

Council of City of York, PA  
Session 2014  
Resolution No.

INTRODUCED BY: **Renee S. Nelson**

DATE: **June 3, 2014**

WHEREAS, Frontier Development has submitted a Final Land Development Plan for 703 & 705 Loucks Road, proposing to construct a new 600 square foot retail structure along with the reconfiguration of the parking lot; and

WHEREAS, the City Zoning Officer, City Planner, and City Engineer have reviewed and recommended approval of the plan; and

WHEREAS, the Final Land Development Plan submitted by the applicant is in general accordance with the City's Zoning and Subdivision and Land Development Ordinances; and

WHEREAS, the York City Planning Commission recommended approval of the Final Land Development Plan at its regularly scheduled meeting held on April 12, 2014 with the following waivers and contingency items:

1. Section 1336.03, Sidewalks. No sidewalk currently exists across the frontage of Route 30 or adjacent to the project site to east or west.
2. Section 1333.03, Preliminary Plan is required to be submitted and approved prior to submission of a final plan. The applicant has requested a waiver of this requirement.
3. To install a 6" concrete curb in lieu of the required 8" curb.

WHEREAS, the applicant has sufficiently addressed a majority of the items outlined in the Planning Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of York, Pennsylvania that the action of the York City Planning Commission in recommending approval of the Final Land Development Plan submitted by Frontier Development with the above waivers is hereby affirmed, and the President of Council and City Clerk are authorized to certify this approval by affixing their signatures to the Final Land Development Plan.

PASSED FINALLY:

BY THE FOLLOWING VOTE:

YEAS: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_  
Carol Hill-Evans, President of Council

ATTEST:

\_\_\_\_\_  
Dianna L. Thompson-Mitchell, City Clerk