

RESOLUTION NO. 10-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 12 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1420 Derry (PID 09-068-086), 1424 Derry (PID 09-068-088), and 1426 Derry Street (PID 09-068-089), (collectively the "Property"); and

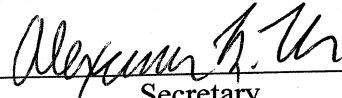
WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

WHEREAS, the Authority is willing to permit **South Central Pennsylvania Restoration LLC** to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **South Central Pennsylvania Restoration LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **South Central Pennsylvania Restoration LLC** is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
2. **South Central Pennsylvania Restoration LLC** is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. Consideration for the Property shall be \$9,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

3/18/25
Date


Secretary

Potential Developer Application - 1420 Derry Street

Developer must provide to the Authority a written preliminary proposal that includes the following:

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New construction will support eight 2-bedroom apartments and ten 1-bedroom apartments. The subject property is located on the north side of Derry Street. 1420 Derry boundaries are 182' x 26' ≈ 4806 SF. Neighboring property 1438 does not have a party wall adjacent to the property, so a side setback is in force on west Sideyard. Neighborhood property 1422 has a 3-story party wall adjacent to the property, so a side setback is not in force on east Sideyard. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, the property yields a buildable area of approximately 172' x 22' 3785 SF per level; however, the new building envelope will observe the neighboring buildings' 10' porch setback for an enclosed building area of 162' x 22' = 3565 SF.

Typical structures in the neighborhood at three stories; new development of 1420 will rise to nine stories matching the proposed construction on 1426 Derry. The new construction will set back from the 1422 party wall for the upper stories to allow fenestration east and west on the building.

The tall, slender building profile will yield ten flats and eight double-height units over a retail base, together occupying approximately 32,000 SF of new construction. The developer requests a parking waiver for the project. Parking will be provided by the 1426 project.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

The project is within CN Zoning: **Commercial Neighborhood Zoning CN** - *To encourage and preserve corridors with a mix of medium- and high-density residential and neighborhood retail activities. To encourage pedestrian-oriented uses, while avoiding auto-related uses.*

Minimum Lot Area and Density -	1,200 square feet per dwelling unit or 2,000 square feet for nonresidential
Minimum Lot Width at Lot Frontage -	20 feet
Front Yard Setback -	Shall conform to the existing prevailing setback within the block, except a maximum of 5 feet where no such setback is prevailing.
Minimum Rear Yard Setback -	5 feet
Minimum Side Yard Setback -	4 feet each except 0 feet at the shared lot line of lawfully attached structures
Maximum Impervious Lot Coverage -	95%
Principal Building Height and Width Height -	75 feet maximum (100' if affordable housing)

The proposed development conforms to existing zoning.