



Memorandum

10/30/2023

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 Nov.01, 2023

A. Time Extension Request for 259 South Ann Street–Minor Plan.

Background: South Ann Concerned Neighbors (SACN) is requesting a time extension until May 2025 for 259 South Ann Street Minor Plan. The Minor Plan was approved by City's staff on April 15, 2021. Project's developer reported that additional time is needed to secure the project's fund.

Recommendation

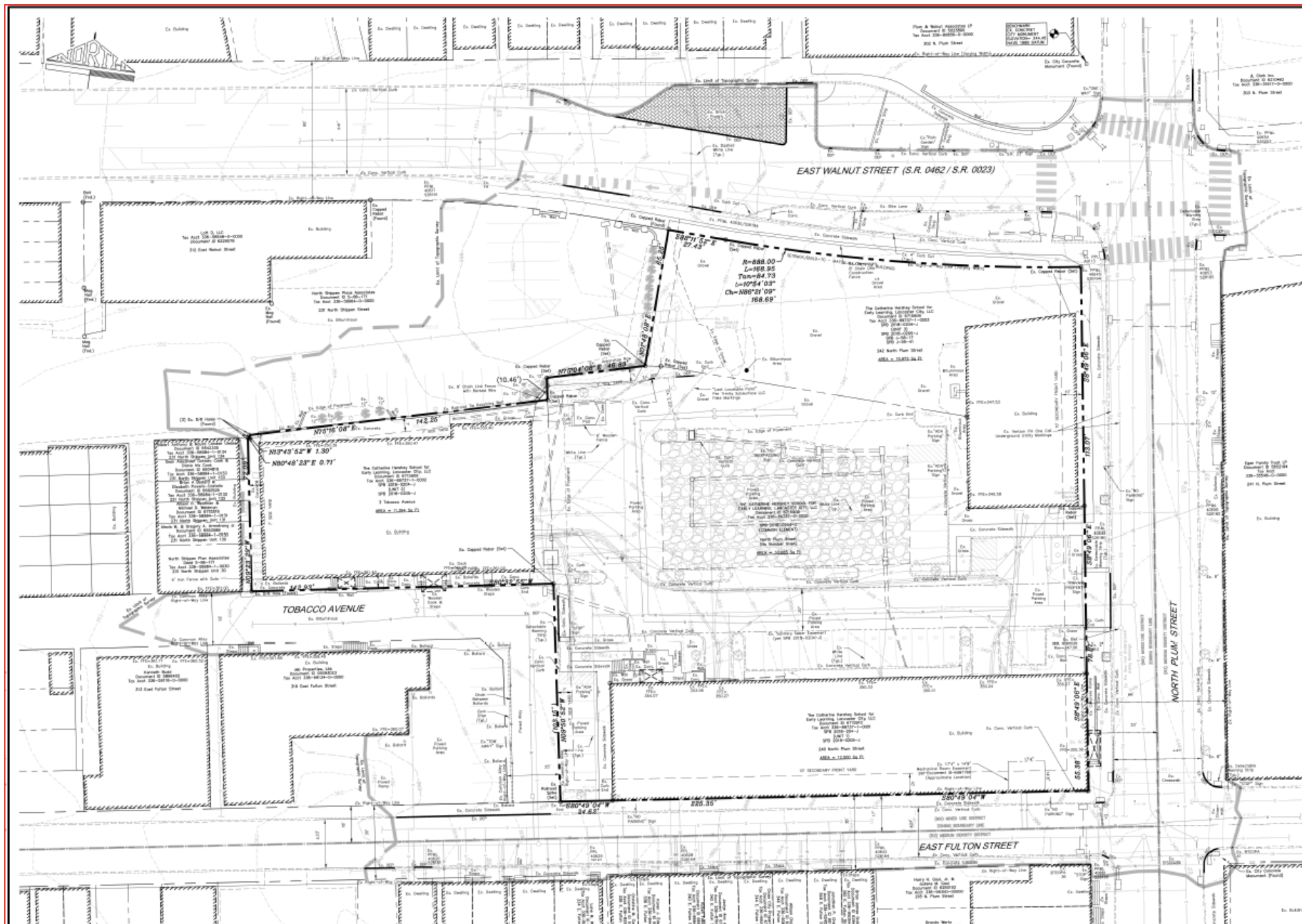
City staff recommend approval of the time-extension request until May 2025.

B. Introductory Presentation for Catherine Hershey School (CHS) for Early Learning (birth to age five) at 240 & 242 N. Plum St., 348 E. Fulton Street, and 3 Tobacco Ave.

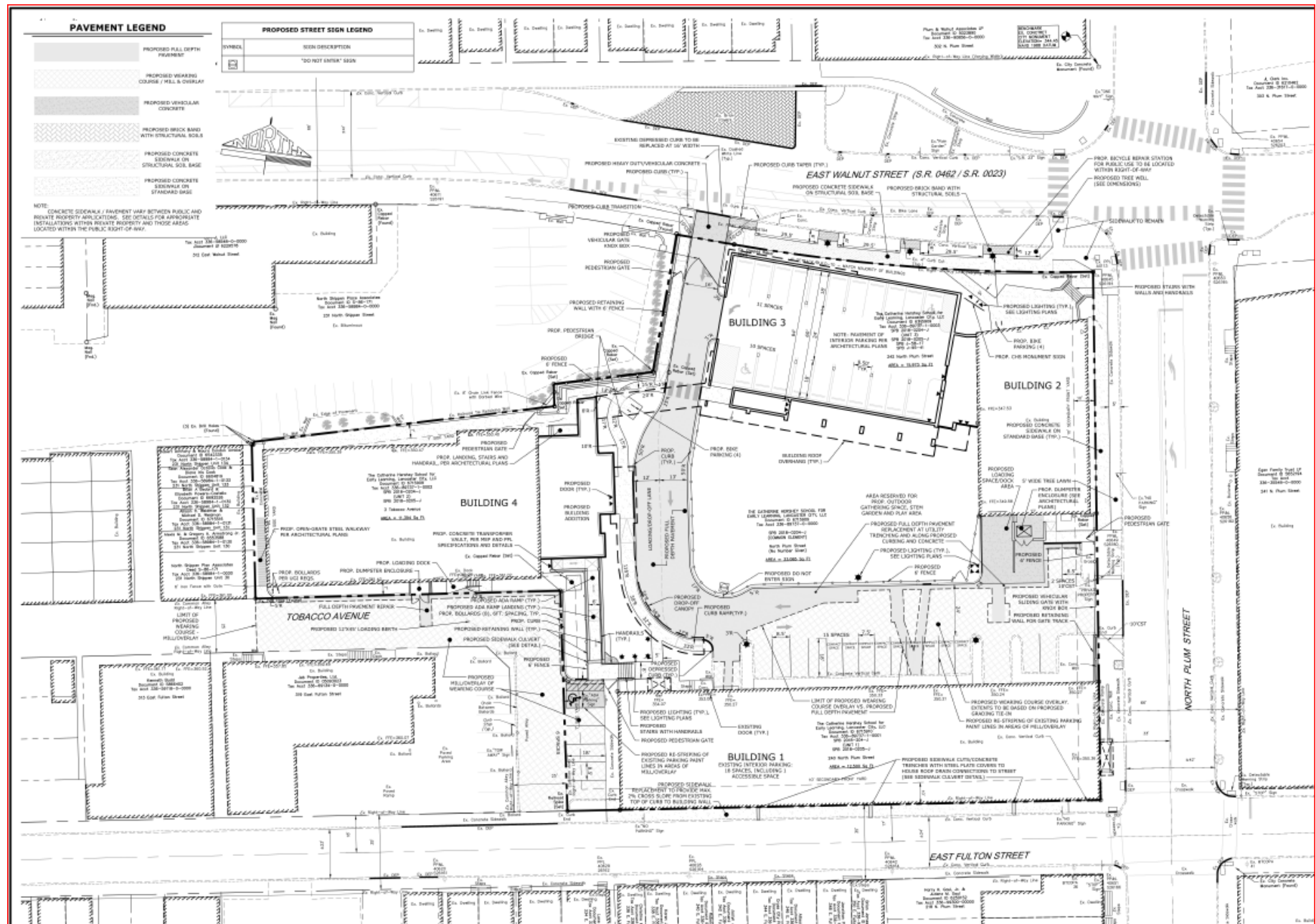
Background: CHS proposes to renovate the three existing buildings and construct an elevated playground area with parking beneath, a building addition, and a connector bridge to allow safe and easy use of multiple buildings by children and staff. Additional outdoor gathering and play area improvements will be made in the center of the property, and site circulation for pedestrians, cyclists, and motorists will be reconfigured to best serve the proposed program. The Preliminary-Final Land Consolidation and Development Plan has been prepared by RGS, and it is currently under review.

Recommendation

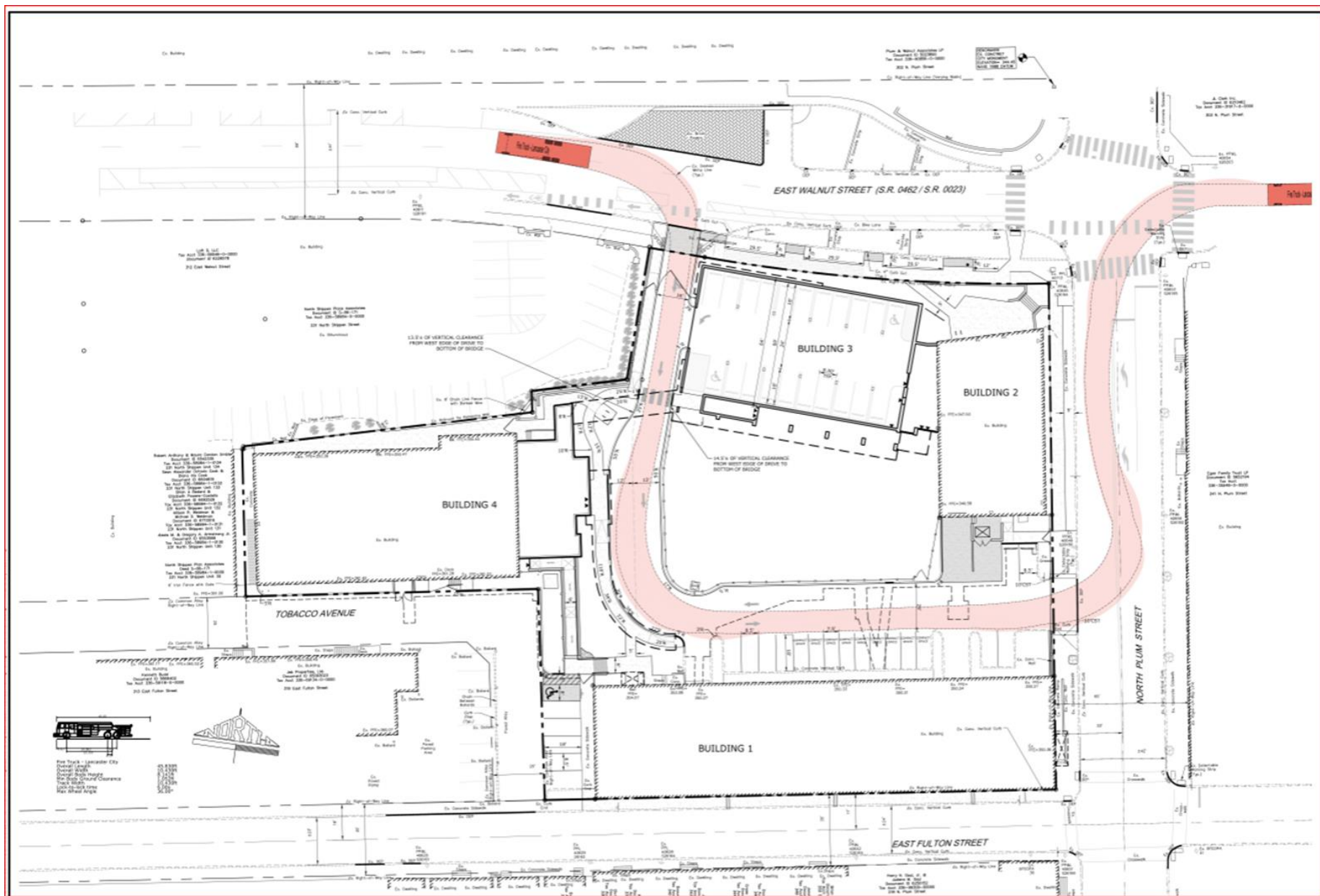
N/A.



Existing Condition Plan



Layout Plan



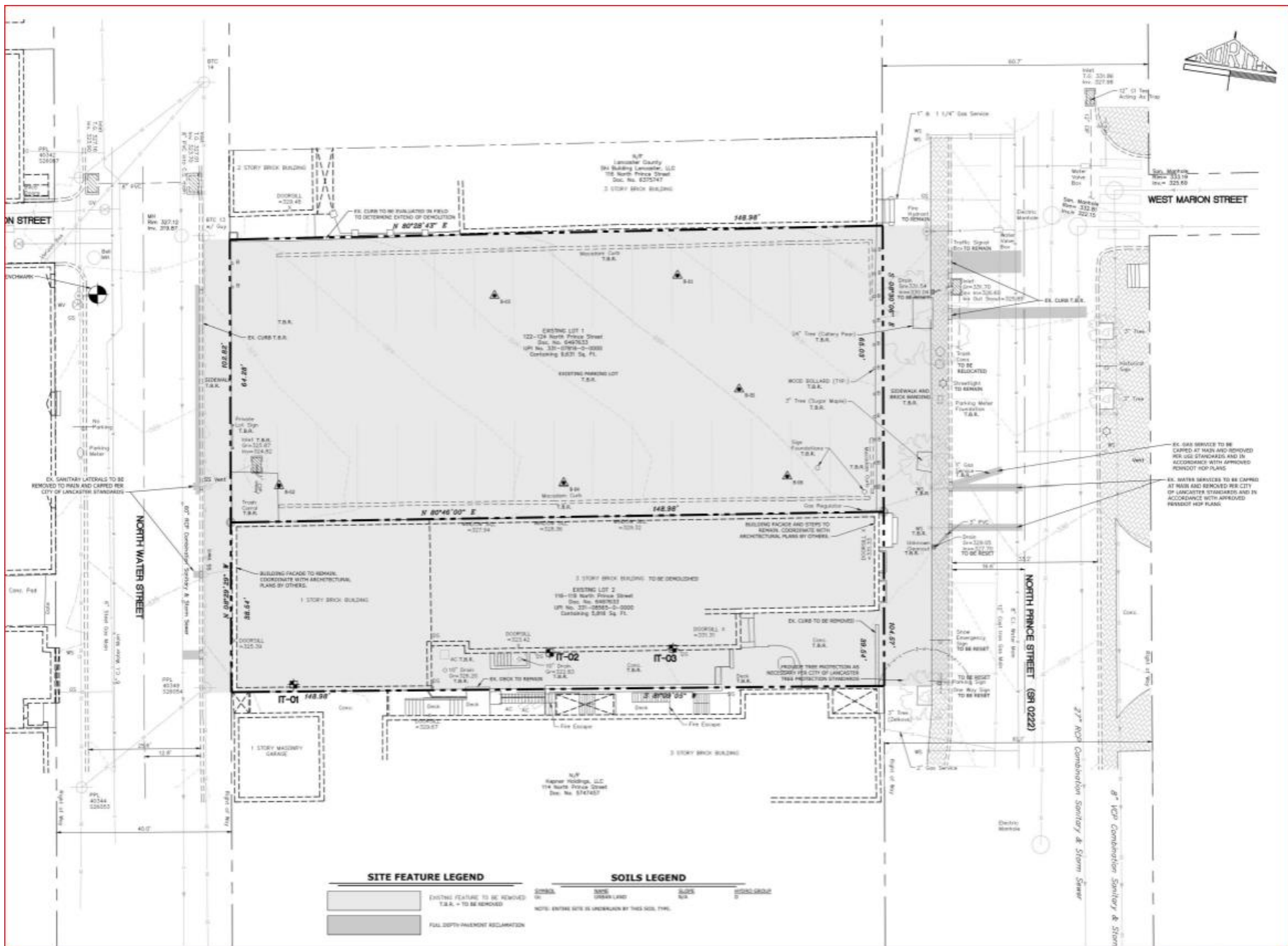
Truck Turning Plan

C. Introductory Presentation for 118 N. Prince Street

Background A new seven-story building is proposed to replace the existing building and parking lot to provide 72 one- and two-bedroom apartments in addition to ground-floor retail spaces on North Prince and North Water Streets. Portions of the existing building façades will be saved and incorporated into the new façade. A public pass-through park is included to provide a convenient pedestrian connection between Prince and Water Streets for use by the public. The Preliminary-Final Land Consolidation and Development Plan has been prepared by RGS, and it is currently under review.

Recommendation

N/A



Existing Conditions Plan



