

Council of City of York, PA
Session 2015
Resolution No. _____

INTRODUCED BY: **Renee S. Nelson**

DATE: **July 21, 2015**

WHEREAS, Royal Square Development submitted a Final Land Development Plan for the Woolworth Building at 44-50 West Market Street, proposing a partial building demolition and new addition, and various 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 Subdivision Plan at its regularly scheduled meeting held on May 11, 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. Revise the plan to satisfy all City Engineer comments, including General Comment #5 – incorporate the Complete Streets Policy
2. Submit waiver for Preliminary Plan requirement
3. Complete traffic impact analysis
4. Provide lighting plan for proposed parking area
5. Revise the plan to satisfy 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 Royal Square Development 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 Buffaloe, Interim Director Economic Development/Community Development

From: Nicole Gallup, City Planner

Date: July 15, 2015

RE: Council Agenda Item: Woolworth Building Final Land Development Plan

- Royal Square Development submitted a Final Land Development Plan for the Woolworth Building at 44 – 50 West Market Street, proposing a partial building demolition and new addition, and various site improvements to this property.
- This project lies within the City of York.
- This project is proposing a partial building demolition of the rear 2/3 of the property and new addition. Various site improvements, including 28 parking spaces, will be added to this property.
- The York City Planning Commission recommended approval 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:

6. Revise the plan to satisfy all City Engineer comments, including General Comment #5 – incorporate the Complete Streets Policy
7. Submit waiver for Preliminary Plan requirement
8. Complete traffic impact analysis
9. Provide lighting plan for proposed parking area
10. Revise the plan to satisfy 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