

Council of City of York, PA  
Session 2015  
Resolution No. \_\_\_\_\_

[Read request letter](#)

INTRODUCED BY: **Renee S. Nelson**

DATE: **September 15, 2015**

WHEREAS, The Episcopal Church of St. John the Baptist submitted a Final Land Development Plan for 140 North Beaver Street, proposing various building additions and site improvements to this property; and

WHEREAS, the City Zoning Officer, City Planner, and City Engineer have reviewed and recommended conditional 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 conditional approval of the Final Land Development Plan at its regularly scheduled meeting held on May 11, 2015 with the following waiver and contingency items:

Waivers:

1. 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.

Contingency Items:

1. Revise the plan to address all City Engineer comments.
2. Revise the plan to address all County Planning Commission comments.

WHEREAS, the applicant has sufficiently addressed a majority of the items outlined in the Planning Commission recommendation. And, the remaining outstanding items are administrative in nature.

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 The Episcopal Church of St. John the Baptist with the above waiver and completion of all contingency items 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

## Memorandum

To: Dianna L. Thompson-Mitchell, City Clerk  
Shilvosky Buffalo, Economic Development/Community Development

From: Nicole Gallup, Planner

Date: September 1, 2015

RE: Council Agenda Item: The Episcopal Church of St. John the Baptist Final Land Development Plan

- This resolution is a request for an extension of recording time, as the 90-day window expired
- The Episcopal Church of St. John the Baptist submitted a Final Land Development Plan for 140 North Beaver Street, proposing various building additions and site improvements to this property
- This project lies within the City of York.
- This project is proposing an ADA sidewalk access bump out in mid-block of North Beaver Street.
- Project proposes three (3) building additions and one (1) stand-alone storage shed along with some landscaping and hardscaping changes to the property.
- Storm water management facilities are proposed. These include two (2) on site storm water management facilities with infiltration and one (1) off site storm water facility with infiltration on Beaver Street.
- The York City Planning Commission recommended approval with the following waivers and contingency items:
  - Waivers:
    - a. 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.
  - Contingency Items:
    - a. Revise the plan to address all City Engineer comments.
    - b. Revise the plan to address all County Planning Commission comments.

The applicant has sufficiently addressed a majority of the items outlined in the Planning Commission recommendation. City Staff recommends approval of this plan with the condition that staff reviews final revisions to ensure all items and contingencies have been addressed.

End