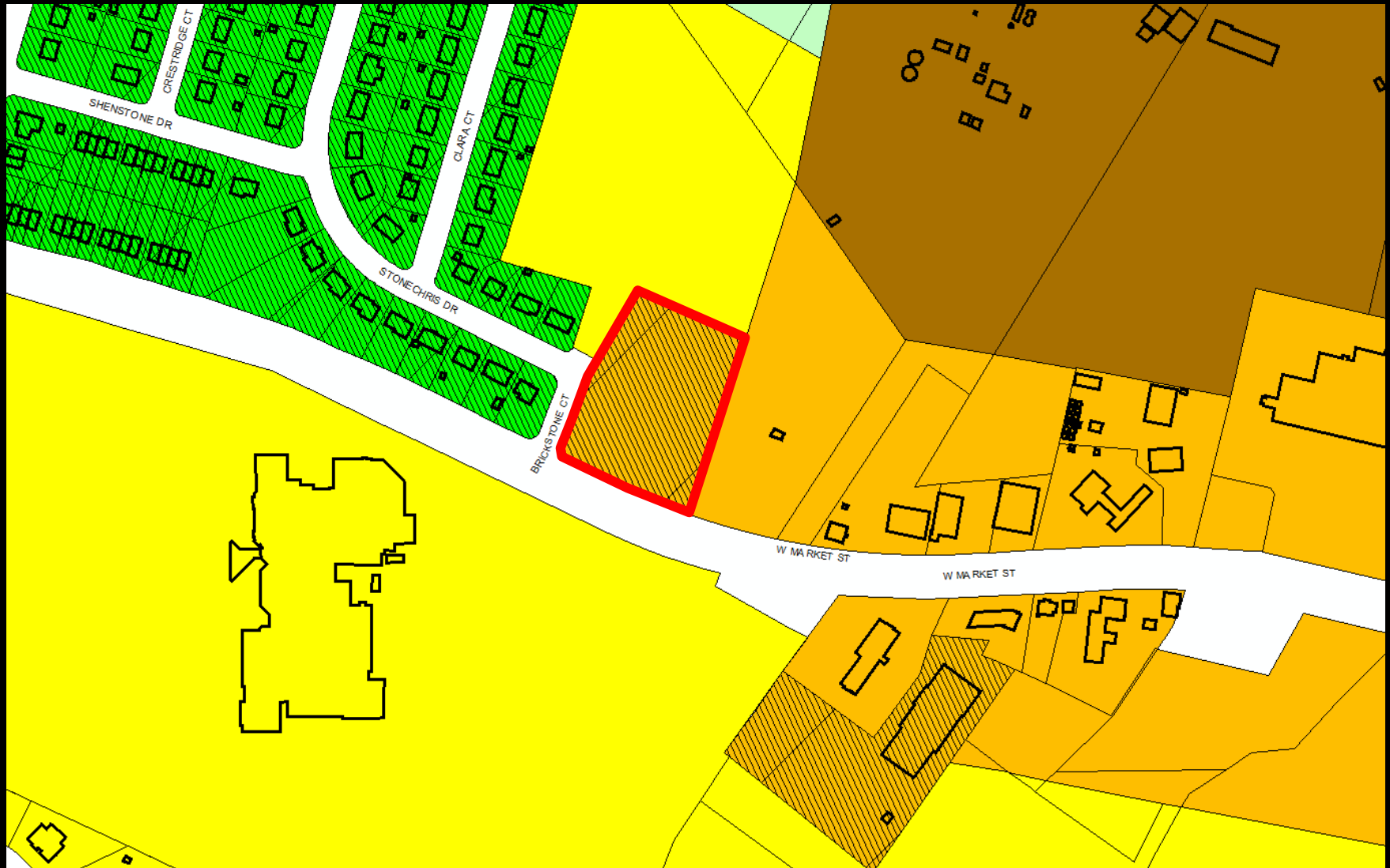
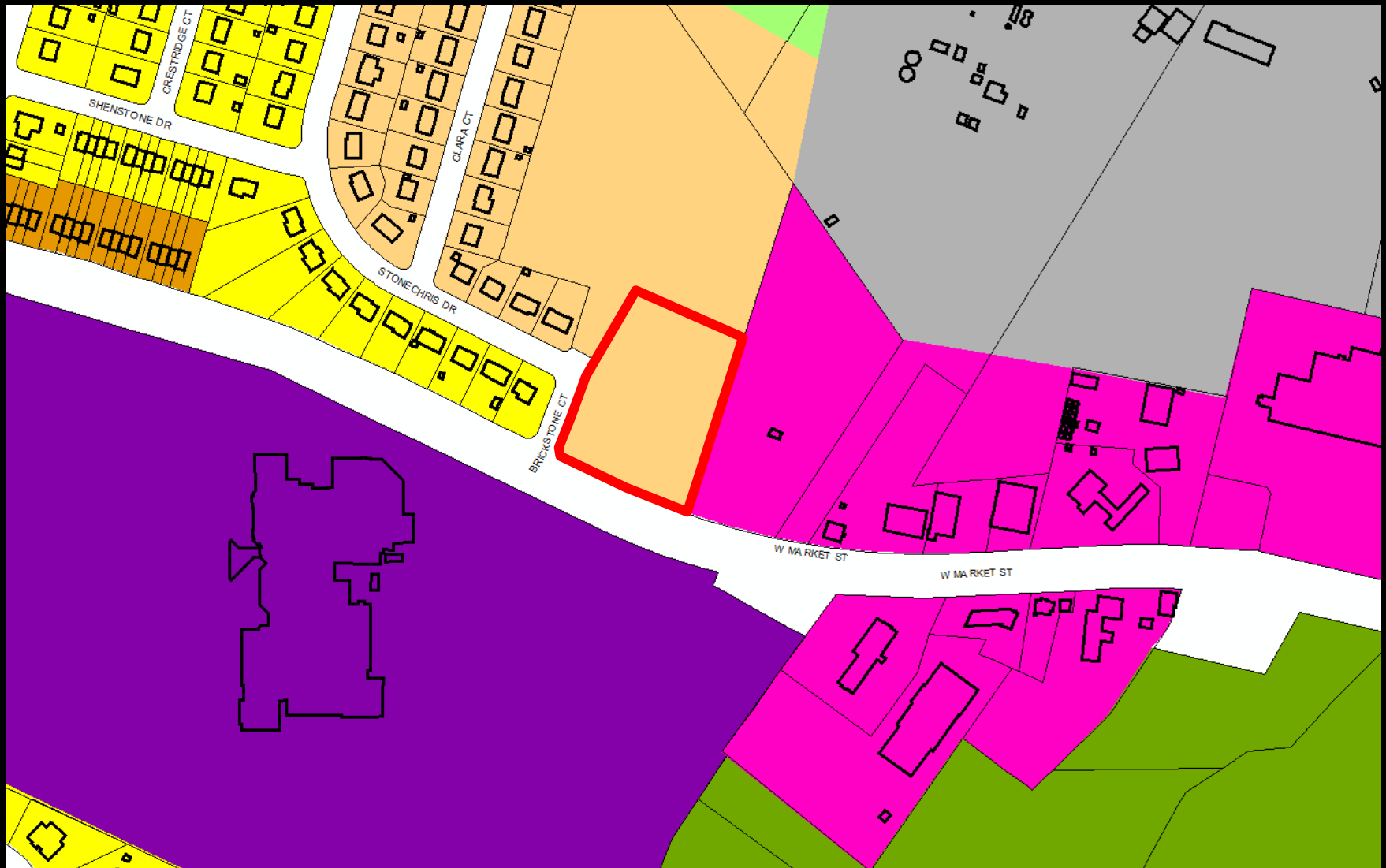


Rezoning and SUP – 1250 West Market Street Proffer Amend. and Warehousing & Storage



Rezoning and SUP – 1250 West Market Street Proffer Amend. and Warehousing & Storage



Rezoning and SUP – 1250 West Market Street Proffer Amend. and Warehousing & Storage





- 2000: platted as part of larger Wellington Subdivision – along with other parcels, rezoned to R-3C
- 2003: rezoned to B-2C
 - B-2C Proffers prohibit: Hotels and motels, gas stations, funeral homes, standalone parking lots, sale of alcohol, lewd, lascivious or pornographic businesses, tattoo and piercing parlors.
 - B-2C Proffers allow: Retail, restaurant, offices, and commercial uses found in the B-2 district with some prohibitions on hours of operation and keeping materials/pets inside

Summary of Proffers and SUP Conditions

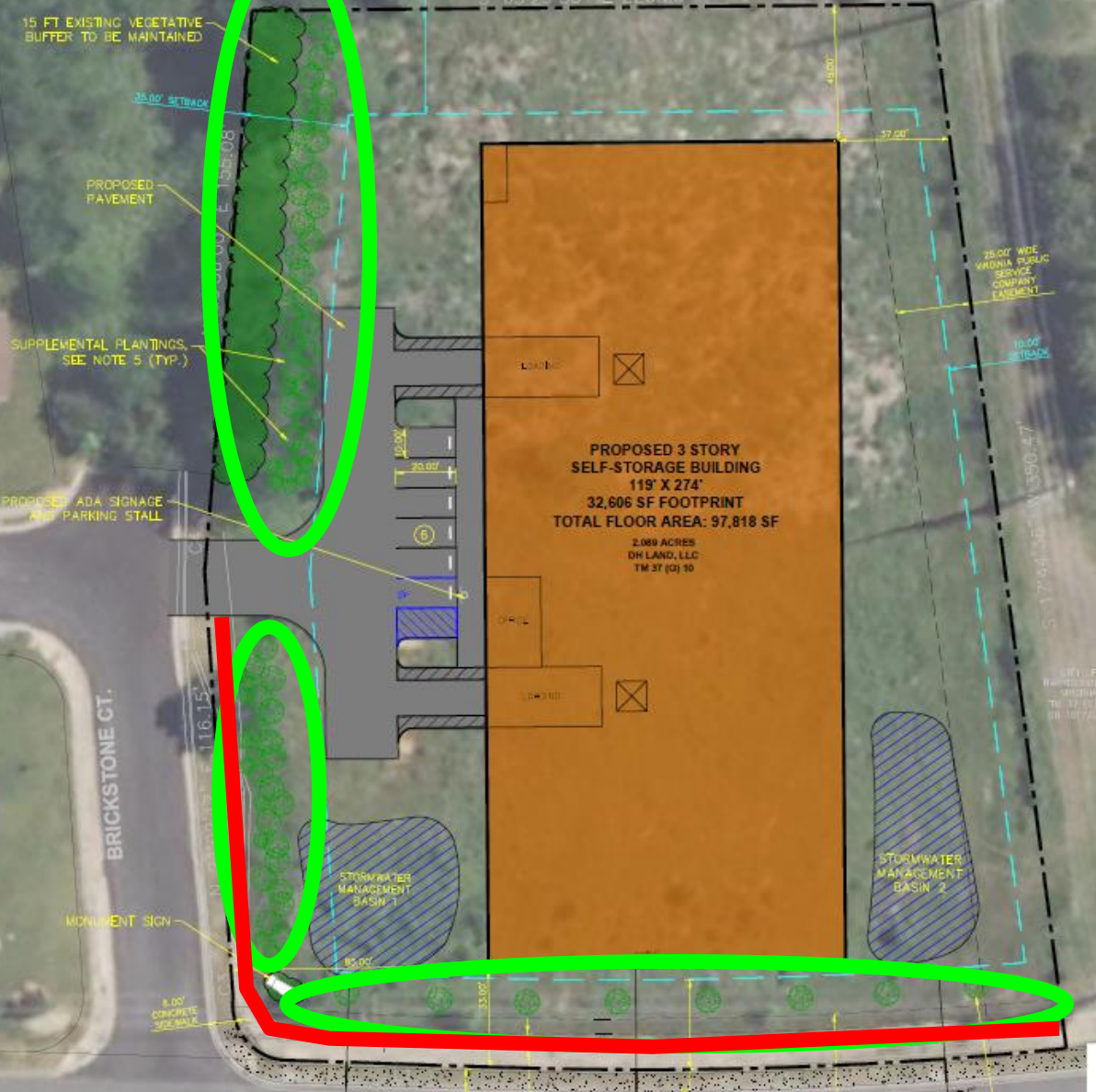
- Limits use to warehousing and other storage facilities
 1. Building Design
 - a. No more than 98,000 sf of interior self-storage
 - b. Exterior appearance like the rendering
 - c. No exterior entrances to individual storage units
 - d. Maximum building height 38-ft
 2. Landscaping and Aesthetics
 - a. No perimeter fencing
 - b. Landscaping buffer as shown on Concept Plan
 - c. Shielded exterior lighting
 - d. Sidewalks along West Market Street & portion of Brickstone Drive
 - e. Street trees
 3. Limits hours of operation



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 3. Limits hours of operation

LIBERTY HILL, LLC
 TR 37 (2) &
 BR 3047/305
 S 65°29'30" E 226.25'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	P.L.T. AREA
1	R 63°07'30" W	74.29	1	R 63°07'30" W	74.29	
2	S 59°33'	136.16	2	N 66°07'45" W	107.40	0740.36
3	S 8°00'	87.33	3	N 19°31'07" W	85.28	0528.07
4	S 29°13'	125.01	4	N 2°23'51" E	124.92	0492.00
5	S 27°00'	83.89	5	N 20°49'08" E	89.33	0433.43

WEST MARKET STREET
 ROUTE 33 WEST

STREET TREE 30'
 O.C. (TYP.)

10' WIDE SIDE OF ROAD PROPERTY
 5' WIDE SIDE OF ROAD EASEMENT
 10' WIDE SIDE OF ROAD EASEMENT

CITY OF
 HARRISBURG
 TR 37 (2) &
 BR 3047/305

S 127°54'55" E 1350.47'

S 127°54'55" E 1350.47'

48.00'

37.00'

16.00'

10.00'

20.00'

10.00'

10.00'

10.00'

10.00'

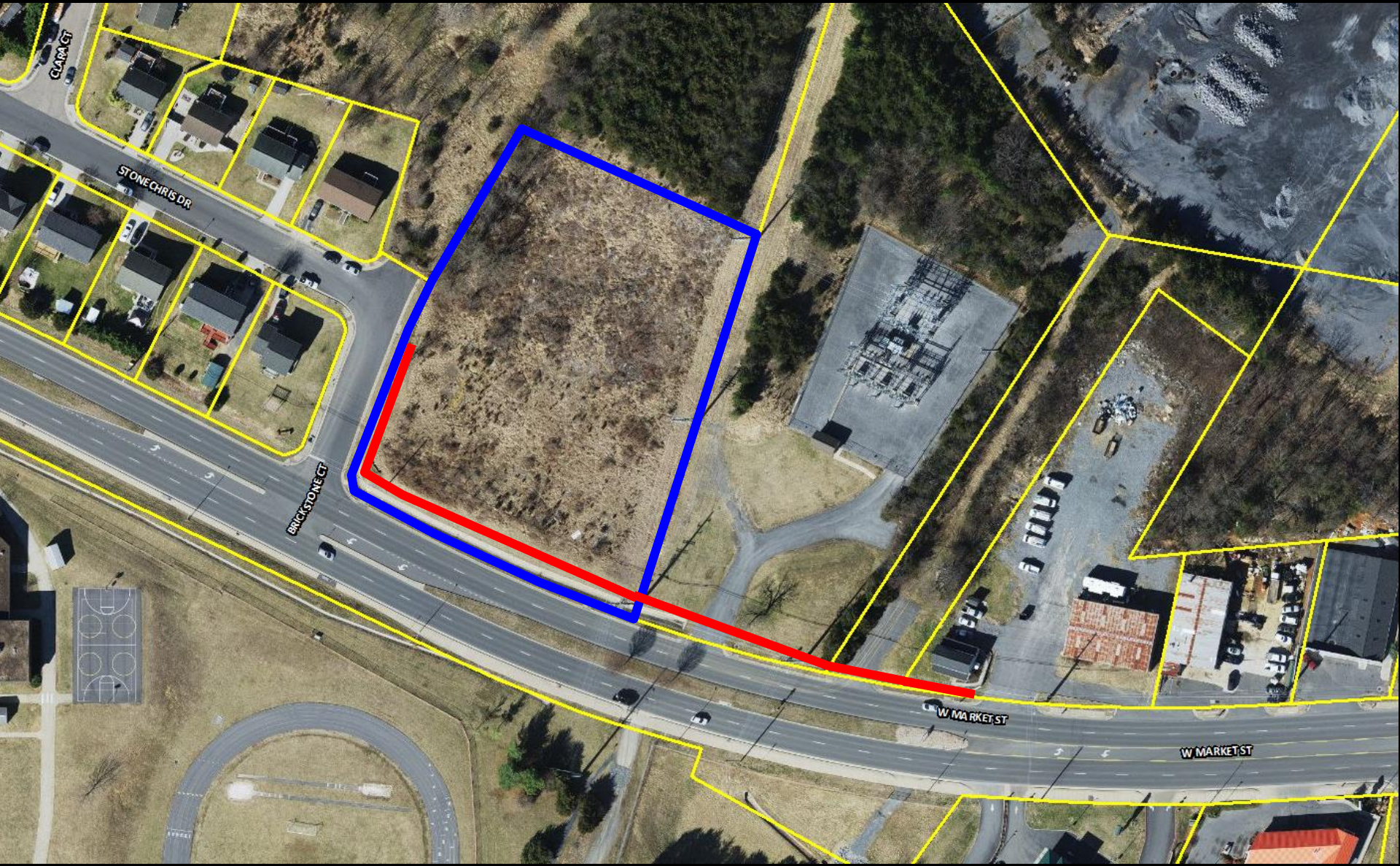
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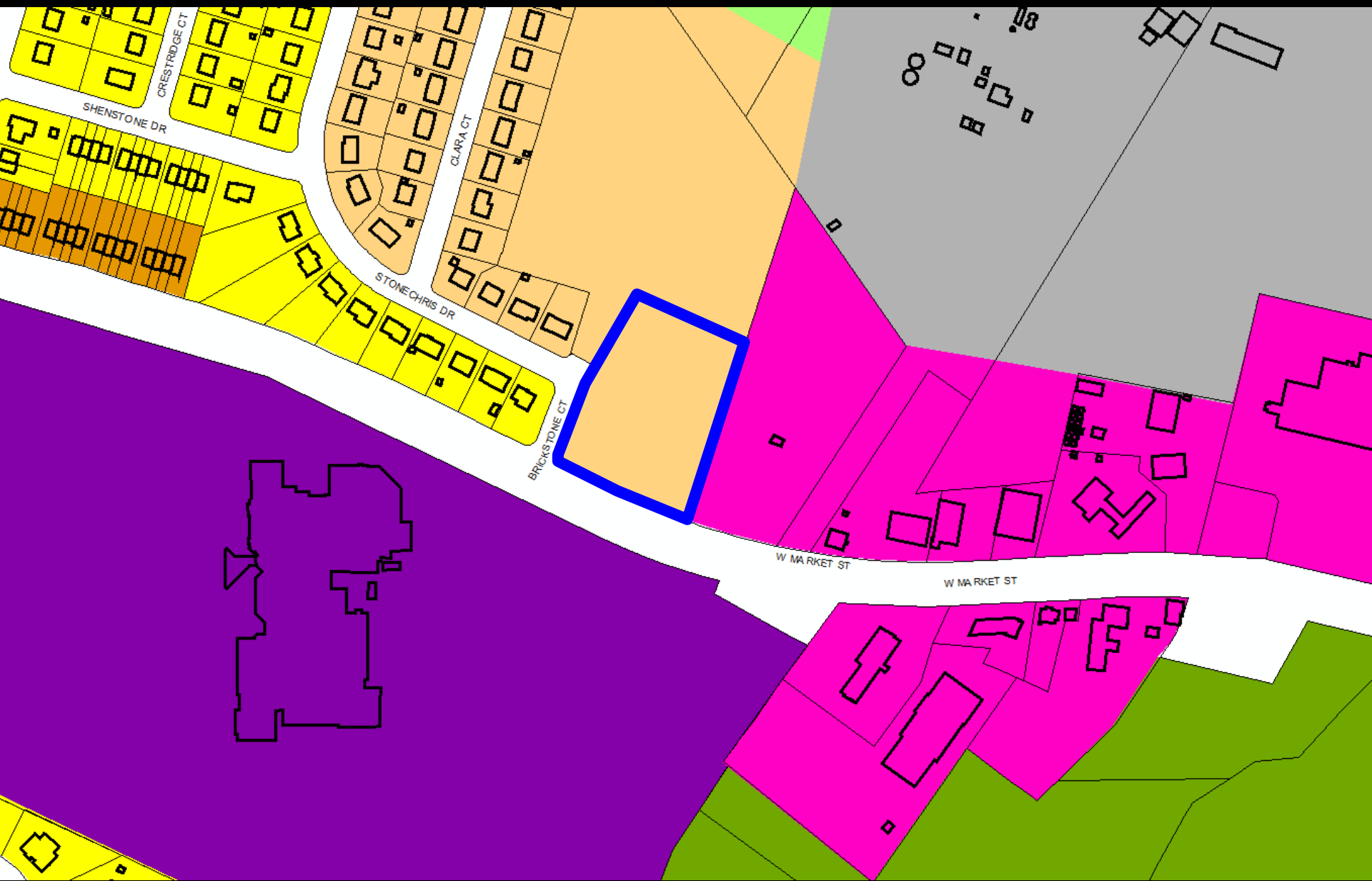
10.00'

10.00'

10.00'

10.00'





CRESTRIDGE CT

SHENSTONE DR

CLARA CT

STONECHRIS DR

BRICKSTONE CT

W MARKET ST

W MARKET ST



SHENSTONE DR

CRESTRIDGE CT

CLARA CT

STONECHRIS DR

BRICKS TO ONE CT

W MARKET ST

W MARKET ST

Recommendation

Staff and PC (6-1) recommends denial of both the rezoning and special use permit.

