



Linda D. Thompson, Mayor



PLANNING BUREAU REPORT

Sketch Plan

PROPERTY ADDRESS: 200 State Street (currently 202 State Street)
PID: 04-017-005

APPLICANT:

Dave Butcher, representing WCI Partners, Inc.

APPLICANT STATUS:

Owner

ZONING:

Special Planned Development (SPD), Special Intensity District No. 1 (SID-1)

HISTORIC DISTRICT:

Olde Harrisburg National & Municipal Historic District(s)

APPLICATION DATE:

June 6, 2013

HPC DATE:

July 10, 2013

SITE VISIT/POSTING DATE(S):

June 20, 2013

FLOODPLAIN:

Zone X (No Floodplain)

PURPOSE:

Construction of a one-and-one-half-story building to house Fraise, a new farm-to-table restaurant. The Applicant is requesting a preliminary review and comments from HPC prior to submittal of formal Land Development Plan (LDP) and Variance/Special Exception applications.

PROPERTY DESCRIPTION:

The site is currently a vacant lot at the corner of North 2nd Street and State Street. The previous one-story office building was demolished on August 2, 2007.

REQUEST DESCRIPTION:

The applicant intends to construct a one-and-one-half-story, approximately 2,000 square foot brick building to house Fraise, a new farm-to-table restaurant.

ANALYSIS:

1. General Location/Neighborhood Impact

To be completed upon submission of a formal Land Development Plan.

2. Zoning: Use

To be completed upon submission of a formal Land Development Plan.

3. Zoning: Parking

To be completed upon submission of a formal Land Development Plan.

4. Vehicular Access/Traffic Impact

To be completed upon submission of a formal Land Development Plan.

5. Pedestrian Access

To be completed upon submission of a formal Land Development Plan.

6. Floodplain Issues

To be completed upon submission of a formal Land Development Plan.

7. Utilities

To be completed upon submission of a formal Land Development Plan.

8. Landscaping

To be completed upon submission of a formal Land Development Plan.

9. Lighting

To be completed upon submission of a formal Land Development Plan.

10. Storm Water Management

To be completed upon submission of a formal Land Development Plan.

11. Property Addresses

To be completed upon submission of a formal Land Development Plan.

12. Economic Development

To be completed upon submission of a formal Land Development Plan.

CITY STAFF RECOMMENDATION:

To be completed upon submission of a formal Land Development Plan.

DAUPHIN COUNTY PLANNING COMMISSION RECOMMENDATION:

To be completed upon submission of a formal Land Development Plan.

PLANNING BUREAU RECOMMENDATION:

N/A

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

To be completed upon submission of a formal Land Development Plan.

REVIEW PROCESS:

1. City Bureaus Review
2. Harrisburg Planning Commission
3. Dauphin County Planning Commission
4. Harrisburg City Council
5. Building Permit Review

ATTACHMENTS:

1. Application
2. Conceptual Perspective Drawing
3. Conceptual Elevation Drawings
4. Conceptual Site Plan