

RESOLUTION NO. 14 -2018

Moved by: _____

A Resolution approving the Preliminary/Final Subdivision and Land Development Plan submitted by Scott Dunwoody on behalf of Bethesda Mission to renovate and expand the existing Bethesda Mission Community Center located at 1438 Herr Street.

WHEREAS, Scott Dunwoody on behalf of Bethesda Mission applied for a Preliminary/Final Subdivision and Land Development Plan on September 5, 2017 to consolidate the property at 1438 Herr Street with the westerly adjacent property at 1424 Herr Street, in which to provide greater community outreach and serve a larger community. Copies of the Application materials and Plans are attached hereto respectively as Exhibits "A" and "B"; and

WHEREAS, the property at 1438 Herr Street is a two-story brick structure which was constructed circa 1908 and sits on a 0.13-acre lot. The property currently operates as the Bethesda Mission Community Center. The property is bounded by Sassafras Street to the north, North 15th Street to the east, Herr Street to the south, and the property at 1424 Herr Street to the west. The property includes two large garage doors fronting Herr Street, set within decorative frames, topped by painted signage for Bethesda Mission. The property has a flat roof with decorative trim. The side façade along North 15th Street has a small addition; and

WHEREAS, the property at 1424 Herr Street is a two-story commercial brick structure constructed in 1950 and sits on a 0.55-acre lot. The property was formerly operated by Kurzenknabe Press. The property is bounded by Sassafras Street to the north, the property at 1438 Herr Street to the east, Herr Street to the south, and the property at 1412 Herr Street to the west. The property features concrete frontage and a commercial entrance. There is a small sign on the western portion of the front façade advertising Kurzenknabe Press; and

WHEREAS, the first component of the application is to consolidate 1438 Herr Street and 1424 Herr Street into one lot. The final consolidated lot will have a Total Lot Area of 29,921 square feet; and

WHEREAS, the second component of the application is a Land Development Plan involving less than an acre of exterior disturbance, but significant interior renovation of 1424 Herr Street. The existing structure at 1424 Herr Street has a floor area of 9,202 square feet. The proposed additional floor and walkway to connect the two buildings exceeds 10,000 square feet; and

WHEREAS, in regard to Neighborhood Impact, the Applicant's development project will expand an existing community center which will allow the Bethesda Mission to provide greater outreach and serve a larger community. The Planning Bureau notes the proposed development

will also improve the property at 1424 Herr Street which may have difficulty attracting new tenants due to the age and internal layout of the existing structure.

WHEREAS, the Planning Bureau notes that the Property is located in the Commercial Neighborhood (CN) Zoning District; per Section 7-307.3 of the Zoning Code, Community Centers are permitted by-right. The property will meet all other Development Standards outlined in Section 7-307.3 of the Zoning Code; and

WHEREAS, with regard to Parking, the plan proposes 10 off-street parking spaces in a gated lot west of 1424 Herr Street, including one handicapped parking space. Per Section 7-327.2 of the Zoning Code, properties in the Commercial Neighborhood (CN) district are not required to have off-street parking; and

WHEREAS, in regard to Vehicle Access, the Applicant proposes vehicle access via two (2) relocated driveways and one (1) new driveway exiting onto Sassafras Street with a loading area adjacent to the front of the building. Per PennDOT HOP reviews and comments, the revised vehicular circulation pattern will permit ingress onto the site from Herr Street, and then require egress onto Sassafras Street. The revised vehicular circulation pattern is attached hereto as Exhibit "C"; and

WHEREAS, the Planning Bureau notes pedestrian access is well-established with sidewalks on Herr Street along the front façade and on North 15th Street along the side façade. A walkway will be constructed to attach the two properties, relegating some pedestrian traffic between the two buildings into the buildings' interior; and

WHEREAS, the property is located in Zone X (No Floodplain), per the most updated FIRM maps dated August 12, 2012; and

WHEREAS, the Applicant has checked "Public" in the application for Proposed Water and Proposed Sewage; and

WHEREAS, in regard to Landscaping, the Applicant proposes a playground area (45' x 49') and a "clear zone", which are noted as "Engineered Wood Fiber Playsurface" on the site plans. The proposed plan shows a reduction in impervious coverage on the two lots; and

WHEREAS, the Planning Bureau notes there are existing lighting fixtures attached to the western portion of the property. Any new lighting shall not have negative impacts on the surrounding neighborhood and shall comply with the Environmental Performance Standards in Chapter 7-331 of the Zoning Code. All parking lots shall be adequately illuminated for security and safety purposes pursuant to Section 7-327.12 of the Zoning Code; and

WHEREAS, the Applicant proposes a reduction in impervious coverage on the two existing lots, from 67.67% to 66.93%, and no additional storm water management treatment is required; and

WHEREAS, the Planning Bureau notes that the proposal consolidates the two lots separately addressed as 1424 Herr Street and 1438 Herr Street. It is not stated whether the addresses will remain separate or combine to form a single address; and

WHEREAS, the Construction Value of this project is projected to be \$2,300,000 with a Total Project Value of \$2,300,000. It is anticipated that this project will produce 40 construction jobs; and

WHEREAS, Capital Region Water has no comment; and

WHEREAS, the Codes Bureau reviewed the application and their comments are attached hereto as Exhibit "D"; and

WHEREAS, the Fire Bureau reviewed the application and their comments are attached hereto as Exhibit "E"; and

WHEREAS, the City Engineer reviewed the application and his comments are attached hereto as Exhibit "F"; and

WHEREAS, the Police Bureau reviewed the application and their comments are attached hereto as Exhibit "G"; and

WHEREAS, the Law Bureau has no comment; and

WHEREAS, the Dauphin County Planning Commission reviewed the application and their comments are attached hereto as Exhibit "H"; and

WHEREAS, the Harrisburg Planning Commission reviewed the application at its regular meeting on October 4, 2017, pursuant to the provisions of Chapter 7-503 of the Planning and Zoning Code, and heard testimony from the Applicant and the report of the Planning Commission staff, which is attached hereto as Exhibit "I"; and

WHEREAS, the Harrisburg Planning Commission by a vote of (5-0) recommended that Harrisburg City Council approve the request with the following conditions:

1. The Applicant will design all parking spaces in conformance with Chapter 7-327 of the Zoning Code.

- The Applicant will install bicycle racks, as required by Section 7-327.3 of the Zoning Code.

WHEREAS, the Harrisburg Planning Commission recommended that Harrisburg City Council approve the request for the following reasons:

- Bethesda Mission provides important resources to the surrounding community and the facility expansion illustrates the urgent needs they address through their work.
- The proposed project will utilize a building that can attract few users, especially one with a direct community benefit.

WHEREAS, the Resolution of the Harrisburg Planning Commission is attached hereto as Exhibit "J"; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HARRISBURG that the Preliminary/Final Subdivision and Land Development Plan submitted by Scott Dunwoody of Bethesda Mission of Harrisburg to consolidate the properties at 1438 Herr Street and 1424 Herr Street and renovate 1424 Herr Street, in which to provide community services to a larger population is hereby approved with the conditions recommended by the Harrisburg Planning Commission, as set forth herein.

BE IT FURTHER RESOLVED that the appropriate City officials are authorized to take all steps necessary to effectuate the purpose of this Resolution.

I second the Resolution: 

Passed by City Council: February 13, 2018

Wanda R. D. Williams
President of City Council

Attest 
City Clerk

Approved

YEAS		NAYS
	MR. ALLATT	
	MS. DANIELS	
	MS. GREEN	
	MR. JOHNSON	
	MR. MADSEN	absent
	MR. MAJORS	
	MS. WILLIAMS	
Yeas	6	
Nays	0	

Exhibit "A"

PLEASE SEE HARDCOPY MAP



City of Harrisburg Subdivision and/or Land Development Application

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.

Contact Ben Schmidt at 717-255-6408 or brschmidt@cityofhbg.com to schedule a meeting.

Project Name or Plan Title Preliminary/Final Subdivision and Land Development Plan Bethesda Mission Community Center

Primary Property Address 1438 Herr Street, Harrisburg, PA 17103	Primary Tax Parcel ID Number 07-080-019
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Please List All Property Addresses And Tax Parcel ID Numbers Involved In The Project (Use Additional Sheets If Necessary) 1438 Herr Street - 07-080-019 1424 Herr Street - 07-080-018	Zoning District(s) Commercial Neighborhood
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Application Type (check one):	
<input type="checkbox"/> Lot Add-On Plan (Lot Consolidation)	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Preliminary Land Development
<input type="checkbox"/> Final Subdivision	<input type="checkbox"/> Final Land Development
<input type="checkbox"/> Combined P/F Subdivision	<input type="checkbox"/> Combined P/F Land Development
<input checked="" type="checkbox"/> Combined P/F Subdivision & LDP	
<input type="checkbox"/> P/F Subdivision/LDP Approval Extension Waiver	

Project Narrative

Please answer each of the following questions/statements. Provide as much information and be as specific as possible. (Use additional sheets if necessary)

1. What is the purpose of this project?

Renovation and expansion of the existing Bethesda Mission Community Center

2. Describe the current or previous use of the property. Is the proposed use permitted in the current zoning district?

1438 Herr Street is the current location of the community center

3. Describe the impacts of the project on the neighborhood.

Expansion of the existing community center will allow the Bethesda Mission to provide greater outreach and serve a larger community.

4. How many off-street parking spaces are being proposed for the use? Where are they being provided?

12 off-street spaces (including 1 ADA). Gated parking lot is west of existing K-Press building.

5. Does this project meet all applicable requirements of the zoning code?

Yes

6. How will pedestrians and/or vehicles access the property? Have all proposed curb cuts and right-of-way improvements received approvals from the City Engineer? Have any requisite Highway Occupancy Permits received approvals from PennDOT?

There is an existing sidewalk along Herr Street and vehicular access is proposed via two (2) relocated driveways with a loading area adjacent to the front of the building. PennDOT HOP approval is required and will be provided to the City upon approval.

7. Is the property located in a Special Flood Hazard Area, i.e. a Zone A (100-Year) or Zone X (500-Year) Floodplain? If so, have you received the appropriate approvals from the Floodplain Administrator?

N/A

8. Is the property located in a historic district? If so, will there be any exterior alterations and have you discussed these issues with the Planning Bureau?

N/A

9. Please provide any additional information you feel is pertinent to the application.

What Waivers Are Being Requested?

Use the attached checklist to determine the waivers you are requesting.

N/A

Subdivision and Land Development Application

3

Applicant

Name Scott Dunwoody
Company Bethesda Mission of Harrisburg
Address 2101 North Front Street, Building 1, Suite 301
Harrisburg, PA 17110
Phone 717-257-4442
Email sdunwoody@bethesdamission.org

Applicant's Status	
(Circle or Check One)	
<input checked="" type="checkbox"/>	Owner
<input type="checkbox"/>	Lessee
<input type="checkbox"/>	Equitable Owner
<input type="checkbox"/>	Contract Purchaser

Main Contact for the Project

Name See applicant information above.
Company _____
Address _____

Phone _____
Email _____

Site Plan Designer

Name Elizabeth Davison, PE
Company H. Edward Black and Associates, Ltd.
Address 2403 North Front Street
Harrisburg, PA 17110
Phone 717-233-1026
Email betsy.davison@heblack.com

Property Owner

Name See applicant information above.
Company _____
Address _____

Phone _____
Email _____

Subdivision and Land Development Application

Please provide the following information about this project:

1) Square footage of non-residential buildings	14,062	sq. ft.
2) Number of resulting lots	1	lots
3) Number of buildings / units to be built	<u>1</u> # of buildings	<u>1</u> # of units
4) Is a new street proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4a) How many lineal feet will it be? _____ Feet	
4b) If so, what is the proposed name for the new street?		
5) Will you have MBE/WBE participation in the project? If so, in what capacity? Unknown		
6) Economic Analysis: Construction Value of Project: \$ <u>2.3 million</u> Total Value of Project: \$ <u>2.3 million</u> Current Real Estate Taxes paid: City \$ _____ School \$ _____ County \$ _____ Expected Taxes upon completion City \$ _____ School \$ _____ County \$ _____ <i>(after any tax abatement)</i> Number of construction jobs: <u>40</u> Number of new permanent jobs: Full-time living wage _____ Other Full-time _____ Part-time _____		

Items to be submitted with this Application (Failure to do so WILL delay the review process)

- Check made payable to the "City Treasurer" for the correct amount (see the fee schedule)
- Erosion & Sedimentation Plan and/or NPDES Permit
- Dauphin County Planning Commission application and fee (check made payable to "Dauphin County Planning Commission")
- Landscaping Plan
- Twenty-one (23) copies of the plans:
Four (4) sets of 24" x 36"
Eleven (11) sets of 11" x 17" or half size
Eight (8) additional sets of 11" x 17" will be required prior to City Council review (should include City Staff and HPC revisions)
- Lighting Plan
- Stormwater management plans N/A
- Completed Checklist (use attached document)
- Parking and circulation plan
- Traffic Study (if required by the City Engineer) N/A
- Narrative description of the project (Please answer all questions with as much detail as possible.)
- Electronic copies on a disk of all material – Two copies. One for the City of Harrisburg and one for Dauphin County Planning Commission. (All layers shall be in Microstation and GIS format.)
- A D.E.P. Sewer Module or Waiver N/A
If already submitted, please note the submittal date:
- Elevation drawings including all visible sides and façade materials

APPLICANT / OWNER CERTIFICATION

I hereby certify that the proposed work is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

_____	_____	<i>Steve J. Junco</i>	<i>8/25/17</i>
Applicant's Signature	Date	Property Owner's Signature	Date

The owner must sign this application. The applicant signature is required when different from owner.

PROJECT NARRATIVE

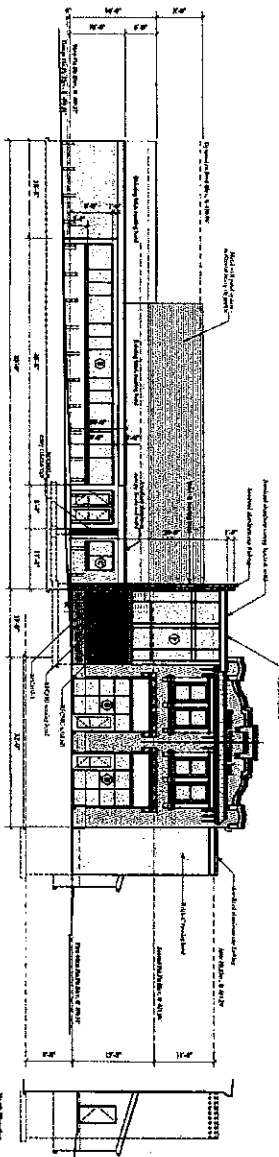
CITY OF HARRISBURG BETHESDA MISSION COMMUNITY CENTER RENOVATION AND EXPANSION HERR ST., HARRISBURG, PA

The proposed project is for the combining subdivision of two (2) existing lots located at 1424 and 1438 Herr Street and land development to allow for expansion of the existing Bethesda Mission Community Center located at 1438 Herr Street. The existing site is located at the corner of Herr Street and N. 15th Street and is currently zoned Commercial Neighborhood. The total site area is 0.69 acres and total earth disturbance is approximately 0.77 ac. Both existing buildings will be renovated and connected with a building addition. Additional improvements will include on-site parking (12 spaces) and playground area. No additional employees are anticipated at this time.

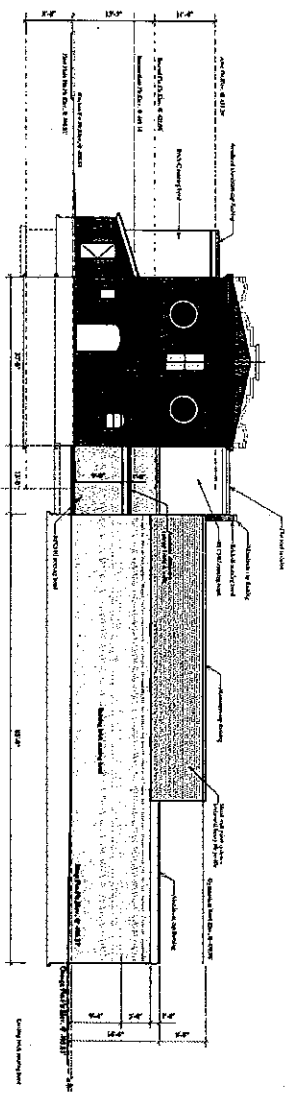
Three existing driveways will be demolished along Herr Street and replaced with two (2) new driveways. Herr Street (SR3018) is a State Route and will require HOP approval from PennDOT for all work within the ROW.

The proposed plan shows a reduction in impervious cover on the two existing lots. As a result, no additional stormwater management treatment is required. The total limit of disturbance is less than 1 ac. An Erosion and Sedimentation Control Plan will be submitted to the Dauphin County Conservation District for review and approval.

E x h i b i t “B”



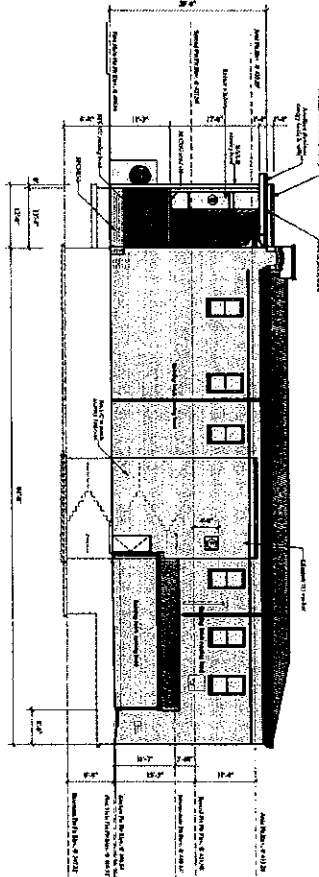
South Elevation (Herr Street)



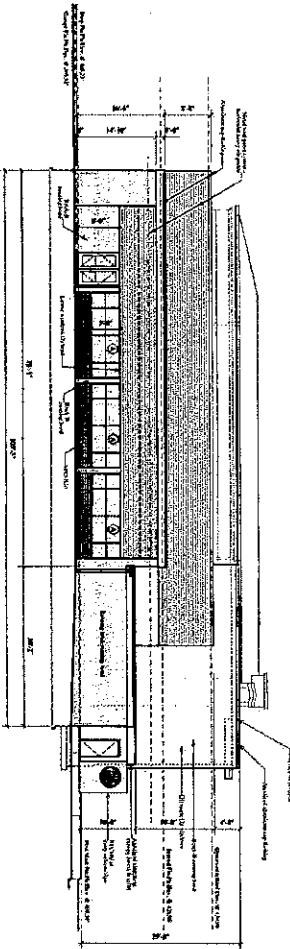
North Elevation (Sassafraz Street)

10-14-1937 - General Contract - Herr Street Community Center - Plans - 10-14-1937

8-69-17 revised	1888+	HERR STREET COMMUNITY CENTER				 MAULE+ASSOCIATES ARCHITECTS
A	5.1	Improvements 124-128 Herr Street Harrisburg, PA				



East Elevation (15th Street)



West Elevation

Architect: MAULE+ASSOCIATES ARCHITECTS, 1234-1408 Herr Street, Harrisburg, PA 17104

8-05-17 revised	1888+	HERR STREET COMMUNITY CENTER				 MAULE+ASSOCIATES ARCHITECTS
A	6.1	Improvements 1424-1408 Herr Street Harrisburg, PA				

Exhibit "C"

PLEASE SEE HARDCOPY MAP

E x h i b i t “D”

Plans & Permits Unit Review Sheet

Date Issued: September 6, 2017

The following case is scheduled for Harrisburg Planning Commission review at their October 4, 2017 meeting. Please review and comment by Thursday, September 21, 2017. Please return all materials unmarked – including blueprints and drawings to Ben Schmidt (ext. 6408) in the Planning Bureau, Suite 206

Thank you for your time.

Reviewed by:

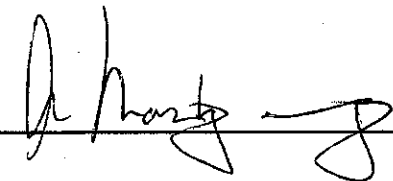
- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

Preliminary/Final Land Development Plan for 1438 Herr Street, zoned Commercial Neighborhood (CN), filed by Scott Dunwoody, to renovate and expand the existing Bethesda Mission Community Center.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE: 

DATE: Sept. 6, 2017

Exhibit "E"

Plans & Permits Unit Review Sheet

Date Issued: September 6, 2017

The following case is scheduled for Harrisburg Planning Commission review at their October 4, 2017 meeting. Please review and comment by **Thursday, September 21, 2017**. Please return all materials unmarked – including blueprints and drawings to **Ben Schmidt** (ext. 6408) in the Planning Bureau, Suite 206

Thank you for your time.

Reviewed by:

- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

Preliminary/Final Land Development Plan for 1438 Herr Street, zoned Commercial Neighborhood (CN), filed by Scott Dunwoody, to renovate and expand the existing Bethesda Mission Community Center.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE: _____

DATE: 6 SEP 17

E x h i b i t “F”

Plans & Permits Unit Review Sheet

Date Issued: September 6, 2017

The following case is scheduled for Harrisburg Planning Commission review at their October 4, 2017 meeting. Please review and comment by **Thursday, September 21, 2017**. Please return all materials unmarked – including blueprints and drawings to **Ben Schmidt** (ext. 6408) in the Planning Bureau, Suite 206

Thank you for your time.

Reviewed by:

- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

Preliminary/Final Land Development Plan for 1438 Herr Street, zoned Commercial Neighborhood (CN), filed by Scott Dunwoody, to renovate and expand the existing Bethesda Mission Community Center.

No issues from this Bureau/Office.

Issues/Conditions: Need HOP from PennDOT

Recommend denial for the following reasons:

SIGNATURE: *W. Schmidt*

DATE: 10/2/17

Exhibit "G"

Plans & Permits Unit Review Sheet

Date Issued: September 6, 2017

The following case is scheduled for Harrisburg Planning Commission review at their October 4, 2017 meeting. Please review and comment by Thursday, September 21, 2017. Please return all materials unmarked – including blueprints and drawings to Ben Schmidt (ext. 6408) in the Planning Bureau, Suite 206

Thank you for your time.

Reviewed by:

- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

Preliminary/Final Land Development Plan for 1438 Herr Street, zoned Commercial Neighborhood (CN), filed by Scott Dunwoody, to renovate and expand the existing Bethesda Mission Community Center.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE: CAPT  # 701

DATE: 9-5-17

E x h i b i t “H”

Dauphin County Subdivision/Land Development Review Report

Municipality	Harrisburg City		Surveyor	Not Indicated		Engineer	Not Indicated		
Plat Title	Bethesda Mission Community Center								
Zoning District	CN/Commercial/Neighborhood			Proposed Land Use	Building Expansion				
Plat Status:	<input type="checkbox"/> Preliminary	Plat Type:	<input type="checkbox"/> Subdivision	Regulations:	<input type="checkbox"/> County				
	<input type="checkbox"/> Final		<input type="checkbox"/> Land Development		<input checked="" type="checkbox"/> Municipal				
	<input checked="" type="checkbox"/> P/F		<input checked="" type="checkbox"/> Combined		<input checked="" type="checkbox"/> Zoning				
	<input type="checkbox"/> Minor				<input checked="" type="checkbox"/> S&LD				
# of Lots	2	# of New Lots	1	# of New D.U.s	0	Acreage Subdivided/Developed	.69	Total Acreage	.69
Date Received	9/6/17		Staff Review	9/21/17		Official County Review	9/21/17		
Reviewed by	tpr		Checked by						

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission*.

1. Certification and signature by Professional Land Surveyor. (Appendix #1 and Professional Engineer's Registration Law)
2. Permanent monuments as per Ordinance. (Section 7-511.2)
3. Owner's signature and notarization. (Appendix #2A)
4. Note added to plan indicating "that all zoning approvals have been obtained." (Section 7-505.6(12))
5. Regarding County signature block, DCPC only reviews and comments on municipal plans. DCPC does not make a recommendation of approval or disapproval.

Plan No. 17-095

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & (telephone number shown) <i>not required</i>			✓
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic) <i>1=20</i>	✓		
7. Date of plan preparation shown <i>9/1/17</i>	✓		
8. Certification of surveyor/engineer shown		✓	
9. Location map shown <i>1=1000</i>	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown		✓	
16. Building setbacks shown <i>5-4-5</i>	✓		
17. Existing natural features shown -			
Wetlands <i># 6</i>			✓
Floodplains <i>N/A # 5</i>			✓
Woodlands, streams, etc. <i>None</i>			✓
18. Contours at required interval shown <i>5'</i>	✓		
19. Easements shown and identified <i>OHW</i>	✓		
20. Existing man-made features shown -			
Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown -			
Building (s)	✓		
Storm drainage facilities			✓
Sewer disposal - public (✓) on-lot ()	✓		
Water supply - public (✓) well ()	✓		
22. Existing streets shown -			
Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown -			
Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown <i>66.93%</i>	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown <i># 11</i>	✓		
31. Statement of ownership, signature and notarization shown		✓	
32. Dedicatory statement shown	✓		
33. Approval blocks shown <i>correct DCP block</i>	✓		
34. PADOT Highway Occupancy Permit statement shown <i># 17</i>	✓		
35. Consistency with Future Land Use plans -			
County plans	✓		
Municipal plans	✓		
36. Instrument #	✓		

37. *Zoning approvals obtained*

✓

E x h i b i t “I”



Eric Papenfuse, Mayor

PLANNING BUREAU REPORT

Preliminary/Final Land Development Plan Application

PROPERTY ADDRESS: 1424 & 1438 Herr Street
PID: 07-080-018; 07-080-019

APPLICANT:

Scott Dunwoody

APPLICANT STATUS:

Owner

ZONING:

Commercial Neighborhood (CN)

HISTORIC DISTRICT:

N/A

APPLICATION DATE:

September 5, 2017

HPC DATE:

October 4, 2017

SITE VISIT/POSTING DATE(S):

September 27, 2017

FLOODPLAIN:

Zone X (No Floodplain)

PURPOSE:

To renovate and expand the existing Bethesda Mission Community Center.

PROPERTY DESCRIPTION:

The structure at 1438 Herr Street is a two-story brick structure, sits on a 0.13-acre site, and was constructed circa 1908 (Dauphin County Property & Taxes). The property is bounded by Sassafras Street to the north, North 15th Street to the east, Herr Street to the south, and the property at 1424 Herr Street to the west. The property currently operates as the Bethesda Mission Community Center. The property includes two large garage doors fronting Herr Street, set within decorative frames, topped by painted signage for Bethesda Mission. The property has a flat roof with decorative trim. The side façade along North 15th Street has a small addition.

The structure at 1424 Herr Street is a two-story commercial brick structure, sits on a property of 0.55 acres, was originally constructed in 1950 (Dauphin County Property & Taxes). The property is bounded by Sassafras Street to the north, the property at 1438 Herr Street to the east, Herr Street to the south, and the property at 1412 Herr Street to the west. The property was formerly operated by Kurzenknabe Press. The property features concrete frontage and a commercial entrance. There is a small wall sign on the western portion of the front façade advertising Kurzenknabe Press. The property features a prominent chimney towards the rear of the property.

REQUEST DESCRIPTION:

The Applicant is applying to renovate and expand the existing Bethesda Mission Community Center.

The first component of the application is a Lot Consolidation of the parcels addressed as 1438 Herr Street (Parcel ID# 07-080-019, 5,949 square feet) and 1424 Her Street (Parcel ID# 07-080-018, 23,971 square feet). The final consolidated lot will have a Total Lot Area of 29,921 square feet. While this component is included in the LDP planset, it is ultimately approved administratively.

The second component of the application is a Land Development Plan. The LDP involves less than an acre of exterior disturbance, included renovated parking area, building addition, and playground space, but involves significant interior renovation of the property at 1424 Herr Street. Per City Ordinance 7-501.4(3), the regulations pertaining to land development shall be applicable to: "The construction or substantial rehabilitation of any residential or non-residential building or buildings equal to or greater than ten thousand (10,000) gross square feet, whether proposed initially or cumulatively." The existing structure at 1424 Herr Street has a floor area of 9,202 square feet; the proposed additional floor and walkway to connect the two buildings puts the proposed improvements above the 10,000 square foot threshold for the LDP process.

ANALYSIS:

1. General Location/Neighborhood Impact

In relation to the project's neighborhood impact, the Applicant has stated:

"Expansion of the existing community center will allow the Bethesda Mission to provide greater outreach and serve a larger community."

The Planning Bureau would note that the existing Bethesda Mission Community Center facility is an incredibly vital resource in the area, and that the need for additional facility space illustrates the need for provided services, as well as a possible expansion of services. The Planning Bureau would also note that the proposed project will improve the property at 1424 Herr Street, which may have difficulty attracting new tenants based on the age and internal layout of the existing building.

2. Zoning: Use and Development Standards

Does this project meet all applicable requirements of the Zoning Code?

The Applicant has stated:

"Yes."

The Planning Bureau would note that "Community Centers" are permitted by-right in the CN zoning district. The proposal meets all other Development Standards as outlined in Section 7-307.3 of the Zoning Code.

3. Zoning: Parking

The Applicant has stated:

“12 off-street spaces (including 1 ADA). Gated parking lot is west of existing K-Press building.”

The Planning Bureau would note that, because the properties are located in the Commercial Neighborhood (CN) zoning district, there are no requirements for off-street parking. Further, the Planning Bureau believes that the proposed amount of off-street parking is sufficient for the intended use.

4. Vehicular Access/Traffic Impact

The Applicant has stated:

“There is an existing sidewalk along Herr Street and vehicular access is proposed via two (2) relocated driveways with a loading area adjacent to the front of the building. PennDOT HOP approval is required and will be provided to the City upon approval.”

5. Pedestrian Access

The Planning Bureau would note that the pedestrian access is well-established with sidewalks on Herr Street along the front façade and on North 15th Street along the side facade. There does not appear to be any proposed changes to the pedestrian infrastructure / entryways to either property. As part of the redevelopment of the vacant building, a walkway will be constructed to attach the two properties, relegating some potential pedestrian traffic between the two buildings into the buildings' interior.

6. Floodplain Issues

The property is located in Zone X (No Floodplain), per the most updated FIRM maps dated August 12, 2012.

7. Utilities

The Applicant has stated “Public” for proposed sewerage and proposed water.

8. Landscaping

The Applicant proposes a playground area (45' x 49') and a “clear zone”, which are stated as “Engineered Wood Fiber Playsurface” on the site plans. It is not clear whether this is composed of a pervious or impervious material, though the project narrative states that the proposed plan shows a reduction in impervious cover on the two lots.

9. Lighting

The Planning Bureau would require that any new lighting not have negative impacts on the surrounding neighborhood and that it comply with the Environmental Performance Standards in Chapter 7-331 of the Zoning Code. The Planning Bureau would note that there are existing lighting fixtures attached to the western portion of the property, illuminating what is currently the gravel area to the west of the structures. While there is a lighting plan in the submitted site plans, it is unclear where new lighting will be placed. The parking lot shall comply with Section 7-327.12 of the Zoning Code, which states that “all parking lots shall be adequately illuminated for security and safety purposes.”

10. Stormwater Management

The Applicant has stated that the proposed plan shows a reduction in impervious coverage on the two existing lots, from 67.67% to 66.93%, and that no additional stormwater management treatment is required.

11. Property Addresses

The Planning Bureau would note that the proposal consolidates the two lots separately addressed as 1424 Herr Street and 1438 Herr Street. It is not stated whether the addresses will be combined to form a single address, or if the two buildings will continue to have separate addresses.

12. Economic Development

The Applicant has noted the following:

Construction Value of Project: \$2.3 million

Total Value of Project: \$2.3 million

Number of construction jobs: 40

Number of new, permanent, full-time living wage jobs: N/A

CITY STAFF RECOMMENDATION:

- City Engineer – Currently under review
- Codes Bureau – No issues
- Fire Bureau – No issues
- Police Bureau – No issues
- Law Bureau – Currently under review
- Capital Region Water – Currently under review

DAUPHIN COUNTY PLANNING COMMISSION RECOMMENDATION:

Official comments are attached.

PLANNING BUREAU RECOMMENDATION:

Approval with Conditions

The Planning Bureau staff recommends that the request be approved with the following condition(s):

1. The Applicant will design all parking spaces in conformance with Chapter 7-327 of the Zoning Code.
2. The Applicant will install bicycle racks, as required by Section 7-327.3 of the Zoning Code.

The Planning Bureau staff recommends that the request be approved for the following reason(s):

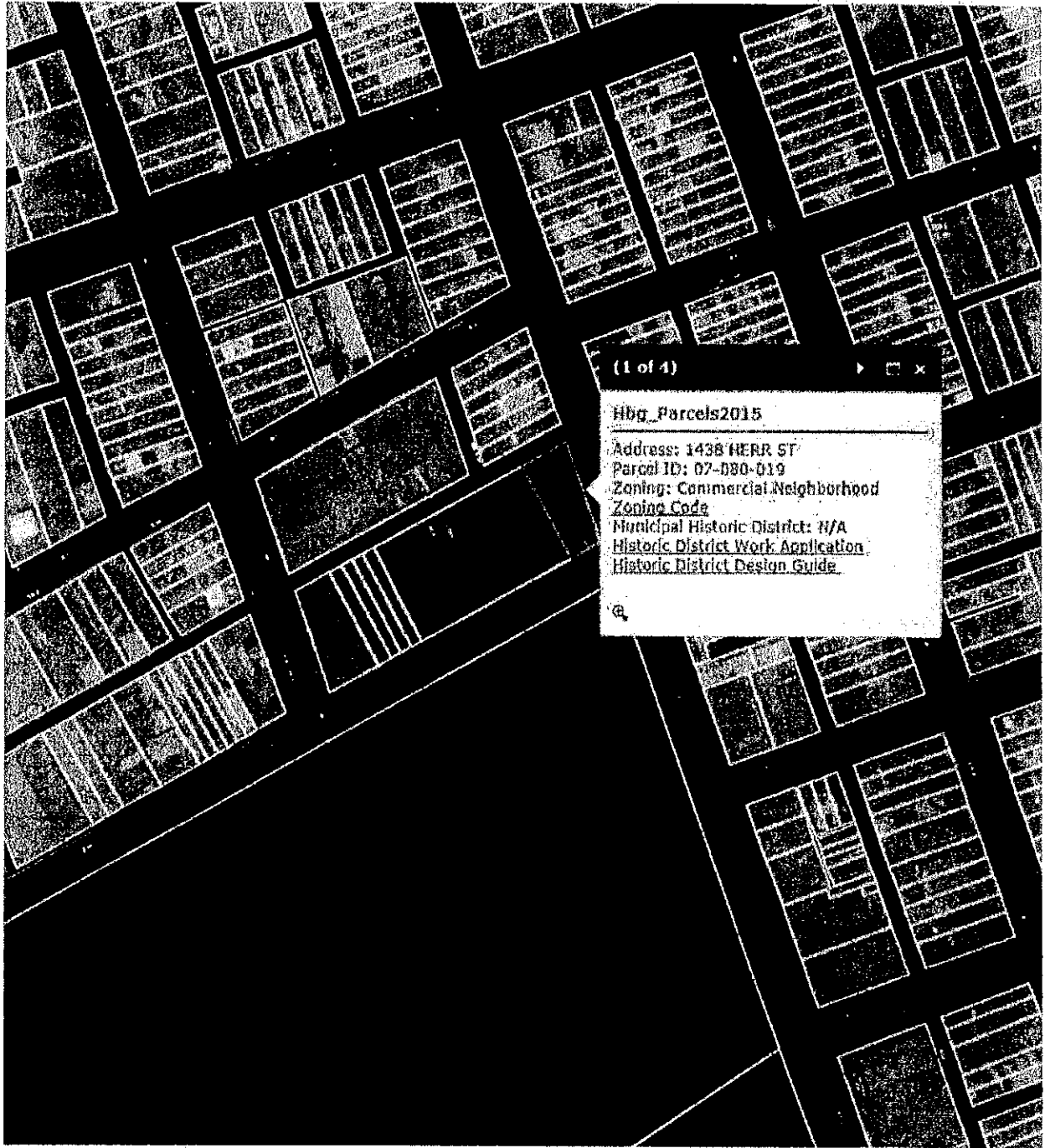
1. Bethesda Mission provides important resources to the surrounding community and the facility expansion illustrates the urgent needs that they address through their work.
2. The proposed project will utilize a building that can attract few users, especially one with a direct community benefit.

REVIEW PROCESS:

1. Dauphin County Planning Commission
2. Harrisburg Planning Commission
3. Harrisburg City Council
4. Building & Zoning Permit submittal

ATTACHMENTS:

1. GIS Zoning & Location Map
2. Land Development Plan Application
3. Preliminary/Final Land Development Site Plans
4. Architectural Plans
5. SALDO Checklist
6. P&P Review Comments
7. Project Narrative



Zoning & Location Map
1438 Herr Street

E x h i b i t “J”



Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

**Preliminary/Final Land Development Plan
REQUEST FOR:**

1424 & 1438 Herr Street

WHEREAS, Scott Dunwoody on behalf of Bethesda Mission has applied for a Preliminary/Final Land Development Plan on September 5, 2017 in order to renovate and expand the existing Bethesda Mission Community Center.

WHEREAS, the structure at 1438 Herr Street is a two-story brick structure, sits on a 0.13-acre site, and was constructed circa 1908 (Dauphin County Property & Taxes). The property is bounded by Sassafras Street to the north, North 15th Street to the east, Herr Street to the south, and the property at 1424 Herr Street to the west. The property currently operates as the Bethesda Mission Community Center. The property includes two large garage doors fronting Herr Street, set within decorative frames, topped by painted signage for Bethesda Mission. The property has a flat roof with decorative trim. The side façade along North 15th Street has a small addition.

WHEREAS, The structure at 1424 Herr Street is a two-story commercial brick structure, sits on a property of 0.55 acres, was originally constructed in 1950 (Dauphin County Property & Taxes). The property is bounded by Sassafras Street to the north, the property at 1438 Herr Street to the east, Herr Street to the south, and the property at 1412 Herr Street to the west. The property was formerly operated by Kurzenknabe Press. The property features concrete frontage and a commercial entrance. There is a small wall sign on the western portion of the front façade advertising Kurzenknabe Press. The property features a prominent chimney towards the rear of the property.

WHEREAS, the first component of the application is a Lot Consolidation of the parcels addressed as 1438 Herr Street (Parcel ID# 07-080-019, 5,949 square feet) and 1424 Her Street (Parcel ID# 07-080-018, 23,971 square feet). The final consolidated lot will have a Total Lot

Area of 29,921 square feet. While this component is included in the LDP planset, it is ultimately approved administratively;

WHEREAS, the second component of the application is a Land Development Plan. The LDP involves less than an acre of exterior disturbance, included renovated parking area, building addition, and playground space, but involves significant interior renovation of the property at 1424 Herr Street. Per City Ordinance 7-501.4(3), the regulations pertaining to land development shall be applicable to: "The construction or substantial rehabilitation of any residential or non-residential building or buildings equal to or greater than ten thousand (10,000) gross square feet, whether proposed initially or cumulatively." The existing structure at 1424 Herr Street has a floor area of 9,202 square feet; the proposed additional floor and walkway to connect the two buildings puts the proposed improvements above the 10,000 square foot threshold for the LDP process.

WHEREAS, in regards to general location and neighborhood impact, the Applicant has stated: "Expansion of the existing community center will allow the Bethesda Mission to provide greater outreach and serve a larger community." The Planning Bureau would further note that the existing Bethesda Mission Community Center facility is an incredibly vital resource in the area, and that the need for additional facility space illustrates the need for provided services, as well as a possible expansion of services. The Planning Bureau would also note that the proposed project will improve the property at 1424 Herr Street, which may have difficulty attracting new tenants based on the age and internal layout of the existing building.

WHEREAS, in regards to use and development standards, the Applicant has stated that the project meets all applicable requirements of the Zoning Code. The Planning Bureau would further note that "Community Centers" are permitted by-right in the CN zoning district. The proposal meets all other Development Standards as outlined in Section 7-307.3 of the Zoning Code.

WHEREAS, in regards to parking, the Applicant has stated: "12 off-street spaces (including 1 ADA). Gated parking lot is west of existing K-Press building." The Planning Bureau would note that, because the properties are located in the Commercial Neighborhood (CN) zoning district, there are no requirements for off-street parking. Further, the Planning Bureau believes that the proposed amount of off-street parking is sufficient for the intended use.

WHEREAS, in regards to vehicular access and traffic impact, the Applicant has stated: "There is an existing sidewalk along Herr Street and vehicular access is proposed via two (2) relocated driveways with a loading area adjacent to the front of the building. PennDOT HOP approval is required and will be provided to the City upon approval."

WHEREAS, in regards to pedestrian access, the Planning Bureau would note that the pedestrian access is well-established with sidewalks on Herr Street along the front façade and on North 15th Street along the side facade. There does not appear to be any proposed changes to the pedestrian infrastructure / entryways to either property. As part of the redevelopment of the vacant building, a walkway will be constructed to attach the two properties, relegating some potential pedestrian traffic between the two buildings into the buildings' interior.

WHEREAS, the property is locating in Zone X (No Floodplain), per the most updated FIRM maps dated August 12, 2012.

WHEREAS, in regards to utilities, the Applicant has stated: "Public" for proposed sewerage and proposed water.

WHEREAS, in regards to landscaping, the Applicant proposes a playground area (45' x 49') and a "clear zone", which are stated as "Engineered Wood Fiber Playsurface" on the site plans. It is not clear whether this is composed of a pervious or impervious material, though the project narrative states that the proposed plan shows a reduction in impervious cover on the two lots.

WHEREAS, in regards to lighting, the Planning Bureau would require that any new lighting not have negative impacts on the surrounding neighborhood and that it comply with the Environmental Performance Standards in Chapter 7-331 of the Zoning Code. The Planning Bureau would note that there are existing lighting fixtures attached to the western portion of the property, illuminating what is currently the gravel area to the west of the structures. While there is a lighting plan in the submitted site plans, it is unclear where new lighting will be placed. The parking lot shall comply with Section 7-327.12 of the Zoning Code, which states that "all parking lots shall be adequately illuminated for security and safety purposes."

WHEREAS, in regards to stormwater management, the Applicant has stated that the proposed plan shows a reduction in impervious coverage on the two existing lots, from 67.67% to 66.93%, and that no additional stormwater management treatment is required.

WHEREAS, the Planning Bureau would note that the proposal consolidates the two lots separately addressed as 1424 Herr Street and 1438 Herr Street. It is not stated whether the addresses will be combined to form a single address, or if the two buildings will continue to have separate addresses.

WHEREAS, the Applicant has stated that the Construction Value of the project is \$2.3 million; the Total Value of the project is \$2.3 million; the number of new construction jobs is 40; and the number of new, permanent, full-time living wage jobs is "N/A."

WHEREAS, the Codes Bureau, Fire Bureau, and Police Bureau had no issues.

WHEREAS, Capital Region Water and Law Bureau have not provided comments.

WHEREAS, the City Engineer has noted that a Highway Occupancy Permit (HOP) is required from PennDOT.

WHEREAS, the Dauphin County Planning Commission has made comments that are attached.

WHEREAS, the Harrisburg Planning Commission reviewed said request at its regular meeting on October 4, 2017, pursuant to the provisions of Chapter 7-503 of the Planning and Zoning Code, and heard testimony from the Applicant and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

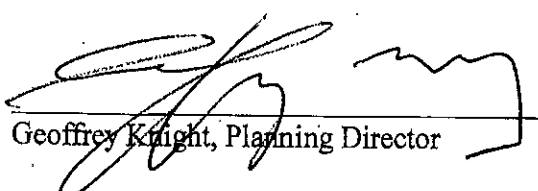
NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission unanimously (5-0) recommends that the Harrisburg City Council **Approve** the request with the following conditions:

1. The Applicant will design all parking spaces in conformance with Chapter 7-327 of the Zoning Code.
2. The Applicant will install bicycle racks, as required by Section 7-327.3 of the Zoning Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Harrisburg Planning Commission unanimously (6-0) recommends that the Harrisburg City Council **Approve** the request for the following reasons:

1. Bethesda Mission provides important resources to the surrounding community and the facility expansion illustrates the urgent needs that they address through their work.
2. The proposed project will utilize a building that can attract few users, especially one with a direct community benefit.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 4th day of October, 2017.


Geoffrey Knight, Planning Director

INTER

OFFICE

MEMO

To: HARRISBURG CITY COUNCIL
From: Kirk Petroski, City Clerk
LEGISLATIVE APPROVAL FORM

Date:

LEGISLATIVE APPROVAL FORM/CERTIFICATE OF ACCEPTANCE

BILL NO. -2018 RESOLUTION NO. -2018

THE ABOVE LISTED ITEM WAS WRITTEN AND PREPARED FOR FINAL INTRODUCTION AT THE HARRISBURG CITY SOLICITOR'S OFFICE ON:

Hannie E. Baldock
Acting Sr. Deputy City Solicitor

1-19-18
Date

Requested by Department/Bureau: Planning

Department/Bureau Contact Person: Goff Knight

For Action on or before:

The attached was received in the Office of the City Clerk for introduction on

Received by: *[Signature]*

Date: 1-19-18