

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

INTRODUCED BY: **Renee S. Nelson**

DATE: **September 15, 2015**

WHEREAS, Distinct Equities 3, LLC submitted a Preliminary/ Final Land Development Plan for the Keystone Colorworks Building at 175 West Gay Avenue, proposing various site improvements for the renovations at the Keystone Colorworks building. Site improvements include: 50 parking spaces, sidewalks and patios, fencing, and stormwater management facilities; and

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

WHEREAS, the Preliminary/ 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 Preliminary/ Final Land Development Plan at its regularly scheduled meeting held on August 10, 2015 with the following waivers 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.

Contingencies:

1. Completion of Traffic Impact Analysis
2. Finalization of Emergency Easement Agreement

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 Preliminary/ Final Land Development Plan submitted by Distinct Equities 3, LLC 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 Preliminary/ 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 Buffaloe, Economic Development/Community Development

From: Nicole Gallup, City Planner

Date: September 1, 2015

RE: Council Agenda Item: Keystone Colorworks Preliminary/ Final Land Development Plan at 175 West Gay Avenue

- Distinct Equities 3, LLC submitted a Preliminary/ Final Land Development Plan for the renovations at the Keystone Colorworks Building at 175 West Gay Avenue, proposing various site improvements. Site improvements include: 50 parking spaces, sidewalks and patios, fencing, and stormwater management facilities
- This project lies within the City of York.
- This project is proposing various site improvements for the renovations at the Keystone Colorworks building. Site improvements include: 50 parking spaces, sidewalks and patios, fencing, and stormwater management facilities
- 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.

Contingencies:

- a. Completion of Traffic Impact Analysis
- b. Finalization of Emergency Easement agreement with the Redevelopment Authority

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