



Gettysburg
HISTORIC CROSSROADS

Gettysburg Planning Commission

59 East High Street
Gettysburg, PA 17325
www.gettysburgpa.gov

PLANNING COMMISSION MEETING AGENDA

Tuesday June 20, 2023 at 7:00pm | Borough Council Chambers

- 1. Convene Meeting**
- 2. Review and Approve Agenda**
- 3. Review and Approval of Meeting Minutes**
 - A. May 15, 2023 Meeting Minutes
- 4. Public Comment**
- 5. Gettysburg Station Special Exception and Variance Review**
 - A. Review of application for a Special Exception for Mixed-Use building, extended height at 102-108 N. Stratton Street, a Variance for step-back requirements for extended height buildings constructed adjacent to residential buildings, and a Variance from the minimum height requirements for the construction of a new transit center on N. Stratton Street (application attached).
- 6. 2023-2024 Rezoning**
 - A. Review of preliminary character areas map to provide feedback to the rezoning staff committee.
- 7. Planning Commission Farmers Market Booth**
 - A. Discussion on Planning Commission's booth at the Farmer's Market at Rec Park on South Mountain Partnership Day Saturday, June 24 from 8:00a-1:00p to introduce the rezoning project and gather public feedback on the preliminary character areas map.
- 8. Announcements**
 - A. Next Planning Commission meeting is scheduled for Monday, July 17, 2023 at 7:00 p.m. and will be held in Borough Council Chambers.
- 9. Additional Comments from Planning Commission Members**
- 10. Public Comment**
- 11. Adjourn**

103 Carlisle St., &
Property Address: 102 & 108 N. Stratton St.

Application to Gettysburg Borough Zoning Hearing Board

1. Type of Matter

- A - Special Exception per Ordinance Section (s): 27-8A03.B
- B - Variance from Section(s): 27-1524.W.(4)(a)-(b)&(5); 27-8A05.1.
- C - Change or expansion of nonconforming use, Section(s): _____

2. Applicant Name(s): 501 Richardson Acquisition, LLC

Mailing Address: 900 S. Ave., Suite 300, Staten Island, NY 10314

Phone: 718-568-3507 Fax: _____

3 Property Owner(s): _____

Property: 103 Carlisle St.	Properties: 102 & 108 N. Stratton St.
Owner: Adams County Transit Authority	Owner: 501 Richardson Acquisition, LLC
Mailing Address: 103 Carlisle Street, Gettysburg, PA 17325	Mailing Address: 900 S. Ave.,
Phone: 1-800-632-9063 Fax: 717-848-4853	Suite 300, Staten Island, NY 10314
	Phone: 1-800-632-9063 Fax: 717-848-4853

4. Applicant's Agent or Representative, if any:

Name Landcore Engineering Consultants

Mailing Address: 12 W. Willow Grove Ave., Philadelphia, PA 19118

Phone: 1-215-836-2510 Fax: _____

5. Applicant's Legal Counsel, if any:

Name: Kurt E. Williams

Mailing Address: 354 Alexander Spring Road, Ste 1, Carlisle, PA 17015

Phone: 717-249-6333 Fax: _____

6. Property Covered By Application

Address or location of Property: 103 Carlisle St., & 102 & 108 N. Stratton St.

Tax Map and Parcel # _____	Adams County Transit Authority 16007-0109 DB 5395, PG 677	501 Richardson Acquisition, LLC 16007-0125 DB 5826, PG 277 (LOTS 1 & 2) 16007-0125A DB 5826, PG 277 (LOTS 1 & 2) 16007-0128 DB 5826, PG 277 (LOT 4)
(Attach copy of Tax Map)		

Current Zoning District: ROR District (Residential/Office Redevelopment District)

Applicable Zoning Overlays, if any: NA

7. Property Characteristics

Describe the present use of the property:

Existing Rabbit Transit Gettysburg Transfer Station
Vacant land

8. Describe the existing structures on property, if any:

The existing transfer station is a 1-story brick building with a standing-seam metal peaked roof.

9. Applicant's Interest In The Property

- Own Property Date title acquired: July 16, 2021
- Lease Property Term of Lease: _____
- To Purchase Date contract: Pending (Transit Site)
- Other Explain: _____

9. Applicant's Verification

I verify that the statements made in the foregoing application are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. §4904, relating to unsworn falsification to authorities.

Signature

[Handwritten Signature]

Title

501 Richardson Acquisition, LLC
Manager

For Office Use Only (do not write in this box)

Date Accepted and Filed _____ Filing Fee \$ _____

Scheduled Dates: Planning Commission: _____

Zoning Hearing Board: _____

Date Received: _____ Zoning Officer Signature: _____

Grounds For Hearing

Complete Section A, B, and/or C as appropriate. Use additional pages as needed.

Each Applicant must attach to this application: drawings and/or sketches indicating the actual outline of the lot, setback requirements, existing structures, changes to existing structures, any proposed new structures or units, and type of construction. Submit fourteen (14) copies.

Plans must include dimensions, and if applicable must also show improvements, public easements, individual easements, improvements to public right of ways, common areas and any other items necessary to explain the reasons for the hearing application.

Failure to provide required information will delay your hearing

A. Special Exception

Purpose and Applicability A Special Exception is permission to use land in a zoning district for a purpose or land use that is permitted only if certain specific criteria are met. There are twelve general criteria contained in Part 17 of the Ordinance, and specific criteria in the Ordinance, particularly in Parts 13 and 15; ALL must be met for a special exception to be approved.

1. Please describe the proposed use of the land and structures:

Applicant proposes 3 mixed use buildings. Buildings A & C are compliant to the baseline height of 48 feet and front on the public streets, whereas Building B is the basis of the Special Exception to permit the "extended height" to 72 ft. All buildings are mixed-use with a retail/restaurant/commercial user(s) on the first floor and remaining building area used for market-rate rental apartments (residential). Associated parking, including an covered parking deck, is proposed along with an extension of the Gettysburg Inner Loop Bike Trail.

2. What is the special request that you wish the Board to consider?

Applicant is seeking the Mixed-Use Building, Extended Height option permit by Special Exception under 27-8A03.B.

3. Please answer the following questions regarding the property:

a. Yes No The proposed use is consistent with the Purpose of the Part whereby it is permitted, and the overall purposes contained in the Borough's Zoning Ordinance Chapter 27, Part 1 Community Development Objectives.

b. Yes No The proposed use and its location is generally consistent with the Comprehensive Plan, and the current Gettysburg Borough Zoning Map.

c. Yes No The proposed use meets with the lot requirements and the building height of the district where it is proposed.

d. Yes No The proposed use is meets ALL applicable General and Supplemental Regulations set forth in the Zoning Ordinance, Part 13, Part 15, and, if applicable, the Design Standards, Part 19.

Variances are requested herein.

e. Yes No The proposed use will not substantially detract from the use of neighboring property or from the character of the neighborhood, and that the use of the adjacent property is adequately safeguarded. Further, the proposed use, located on the proposed property, with the present and proposed characteristics of each, and considering the present and proposed characteristics of the neighboring properties, will not cause negative impacts over and above those typically associated with such uses located and operated in a usual manner.

f. Yes No N/A The proposed use will provide a fence or a planting screen and/or additional yard or open space area to reduce the effect of the proposed use upon adjacent properties.

g. Yes No N/A The proposed use will promote preservation or adaptive reuse of the site and structures identified by the Borough Historic District regulations.

h. Yes No N/A The proposed use complies with the required off-street parking and loading regulations in the Zoning Ordinance, Part 13.

i. Yes No The proposed use will provide safe and adequate access to streets and that the Applicant will make any improvements needed to guarantee compatibility with adjacent streets as recommended by the Borough Engineer.

j. Yes No The proposed use will provide for pedestrian access to the site.

k. Yes No The proposed use will not adversely affect public facilities and utilities such as water, sewer, police and fire protection, schools, etc.

l. Yes No N/A The proposed use will comply with the signage regulations of Chapter 19 of the Borough's Code of Ordinances.

103 Carlisle St., &
Property Address: 102 & 108 N. Stratton St.

Unless the answer is "Yes" or "Not Applicable" to ALL of the above, and evidence in the form of testimony or documentation is provided, the Zoning Board cannot grant a special exception. In some cases, an Applicant might seek a variance to correct a specific item listed above.

Special Exception Narrative (Use this page or a separate one to provide additional detail.

As required by 27-1524.W. the proposed Application is compliant with all the Additional Requirements for Specific Principal Uses, as noted on the Site Plan. This includes proposing Internal Parking, Relocating the existing Transit Center, and proposing an extension of the Gettysburg Inner Loop. The layout of the Site is proposed such that the extended height building is centered on the site with as much separation from the Public Roadways and Residential Homes as can be provided, this provides the required transition in scale and massing of the buildings with respect to existing street proportions.

B. Variance

Purpose and Applicability: A variance is relief from a specific provision of the Zoning Ordinance. Zoning Ordinance requirements apply across an entire district. Because each individual property is unique, it is possible that a specific Zoning Ordinance requirement could impact a property in an unequal, unfair or arbitrary manner, i.e. in a way different from other properties in the district. If the Zoning Ordinance imposes an "unnecessary hardship" on the property, as determined by the following five specific criteria, the Zoning Board is permitted to grant a variance.

Please answer the following questions regarding the property:

1. Yes No There are unique or peculiar physical circumstances or conditions including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Ordinance in question that are not shared by other properties in the vicinity.

Describe why the property is different from the other properties in the district:

Due to the irregular property shape and location of the Residential Zoning Boundaries the Building Massing is more appropriate to not build directly up to the minimum property line setback. This irregular property shape and proposed building massing also permits additional green space and/or landscape buffering along the Residential Zoning Boundary.

For the Transit Center lot, the property is undersized and collapsing in width with affects the ability to generate a building size that would be proportional to a 24 ft tall building.

2. Yes No That because of such unique or peculiar physical conditions, there is no possibility that the involved property can be developed in strict conformity with the provisions of this ordinance, and that the authorization of a variance is necessary to enable reasonable use of the property:

Describe why the property cannot be used in conformity with the Ordinance:

In order to comply with the code required "step-back" requirements we would need to extended the lower stories of the building below 48 ft out to the minimum property setback line thus eliminating the perimeter green space and creating less efficient building massing. This hardship and proposed Variance does not create additional impact to the adjacent properties but rather provides a benefit of additional green space while the upper stories of the building from 48 ft to 72 ft would remain in the same location.

For the Transit Center due to the reduce lot size and width, a building complying with the minimum height standard would be out of scale to the footprint of the proposed building and would not be in character of the surrounding properties.

3. Yes No That such unnecessary hardship has not been created by the applicant:

Describe how the hardship was created:

These hardships are the nature of the existing lots.

4. Yes No That the variance requested, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental for public welfare.

Describe how the variance will impact the neighborhood:

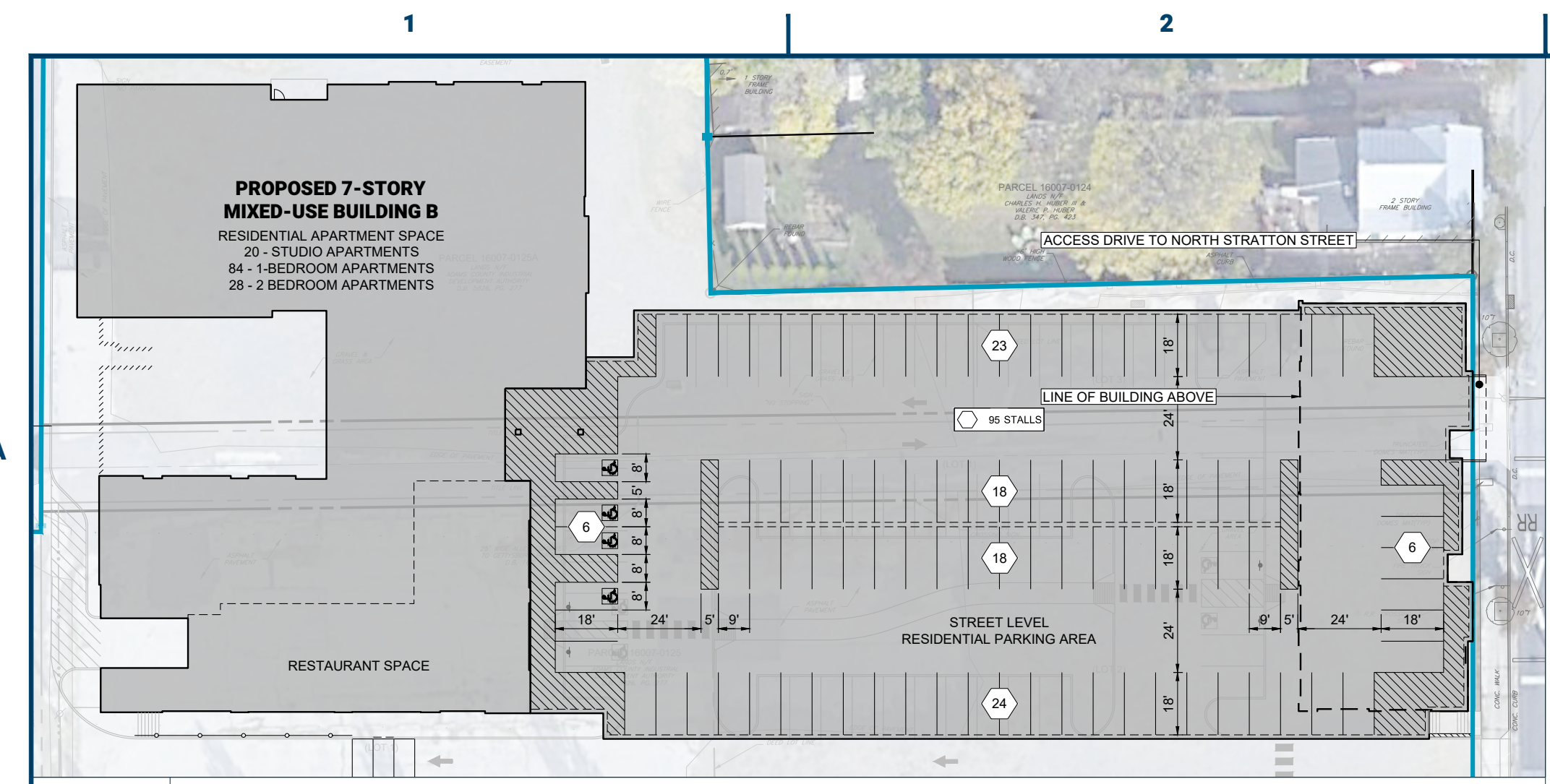
Buildings were designed to honor the scale and streetscape of the surrounding properties and the "step-back" Variance would offer additional green space along the property boundary.

5. Yes No That the variance requested represents the minimum variance that will afford relief and will represent the least modification possible of the Ordinance:

Describe why this is the least possible modification to the Ordinance:

The site was designed to minimize the Variance request to the greatest extent feasible.

Unless the answer is "Yes" to ALL of the above, and evidence in the form of testimony or documentation is provided, the Zoning Board cannot grant a variance.



A1 GROUND FLOOR PARKING PLAN
SCALE: 1 INCH = 40 FEET

PARKING STALL REQUIREMENTS			
USE	REQUIREMENT	PARKING REQUIRED	
		USE REQ.	PARKING
RESTAURANT	1 STALL PER 300 SF	7,043	23.5
RETAIL	1 STALL PER 750 SF w/ GFA	7,895	10.5
APARTMENTS	1 STALL PER UNIT	164	164.0
TOTAL		15,102	197.5
PARKING PROVIDED		192 (A)	

(A) ADJOINING PARKING GARAGE TO BE UTILIZED FOR PARKING STALL DEFICIT ON SITE (S 27-1304)

LOADING STALL REQUIREMENTS			
USE	REQUIREMENT	PARKING REQUIRED	
		USE REQ.	PARKING
BUILDING A	1 BERTH PER 10,000 SF	5,395	0.5
BUILDING B	1 BERTH PER 10,000 SF	4,543	0.5
BUILDING C	1 BERTH PER 10,000 SF	5,000	0.5
TOTAL		15,000	1.5
LOADING PROVIDED		3	

(V) VARIANCE REQUIRED | (EX) EXISTING NON-COMFORMANCE | (W) WAIVER REQUESTED | (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED

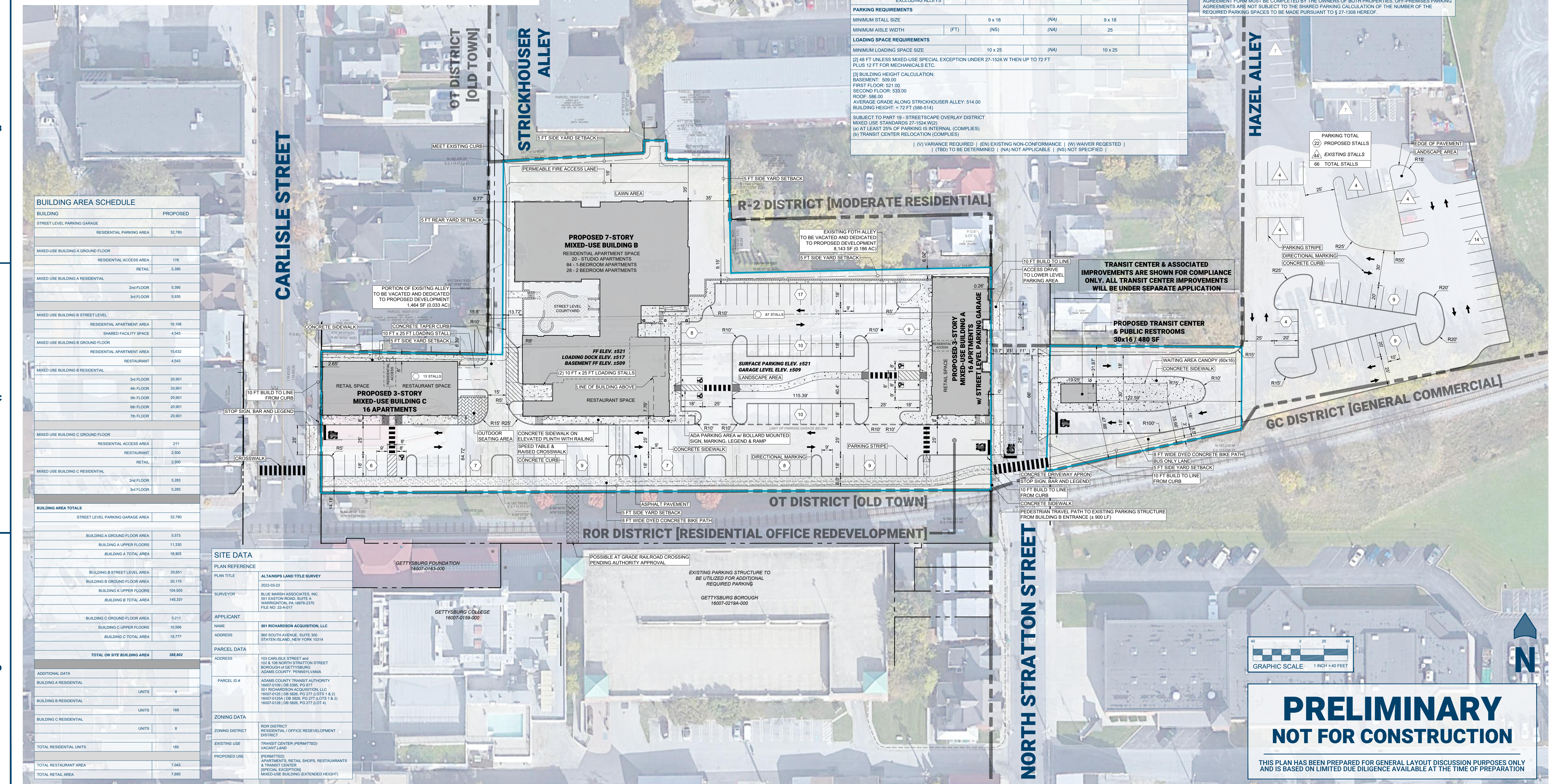
BULK REQUIREMENTS (MIXED-USE)				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING REQUIREMENTS				
MINIMUM LOT AREA	(SF)	(NS)	113,486	113,486
MINIMUM LOT WIDTH	(AC)	-	2,605	2,605
MINIMUM LOT WIDTH	(FT)	20	119.63	119.63
MINIMUM YARD SETBACKS				
BUILD TO LINE (N STRATTON)	(FT)	10	(NA)	0.26
BUILD TO LINE (CARLISLE)	(FT)	10	12.82	2.65
SIDE YARD	(FT)	5	43.7	6.02
REAR YARD	(FT)	5	(NA)	9.77
MAXIMUM LOT COVERAGE	(%)	90	96.9% (EN)	82.1%
MINIMUM GREEN SPACE	(SF)	110,007	93,133	93,133
MINIMUM GREEN SPACE	(%)	10	3.1% (EN)	17.9%
MINIMUM BUILDING HEIGHT	(FT)	24	(TBD)	> 24
MAXIMUM BUILDING HEIGHT [2]				
BUILDING A	(FT)	48	(NA)	48
BUILDING B	(FT)	72	(NA)	72 [3]
BUILDING B MECHANICAL	(FT)	+ 12	(NA)	12
BUILDING C	(FT)	48	(NA)	36
BUILDING STEP-BACK - BUILDING B				
ADJACENT RESIDENTIAL STRUCTURES	(FT)	30	(NA)	0 (V)
STREET & RAILROAD FRONTAGE, EXCLUDING ALLEYS	(FT)	20	(NA)	0 (V)
PARKING REQUIREMENTS				
MINIMUM STALL SIZE	9 x 18	(NA)	9 x 18	
MINIMUM AISLE WIDTH	(FT)	(NS)	(NA)	25
LOADING SPACE REQUIREMENTS				
MINIMUM LOADING SPACE SIZE	10 x 25	(NA)	10 x 25	
[2] 48 FT UNLESS MIXED-USE SPECIAL EXCEPTION UNDER 27-1524 W THEN UP TO 72 FT PLUS 12 FT FOR MECHANICALS ETC.				
[3] BUILDING HEIGHT CALCULATION: BASEMENT: 500.00 FIRST FLOOR: 521.00 SECOND FLOOR: 533.00 ROOF: 586.00 AVERAGE GRADE ALONG STRICKHOUSER ALLEY: 514.00 BUILDING HEIGHT: = 72 FT (586-514)				
SUBJECT TO PART 19 - STREETSCAPE OVERLAY DISTRICT MIXED USE STANDARDS 27-1524 (W)				
(a) AT LEAST 25% OF PARKING IS INTERNAL (COMPLIES)				
(b) TRANSIT CENTER RELOCATION (COMPLIES)				
(V) VARIANCE REQUIRED (EN) EXISTING NON-COMFORMANCE (W) WAIVER REQUESTED (TBD) TO BE DETERMINED (NA) NOT APPLICABLE (NS) NOT SPECIFIED				

BULK REQUIREMENTS (TRANSIT CENTER)				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING REQUIREMENTS				
MINIMUM LOT AREA	(SF)	(NS)	14,330	14,330
MINIMUM LOT WIDTH	(AC)	-	0.329	0.329
MINIMUM LOT WIDTH	(FT)	20	70.74	70.74
MINIMUM YARD SETBACKS				
BUILD TO LINE	(FT)	10	(NA)	19.24
SIDE YARD	(FT)	5	43.7	37.87
REAR YARD	(FT)	5	(NA)	122.51
MAXIMUM LOT COVERAGE	(%)	90	75.7%	80.5%
MINIMUM GREEN SPACE	(SF)	10,852	11,535	11,535
MINIMUM GREEN SPACE	(%)	10	24.3%	19.5%
MINIMUM BUILDING HEIGHT	(FT)	24	(NA)	< 24 (V)
MAXIMUM BUILDING HEIGHT [1]	(FT)	48	(NA)	< 24

[1] 48 FT UNLESS MIXED-USE SPECIAL EXCEPTION UNDER 27-1524 W THEN UP TO 72 FT PLUS 12 FT FOR MECHANICALS ETC.
[2] 48 FT UNLESS MIXED-USE SPECIAL EXCEPTION UNDER 27-1524 W THEN UP TO 72 FT PLUS 12 FT FOR MECHANICALS ETC.

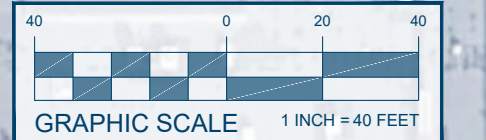
(V) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE | (W) WAIVER REQUESTED | (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED

§ 27-1304 LOCATION OF PARKING (ORD. 1352-08, 5/6/2008; AMENDED BY ORD. NO. 1450-18, 5/14/2018)
REQUIRED OFF-STREET PARKING SPACES SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL USE UNLESS THE APPLICANT DEMONSTRATES TO THE COMMISSION THAT A GUARANTEED LONG-TERM METHOD OF PROVIDING THE SPACES IS AVAILABLE USING AN ADJACENT OR NEARBY LOT LOCATED WITHIN 1,000 FEET OF THE ENTRANCE OF THE PRINCIPAL USE BEING SERVED. IF SAID OFF-PREMISES LOT DOES NOT SHARE THE SAME OWNER AS THE PRINCIPAL USE, A BOROUGH OFF-PREMISES PARKING AGREEMENT FORM MUST BE COMPLETED BY THE OWNERS OF BOTH PROPERTIES. OFF-PREMISES PARKING AGREEMENTS ARE NOT SUBJECT TO THE SHARED PARKING CALCULATION OF THE NUMBER OF THE REQUIRED PARKING SPACES TO BE MADE PURSUANT TO § 27-1308 HEREOF.



BUILDING AREA SCHEDULE	
BUILDING	PROPOSED
STREET LEVEL PARKING GARAGE	
RESIDENTIAL PARKING AREA	32,780
MIXED-USE BUILDING A GROUND FLOOR	
RESIDENTIAL ACCESS AREA	178
RETAIL	5,395
MIXED USE BUILDING A RESIDENTIAL	
2nd FLOOR	5,395
3rd FLOOR	5,935
MIXED USE BUILDING B STREET LEVEL	
RESIDENTIAL APARTMENT AREA	16,108
SHARED FACILITY SPACE	4,543
MIXED USE BUILDING B GROUND FLOOR	
RESIDENTIAL APARTMENT AREA	15,632
RESTAURANT	4,543
MIXED USE BUILDING B RESIDENTIAL	
3rd FLOOR	20,901
4th FLOOR	20,901
5th FLOOR	20,901
6th FLOOR	20,901
7th FLOOR	20,901
MIXED USE BUILDING C GROUND FLOOR	
RESIDENTIAL ACCESS AREA	211
RESTAURANT	2,500
RETAIL	2,500
MIXED USE BUILDING C RESIDENTIAL	
2nd FLOOR	5,283
3rd FLOOR	5,283
BUILDING AREA TOTALS	
STREET LEVEL PARKING GARAGE AREA	32,780
BUILDING A GROUND FLOOR AREA	5,573
BUILDING A UPPER FLOORS	11,330
BUILDING A TOTAL AREA	16,903
BUILDING B STREET LEVEL AREA	20,651
BUILDING B GROUND FLOOR AREA	20,175
BUILDING B UPPER FLOORS	104,505
BUILDING B TOTAL AREA	144,681
BUILDING C GROUND FLOOR AREA	5,211
BUILDING C UPPER FLOORS	10,566
BUILDING C TOTAL AREA	15,777
TOTAL ON SITE BUILDING AREA	388,892

SITE DATA	
PLAN REFERENCE	ALTAMPS LAND TITLE SURVEY
PLAN TITLE	2022-01-23
SURVEYOR	BLUE MARSH ASSOCIATES, INC. 551 EASTON ROAD, SUITE A WARRINGTON, PA 18979-2370 FILE NO. 22-0417
APPLICANT	901 RICHARDSON ACQUISITION, LLC
NAME	901 RICHARDSON ACQUISITION, LLC
ADDRESS	900 SOUTH AVENUE, SUITE 300 STATEN ISLAND, NEW YORK 10314
PARCEL DATA	
ADDRESS	103 CARLISLE STREET #W1 102 & 108 NORTH STRATTON STREET BOROUGH OF GETTYSBURG ADAMS COUNTY, PENNSYLVANIA
PARCEL ID #	ADAMS COUNTY TRANSIT AUTHORITY 16007-0100 DB 5395, PG 877 901 RICHARDSON ACQUISITION, LLC 16007-0125 DB 5626, PG 277 (LOT 1 & 2) 16007-0126 DB 5626, PG 277 (LOT 1 & 2) 16007-0128 DB 5626, PG 277 (LOT 1 & 2)
ZONING DATA	
ZONING DISTRICT	ROR DISTRICT [RESIDENTIAL OFFICE REDEVELOPMENT DISTRICT]
EXISTING USE	TRANSIT CENTER (PERMITTED) VACANT LAND
PROPOSED USE	(PERMITTED) APARTMENTS, RETAIL SHOPS, RESTAURANTS & TRANSIT CENTER SPECIAL EXCEPTION MIXED-USE BUILDING (EXTENDED HEIGHT)
TOTAL RESIDENTIAL UNITS	185
TOTAL RESTAURANT AREA	7,043
TOTAL RETAIL AREA	7,895



**PRELIMINARY
NOT FOR CONSTRUCTION**

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

LANDCORE
PHILADELPHIA, PENNSYLVANIA 19101-0635
PHONE 215-836-2510
LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

D. ALEXANDER TWEEDIE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 071873

REV.	DATE	BY	REVISION
1	2023-01-23		CLIENT COMMENTS
2	2023-05-31		BOROUGH MEETING COMMENTS

PROJECT No. **220000**
FILE **CD2**
DRAWN BY **B. NAGENGAST**
CHECKED BY **D. A. TWEEDIE**

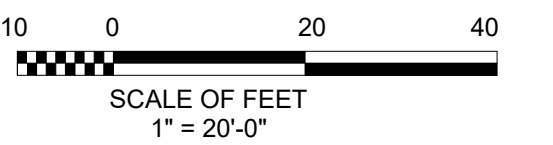
CONCEPT PLAN D

PROJECT: PROPOSED MIXED USE REDEVELOPMENT NORTH STRATTON STREET and FOTH ALLEY
APPLICANT: 501 RICHARDSON ACQUISITION, LLC

DATE: **2023-05-31**
SHEET: **CPT 2**
REV. No.



Notes



Grid

Revisions No.	Description	Date

Client
TCH DEVELOPMENT

Project
GETTYSBURG STATION

Job Number 1906
CONCEPT PLAN
8.20.21
Sheet
FLOOR PLANS

1 STREET LEVEL
1" = 20'-0"