

**LOWER ALLEN
ZONING HEARING BOARD**

IN THE MATTER OF: 3805 Hartzdale Drive
 Zone: Regional Commercial (C-4) Zoning District
 Applicant: Launch Lab Holdings, LLC (equitable owner)
 Property Owner: PREP Grocery-Camp Hill, LLC
 Application No. 2026-05

REQUEST FOR: **SPECIAL EXCEPTION FOR ZONING RELIEF FROM THE
NUMBER OF REQUIRED OFF-STREET PARKING
SPACES**

BEFORE: Moran, Chair
 Bonneville, Member
 Massott, Member

DECISION

Applicant filed an application for a special exception for zoning relief for the number of off street parking spaces required for a sports, fitness, and family recreational use on the property located at 3805 Hartzdale Drive, which is in the C-4 Zoning District. The Zoning Hearing Board (Board) considered and decided Applicant's zoning relief request at the May 21, 2026 meeting.

EXHIBITS

- B-1** Certificate of Service of Public Notice and Written Notice of Hearing
- B-2** Application with the following attachments:
 - (A) Supplemental Statement
 - (B) Sketch Plan
 - (C) Images of the Property
 - (D) Preliminary Layout of the Property
 - (E) Parking Study
 - (F) Depiction of Adjoining Properties
- B-3** Report of review of the parking study performed by Township Traffic Engineer
- B-4** Aerial view of property – applicant's parking analysis of lot

FINDINGS OF FACT

1. On or about April 21, 2026 Launch Lab Holdings, LLC. (Applicant) applied for zoning relief in the form of a special exception for zoning relief from the number of required off street parking spaces for an indoor sports and family entertainment facility on the property located at 3805 Hartzdale Drive, Camp Hill, Pennsylvania (property).

2. A hearing on the application took place on May 21, 2026.

3. Public notice of the hearing on the application was published in the Patriot News on May 5, 2026 and May 12, 2026. Notice of the hearing was posted at the Lower Allen Township Municipal Building and on Township's website on April 27, 2026, and placed on the property on May 4, 2026.

4. Notice of the hearing was mailed to Applicant and adjoining property owners on May 6, 2026.

5. No objections as to the method and timing of notice and advertising were raised.

6. No objections as to any of the exhibits submitted into the record at the hearing were raised.

7. The property is located in the Regional Commercial (C-4) Zoning District.

8. The Applicant has standing to pursue the zoning relief requested as it is the equitable owner of the property by virtue of an agreement of sale with the property owner, PREP Grocery-Camp Hill, LLC.

9. Testimony at the hearing was taken from Jeremy Scott on behalf of Launch Lab Holdings, LLC, Jeff L'Amoreaux on behalf of Barry Isett & Associates, Inc, Christopher Bauer, Lower Allen Township Engineer, and Marcus Brandt, Lower Allen Township Zoning and Codes

Administrator. Applicant was represented at the hearing by Alexandra Otto, Esq., from Barley Snyder, LLC.

10. The property is approximately 11.41 acres and features a large vacant building (106,950 sq. ft.) that was previously occupied by BJ's Wholesale Club as a retail use, with a 548 space parking area.

11. Applicant intends to renovate the building into an indoor sports and family entertainment facility which is a permitted use in the C-4 District.

12. The interior of the building will have several separate sections that are identified in application Attachment D. (See B-2)

13. The preliminary layout of the building features two turf courts, two multisport courts (basketball, volleyball and pickleball), batting cages, baseball and golf simulators, two martial arts mats, athletic performance center (fitness center), member locker rooms, a family play zone, four party rooms, a pro shop, and a snack bar.

14. There will be specific memberships to the facility for baseball and softball training, as well as a membership for the family play zone.

15. There will be varying levels of memberships for the specific areas/zones within the facility; ie. low level is for use of batting cages and top level would include everything from individual coaching and other activities relating to athletic performance.

16. Members of the public will be able to use the facility by paying a drop in fee.

17. Applicant does not plan to expand or construct any addition to the structure on the property.

18. There will be tournaments conducted on the property; mainly wrestling competitions that will occur on the weekends during the winter months.

19. The tournaments will accommodate approximately 300-400 competitors throughout the day.

20. Applicant intends to split the number of competitors at a tournament into morning and afternoon sessions, and stagger start and finish times to accommodate the potential increase in traffic generated by the tournament.

21. During the summer months, applicant intends to conduct multisport day camps that would involve drop off in the morning and pick up at the end of the day.

22. The summer camps will have approximately 100 attendees per day.

23. The family play zone capacity is approximately 300 people;

24. Applicant plans to resurface the parking lot and increase the number of off-street parking spaces from 548 spaces to 586 spaces.

25. The cart shelters and propane tanks that were on the property during BJ's operation of its wholesale store have been removed which creates additional space for the off-street parking on-site.

26. The Zoning Ordinance requires 1,073 off-street parking spaces for the proposed uses on the property broken down between the various activities as follows:

1. Indoor turf fields and multi-sport courts require 1 space per 100 sq. ft. of gross floor area (GFA) plus 1 space for every 30 sq. ft. of GFA for spectator seating purposes -
 - Recreational surface GFA 25,200 sq. ft. - 252 spaces
 - Spectator seating GFA 180 sq. ft. - 6 spaces
2. Fitness center, batting cages, golf simulators, arcade, family play zone, locker rooms, walking area -
 - 1 space per 3 seats or 1 space per 100 sq. ft. of GFA where no seats are provided
 - GFA 74,647 - 747 spaces
 - Seats - 100 - 34 spaces
3. Eating establishment (Snack bar)
 - 1 space per 2 seats.
 - Seats - 50 - 25 spaces

4. Office – 1 space per 200 sq. ft. of GFA
GFA 800 sq. ft. - 4 spaces
5. Retail Sales (Pro Shop)
1 space per 200 sq. ft. of GFA
GFA 1,000 sq. ft. - 5 spaces

27. Applicant's witness, Jeff L'Amoreaux, credibly testified that 548-586 off-street parking spaces are sufficient to accommodate the traffic generated during normal operation of the proposed uses on-site.

28. Applicant intends to discuss alternative parking arrangements with nearby property owners to accommodate any overflow traffic generated by the operations and activities on-site.

29. George Ewing, executive general manager of Warhorse Camp Hill (motorcycle dealer), which is located on an adjoining lot, offered public comment in support of the application and testified that applicant would be able to use Warhorse property for overflow parking.

30. The Township Engineer testified that the land use was appropriate for the property and the number of parking spaces applicant is providing (586 spaces) is appropriate to accommodate traffic during normal operations of the facility. (Notes of Testimony, May 21, 2026, p. 69)

31. The proposed facility is less intensive as compared to the Spooky Nook operation in Lancaster County; (applicant – 5.2 parking spaces per 1,000 sq. ft.; Spooky Nook – 2.6 parking spaces per 1,000 sq. ft.)

32. Applicant agreed to conduct a traffic study months after opening the facility to evaluate options to handle any overflow parking on the property.

33. The proposal will not adversely impact the character of the existing neighborhood nor will it substantially detract from the use of neighboring property.

34. No one appeared at the May 21, 2026 hearing and voiced opposition to the application.

CONCLUSIONS OF LAW

1. The Lower Allen Township Zoning Hearing Board has jurisdiction to hear the above-captioned application pursuant to Section 220-269(B)(5) & (6) of the Lower Allen Township Zoning Ordinance and 53 P.S. Section 10909.1(a)(5) & (6) of the Pennsylvania Municipalities Planning Code.

2. Proper notice of the hearing was given to the public and to all interested parties.

3. All exhibits were properly admitted into evidence.

4. Applicant has sustained its burden of proof for a special exception for zoning relief from the off-street parking spaces required for the uses proposed for the operation as described in its application and attached narrative in accordance with the attached discussion and decision.

DISCUSSION

The property is located in the Regional Commercial (C-4) Zoning District which is regulated by Article 11 of Chapter 220 – Lower Allen Township Zoning Ordinance (Ordinance). Applicant is proposing to develop the property into an indoor sports and family entertainment facility. The property was previously used by BJ's Wholesale Club.

The Zoning Ordinance provides the off-street parking requirements for each use. Section 220-239(A). Based on the parking requirements for each use within the facility, the sports, fitness, and family recreational use will require 1,073 off-street parking spaces calculated as follows:

1. Indoor turf fields and multi-sport courts require 1 space per 100 sq. ft. of gross floor area (GFA) plus 1 space for every 30 sq. ft. of GFA for spectator seating purposes -

Recreational surface GFA 25,200 sq. ft.	– 252 spaces
Spectator seating GFA 180 sq. ft.	- 6 spaces

2. Fitness center, batting cages, golf simulators, arcade, family play zone, locker rooms, walking area –
 1 space per 3 seats or 1 space per 100 sq. ft. of GFA where no seats are provided
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4. Office – 1 space per 200 sq. ft. of GFA
 GFA 800 sq. ft. - 4 spaces
5. Retail Sales (Pro Shop)
 1 space per 200 sq. ft. of GFA
 GFA 1,000 sq. ft. - 5 spaces

The property will have a total of 586 off-street parking spaces, including the required handicapped spaces. The Zoning Ordinance states the following for reduction in parking spaces:

§ 220-241. Reduction in parking spaces and stacking distance requirements.

The Zoning Hearing Board may authorize, by special exception, a reduction in the number and size of required off-street parking spaces and/or stacking distance requirements in cases where the applicant can justify the reduction and still provide adequate parking facilities and stacking distances to serve the proposed uses of the structure or land.

Applicant applied for a special exception for zoning relief from 487 of the off-street parking spaces required for the proposed operation on the property.

Applicant submitted a parking study prepared by Barry Isett & Associates describing the parking demands of the proposed uses within the facility. See Ex. B-3 This evaluation was based on parking generation data obtained from the Parking Generation Manual, 6th Edition, 2023 (Manual), which was prepared by the Institute of Transportation Engineers (ITE)¹.

¹ The manuals are typically the industry standard in calculating parking demand for various uses. ITE solicits and obtains data nationwide based on manual parking counts for various uses. ITE compiles the data for a particular land use and develops a parking demand rate that is utilized to calculate the peak parking demand , or the single highest parking demand over the course of a day.

Applicant's Traffic Engineer, Jeff L'Amoreaux, described the traffic study/evaluation and testified that the proposed 586 off-street parking spaces is sufficient to accommodate the parking demands for the facility during normal operations. (N.T., 5/21/2026, p.42) This was confirmed by the Township Engineer, Christopher Bauer. (N.T., 5/21/2026, p.69)

Applicant will have tournaments on-site that may trigger overflow traffic. The tournaments will mainly involve wrestling competitions that will be conducted on weekends during the winter. Applicant will take measures to alleviate maximum traffic at the site by splitting sessions between morning and afternoon and staggering start and finish times. Applicant also intends to seek alternative parking arrangements with nearby property owners to accommodate any overflow traffic generated on-site. George Ewing, executive general manager of Warhorse Camp Hill (motorcycle dealer), which is located on an adjoining lot, testified that applicant would be able to use Warhorse property for overflow parking.

The Ordinance states the following for a Special Exception application and its requirements for approval:

Section 220-269 Zoning Hearing Board

D. Special exceptions.

In this chapter, special exceptions may be granted or denied by the Zoning Hearing Board pursuant to expressed standards and criteria contained in this chapter. The Zoning Hearing Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria and prescribe the application form to be used. The Board may grant approval of a special exception, provided that the applicant complies with the following standards and that the proposed

special exception shall not be detrimental to the health, safety or welfare of the neighborhood. The burden of proof shall rest with the applicant.

(1) The applicant shall establish, by credible evidence, compliance with all conditions on the special exception contained within this chapter which give the applicant the right to seek the special exception.

(2) The applicant shall establish, by credible evidence, that the proposed special exception shall be properly serviced by all existing public service systems. The peak traffic and parking demands generated by the subject of the application shall be accommodated in a safe and efficient manner or improvements shall be made in order to effect the same. Similar responsibilities shall be assumed with respect to other public service systems, including, but not limited to police protection, fire protection, utilities, and parks and recreational facilities.

(3) The applicant shall establish, by credible evidence, that the proposed special exception shall be in and of itself properly designed with regard to internal circulation, parking, buffering and all other elements of proper design as specified in this chapter and any other governing law or regulation.

(4) The applicant shall provide the Board with sufficient plans, studies or other data to demonstrate compliance with all applicable regulations.

(5) For uses, structures or any development within the overlay Floodway (FW) and Flood Fringe (FF) Districts, the applicant shall present evidence of the effect of the use, structure or development on flood levels, flood frequencies and velocities; the susceptibility of the use, structure or development to flood damage; the availability of emergency access to the use, structure or development in times of flood; the necessity of the use, structure or development to be located

near the floodplain; and the compliance with the requirement that the use, structure or development will not be located in the floodplain if the use, structure or development increases the base flood elevation.

(6) The applicant shall inform the Board whether any structures on the property are listed upon the National Register of Historic Places or any other registry of historic structures.

(7) The proposed special exception shall not substantially injure or detract from the use of neighboring property or from the character of the neighborhood and the use of property adjacent to the area included in the special exception application shall be adequately safeguarded.

The property is currently served by public water, public sewer and utilities which will continue for the proposed operation. Applicant submitted credible evidence (parking demand evaluation) that the peak traffic and parking demands generated by the multiple uses proposed for the site shall be accommodated in a safe and efficient manner. The property and parking area can accommodate emergency vehicle access and circulation. Applicant established that the proposed operation will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood; and the use of property adjacent to the property will be adequately safeguarded.

Accordingly, we find that the Applicant has sustained its burden of proving entitlement to the special exception requested for zoning relief from 487 off street parking spaces required for the sports, fitness, and family recreational use on the property.

ORDER

Applicant is granted a special exception as authorized by Section 220-241 of the Ordinance for zoning relief from 487 off-street parking spaces required for the multiple proposed uses on the property pursuant to Sections 220-239(A) of the Ordinance.

The above zoning relief is granted subject to the following conditions that were acceptable to Applicant:

1. Applicant will develop a parking management plan for tournaments and special events in accordance with Ex. B-3 to be reviewed and approved by the Township Engineer.
2. Applicant will explore off-site parking opportunities.
3. Applicant will conduct a traffic study after opening as directed by the Township relative to the Hartzdale Drive and Slate Hill Drive, and Hartzdale Drive and Lower Allen Drive to be reviewed by the Township Traffic Engineer for potential adjustment to the traffic signals.
4. Applicant will address proactive actions to ensure that the other outparcels are not affected by applicant's patrons parking in their parking fields.
5. Applicant will provide 586 parking spaces on-site as set forth in Ex. B-4.

The above approval of applicant's zoning request applies to the property located at 3805 Hartzdale Drive, Camp Hill, PA.

LOWER ALLEN TOWNSHIP ZONING HEARING BOARD

Date: 07/02/2026

By: 
Ann Moran, Chair