification.

**B. Time Extension Request for 213 College Avenue–Final Land Development Plan.**

On behalf of Adamsbury Associates, LP, Site Design Concepts, Inc, is requesting an eight (8) month time extension to finalize all conditions of the Planning Commission’s approval of the final plan for 213 College Ave. The plan was conditionally approved by the Commission on Sept. 21, 2022.

**Recommendation**

The consultant and developer are working to meet the conditions of the Planning Commission. City staff recommends approving the time-extension request.

**C. Thaddeus Stevens College–Community Learning Center, 420 S. Broad Street**

Thaddeus Stevens College is proposing a new Community Learning Center located at 420 South Broad Street. The proposed project includes the construction of a new 2-story Community Learning Center with associated parking, accessways, utility connections, and stormwater management facilities. Hunt Engineering Company, project’s consultant, has submitted a Preliminary/Final Land Development Plan for Community Learning Center at 420 S. Broad St. and requested the following modifications and waivers to the SALDO:

1. Section 265-23 – Preliminary plan submission procedures
2. Section 265-54 – Improvement construction guaranty
3. Section 265-26. D. (3). (1) – Existing topographic contours
4. Section 265-26. D. (4). (B). [2] Floodplain Impact Study
5. Section 265-33. M. (4) – Street Trees and Number of Trees
6. Section 265-33. J. (1) (4) Sidewalks and Planting Strip/Tree Well

**Recommendation**

City staff recommends approving the final land development plan for 420 S. Broad St. with the requested modifications, 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. The developer shall work with the City on a “License Agreement or a Memo of Understanding” in lieu of easements.
3. The Opinion of Probable Cost (OOPC) shall be submitted and accepted by the City.
4. The developer shall address to the City’s satisfaction all unsatisfied comments per review letter dated Sept. 29, 2023.
5. The developer shall secure the Shade Tree Commission’s approval.
6. The developer shall secure the Zoning Hearing Board’s approval.
7. The developer shall secure the approval of the NPDES Permit.
8. The developer shall pay in lieu of the required trees.
9. The approved plan and related agreement shall be recorded in the Office of Recorder of Deeds.



#### **D. Final Land Development Plan for 759 Manor Street – Manor Youth House**

Community Basics, the equitable owner of 759 Manor Street, is proposing to construct a 3-story building with six single-occupancy rooms, three 1-bedroom apartments, and a small office. The use of the building will be a “Youth Homeless Shelter” for young adults, ages 18-25. Harbor Engineering, project’s consultant, has requested the following modifications and waivers to SALDO:

1. Section 265-23 – Preliminary plan submission procedures
2. Section 265-33. Q. (5) – Survey Monuments
3. Section 265-33. I. (1) Curbs
4. Section 265-33. J. (1) Sidewalks
5. Section 265-33. M. (4) –Trees

#### **Recommendation**

City staff recommend approving the final land development plan for 759 Manor St. and granting the requested modifications and waivers 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. The developer shall enter into a Final Developer’s Agreement with the City.
3. All easements’ agreements and developer’s agreement shall be submitted for review by the City and recorded as part of the final plan recordation.
4. The OOPC shall be updated and accepted by the City.
5. The developer shall pay in lieu of all required trees that are not planted.
6. The developer shall submit a financial guarantee in accordance with the approved Opinion of Probable Cost (OOPC).
7. The developer shall address to the City’s satisfaction all unsatisfied comments per review letter dated Sept. 28, 2023.
8. The developer shall secure approval of the Historical Commission.



