No: 25-100

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	NA	Engineer	Matt Robertson, Warehaus
Plat Title	333 Market Street Harrisburg – Courtyard by Marriott				
Zoning District	Downtown Center	Proposed Land Use	Hotel		

Plat Status:		**Plat Type:**		**Regulations:**	
	Preliminary		Subdivision		County
	Final	x	Land Development	x	Municipal
x	P/F		Combined	x	Zoning
	Minor			x	S&LD

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
2	0		2.0 (est)	2.0 (est)

Date Received	Staff Review	Official County Review
9/30/2026	10/29/2026	10/29/2026

Reviewed by GD Checked by _____ Parcel No. 03-001-064 (among several)

Project Description: The project consists of interior renovations to the existing 333 Market Street building to convert it's existing business use to a R-1 residential transient hotel use. The proposed use will occupy a portion of the street level the lobby level and fourth through 10th floor of the existing building. There is an R-1 use prosed above the hotel with some of the existing B uses remaining on the ground and first floor of the building in existing tenant spaces. The proposed hotel is permitted by right within the existing building and zoning location. There is no proposed site work other than a potential porte-cochere entrance along Market Street with a pull off area for parton drop off.

- ***When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.***
- ***Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.***
- ***When applicable, zoning compliance to be verified by Municipal Zoning Officer.***
- ***Appropriate sewage module component should be processed prior to final plat approval.***
- ***Final plats must be recorded within 90 days of approval.***

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

The Dauphin County Planning Commission staff reviewed this plan at the request of the Harrisburg City Planning Department, as required by the Pennsylvania Municipalities Planning Code (MPC).

The applicant initially provided an insufficient amount of information to the County, submitting only a set of architectural plans from a 2025 land development application. After contacting City staff, we were informed that those 2025 plans were not the correct documents for this review. County staff then had to contact the applicant directly to obtain the current digital plan set necessary to consider the application complete and appropriate for review.

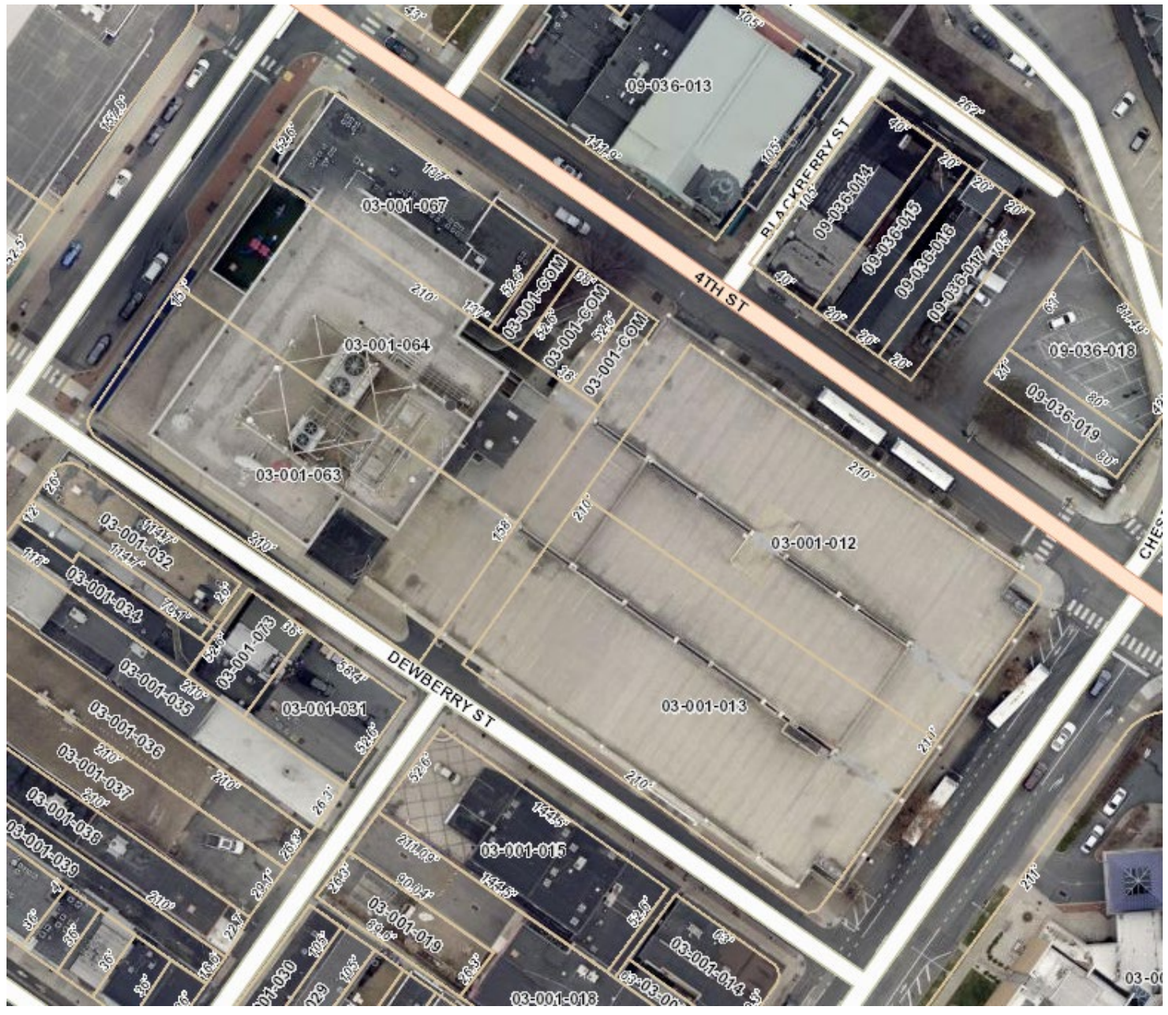
Because the applicant's supplied information consists almost entirely of architectural renderings and floor plans, our review capabilities are limited. Traditionally, county staff evaluates detailed site plans against the City's current zoning and subdivision ordinances. Furthermore, to streamline the process and avoid duplicating efforts, the County typically completes its review by marking missing development requirements directly on the City's own checklist. Because the proper site data and checklists were not provided, we were unable to conduct our standard, comprehensive evaluation.

Therefore, the following observations and notes are made based on the limited information provided:

- Missing Property Information: The submitted plan lacks basic property and boundary data. This omission makes it impossible to evaluate the project for compliance with the City's development and zoning provisions.

- Missing Signatures and Certifications: The plan does not include the required signature blocks or owner certifications. These elements must be added and fully executed before the final plan can be recorded.

- Lot Consolidation and Right-of-Way Issues: During a 2025 review for a separate portion of this development, it was noted that the project sits across multiple parcels and encompasses an unopened street or right-of-way. Because the current submission completely omits this data, it is unknown if this issue has been resolved. It is advised the applicant work with City staff to resolve these property overlaps and right-of-way anomalies as part of this modification process if it is still in existence.

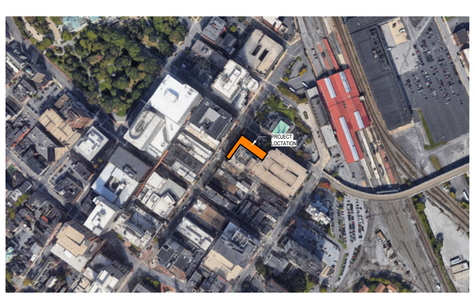


TEMPLATE: Warehaus Architecture Template - r024 | DATE: 1.5.2024

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street
Harrisburg, PA 17101

City Of Harrisburg, Dauphin County



LOCATION MAP

SHEET LIST	
#	NAME
GENERAL	
G000	COVER SHEET
G400	EXISTING CONDITIONS STREET LEVEL FLOOR PLAN(S)
G400.1	EXISTING CONDITIONS LOBBY LEVEL FLOOR PLAN(S)
G401	EXISTING CONDITIONS FIRST FLOOR PLAN
G402	EXISTING CONDITIONS SECOND FLOOR PLAN
G403	EXISTING CONDITIONS THIRD FLOOR PLAN
G404	EXISTING CONDITIONS FOURTH THUR NINETH FLOOR PLAN
G405	EXISTING CONDITIONS TENTH FLOOR PLAN
ARCHITECTURAL	
A101	OVERALL FIRST FLOOR PLAN
A200	OVERALL EXTERIOR ELEVATION(S)

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drawing set

LD SET

date	**08/26/2026**
project no.	**25-0385**
project mgr.	**MR**
drawn by.	**JJW**

revisions

#	date	description

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

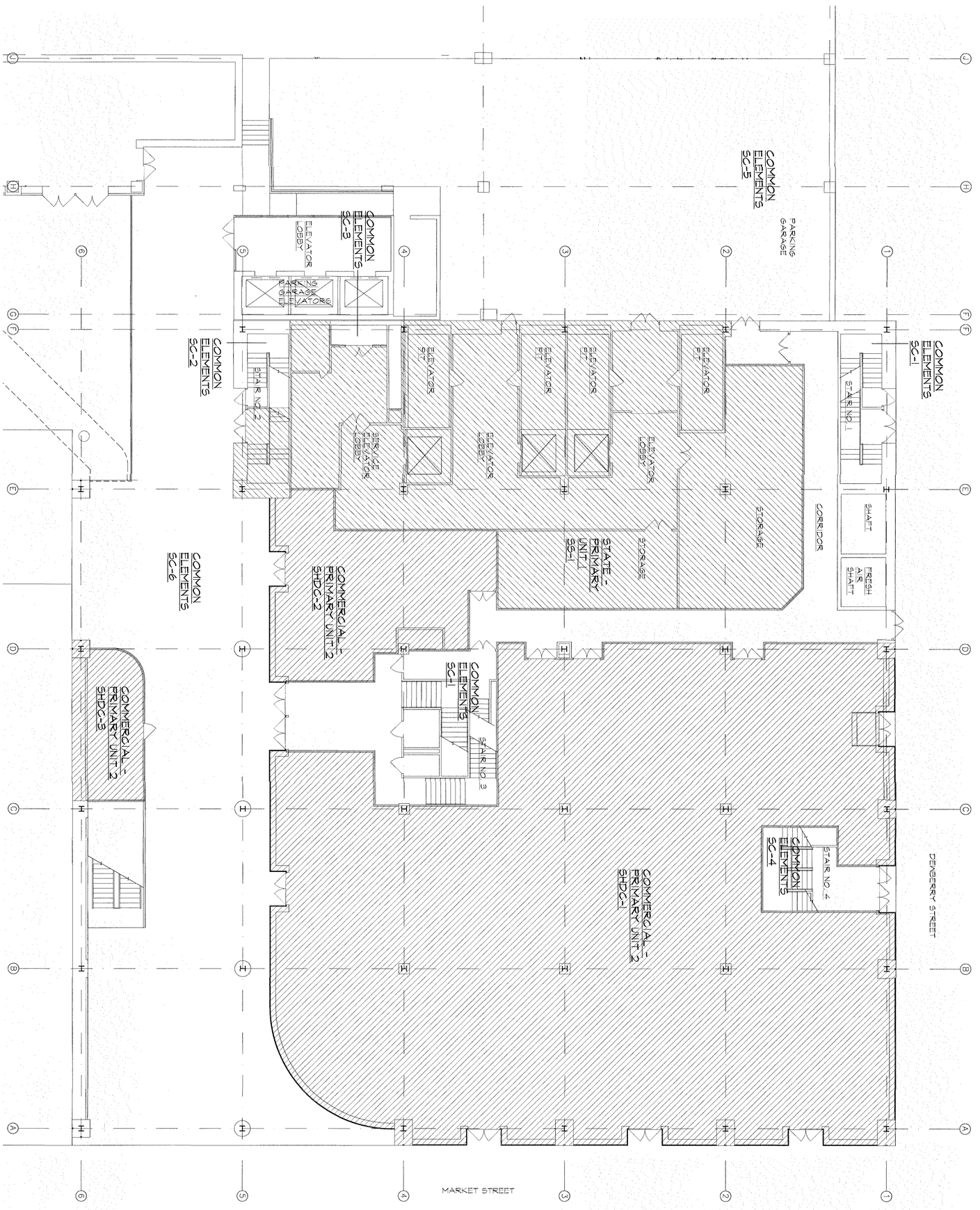
drawing title
COVER SHEET

sheet no.
G000

8/26/2026 11:53:24 AM L:\Jobs_2025\25-0385\04-ARCH\25-0385 333 MARKET ST-COURTYARD BY MARRIOTT - R26.rvt

1 / G400 EXISTING STREET LEVEL PLAN

SCALE: 1/8" = 1'-0"



G400

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title

EXISTING CONDITIONS STREET LEVEL FLOOR PLAN(S)

#	date	description
revisions		

drawn by: AJW
project mgr: MR
project no. 25-0385
date 09/26/2026

LD SET

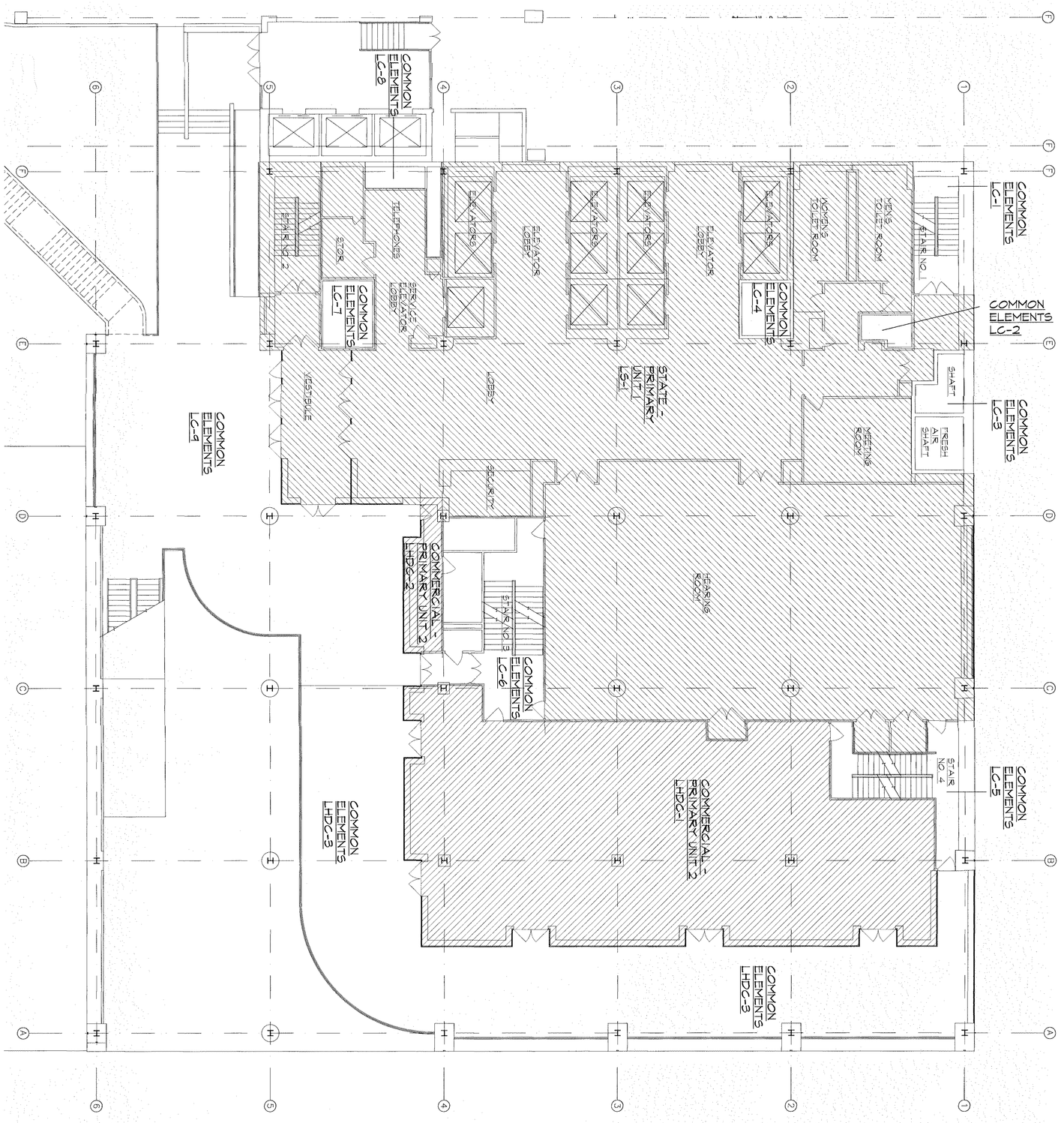
drawing type

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1 (GA01) EXISTING LOBBY LEVEL PLAN
SCALE: 1/8" = 1'-0"

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333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title

EXISTING CONDITIONS LOBBY LEVEL FLOOR PLAN(S)

sheet no.

G400.1

revisions		
#	date	description

date	08/26/2026
project no.	25-0385
project mgr.	MR
drawn by	JJW

LD SET

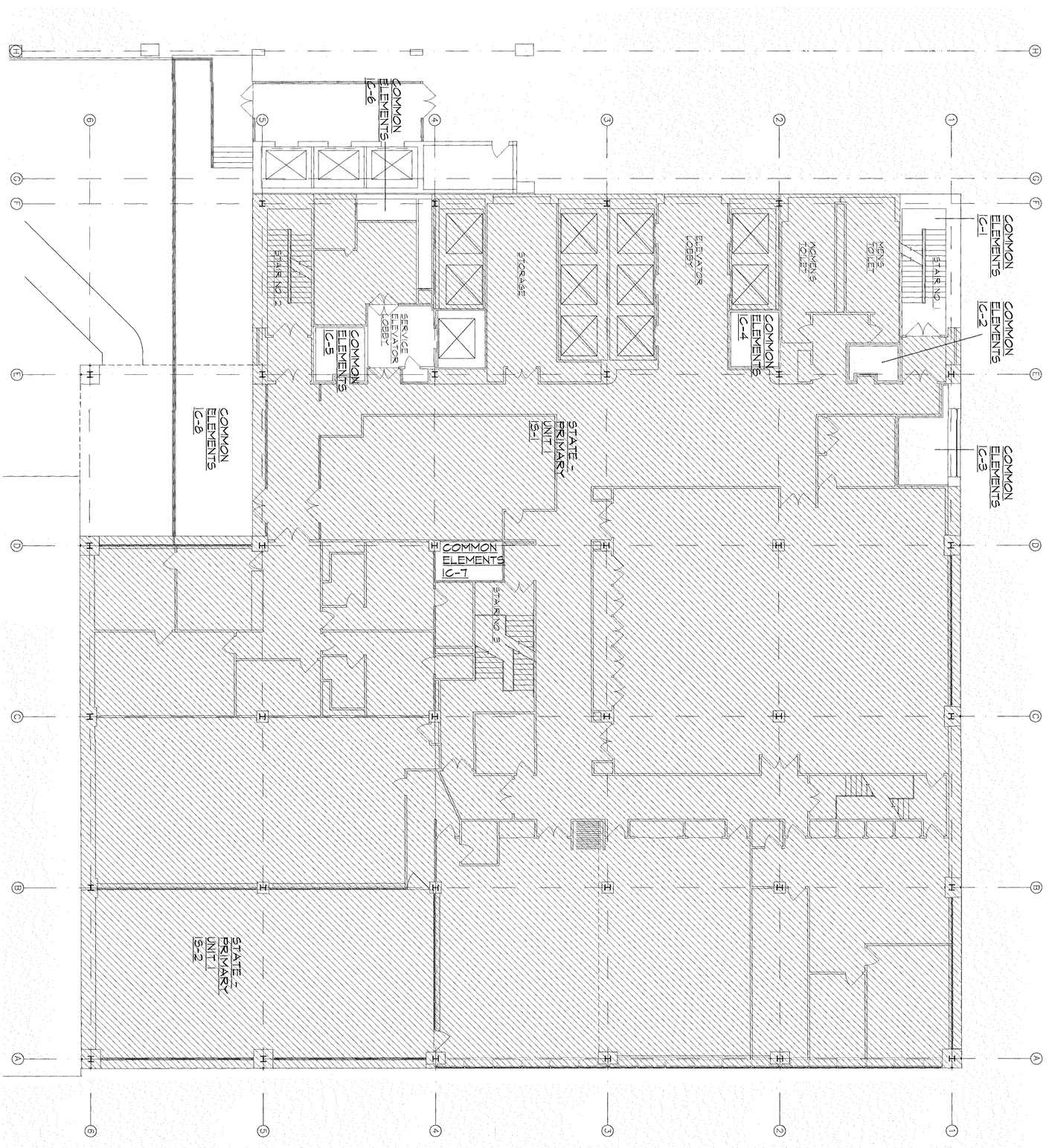
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1 / G401 EXISTING FIRST FLOOR OFFICE LEVEL PLAN

SCALE: 1/8" = 1'-0"

project no.

G401

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title

EXISTING CONDITIONS FIRST FLOOR PLAN

revisions		
#	date	description

date	08/26/2026
project no.	25-0385
project by	MR
drawn by	JJW

drawing type

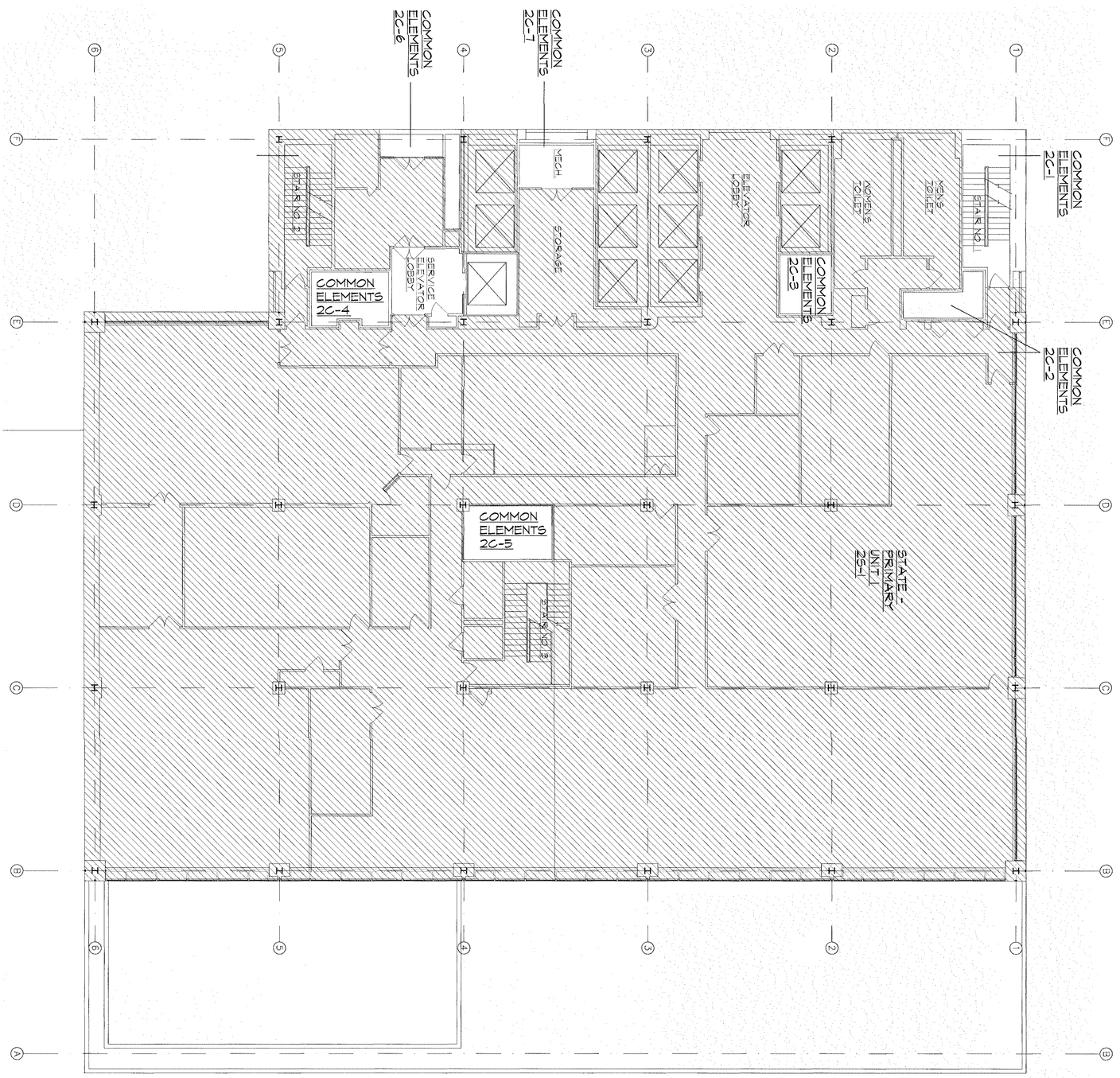
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1 / G402 EXISTING SECOND FLOOR OFFICE LEVEL PLAN
SCALE: 1/8" = 1'-0"

project no. G402

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333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title
EXISTING CONDITIONS SECOND FLOOR PLAN

revisions		
#	date	description

date 08/26/2026
project no. 25-0385
project mgr. MR
drawn by JJW

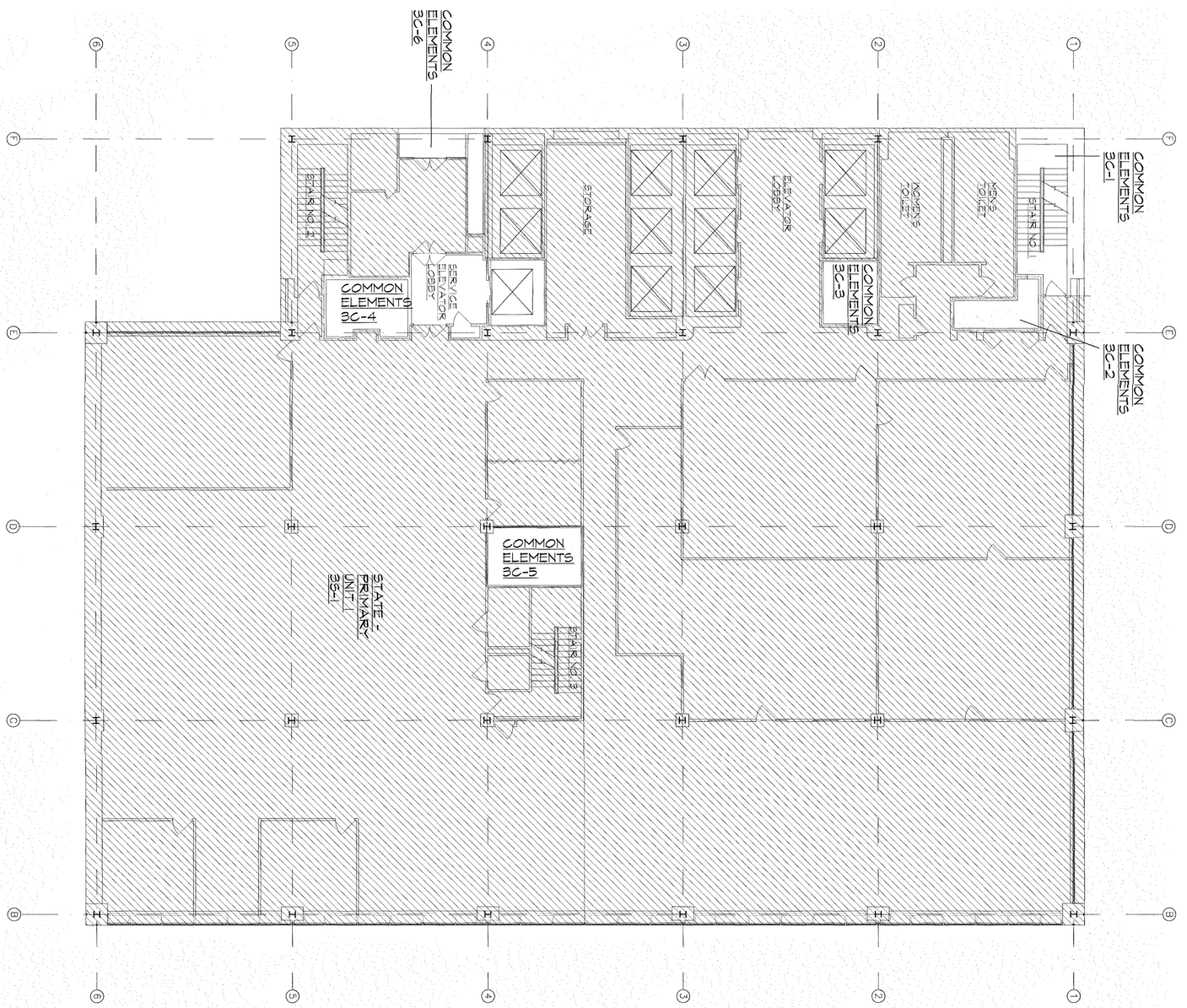
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1 / GM3 EXISTING THIRD FLOOR OFFICE LEVEL PLAN
SCALE: 1/8" = 1'-0"

sheet no.
G403

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title
EXISTING CONDITIONS THIRD FLOOR PLAN

#	date	description

revisions

project mgr. MR
drawn by: JJW

date 09/26/2026

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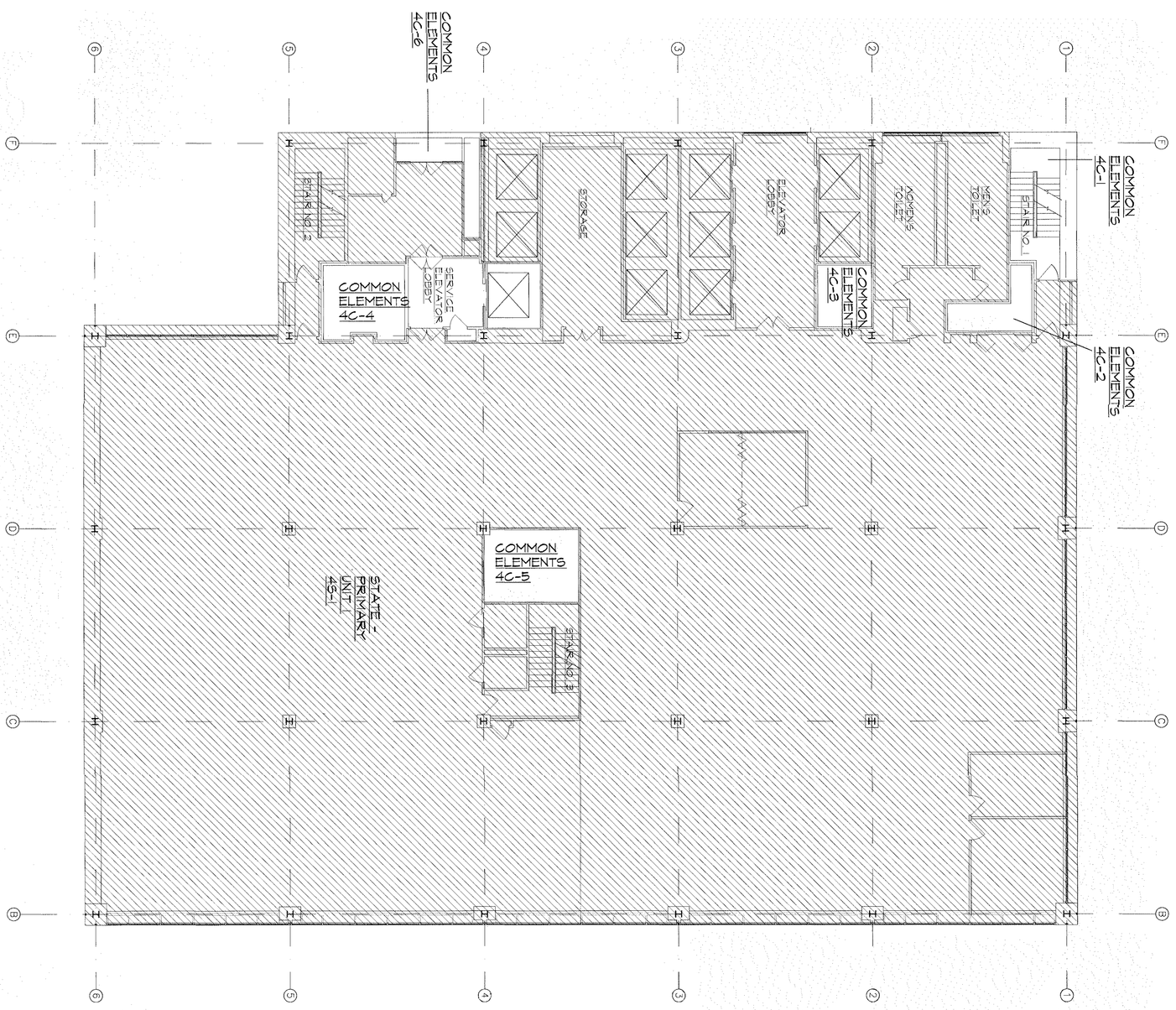
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1 / G404 SCALE: 1/8" = 1'-0"

EXISTING FORTH THUR NINE LEVEL FLOOR PLAN

G404

sheet no.

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title

EXISTING CONDITIONS FOURTH THUR NINETH FLOOR PLAN

revisions		
#	date	description

drawn by	AJW
project mgr	MR
project no.	25-0385
date	08/26/2026

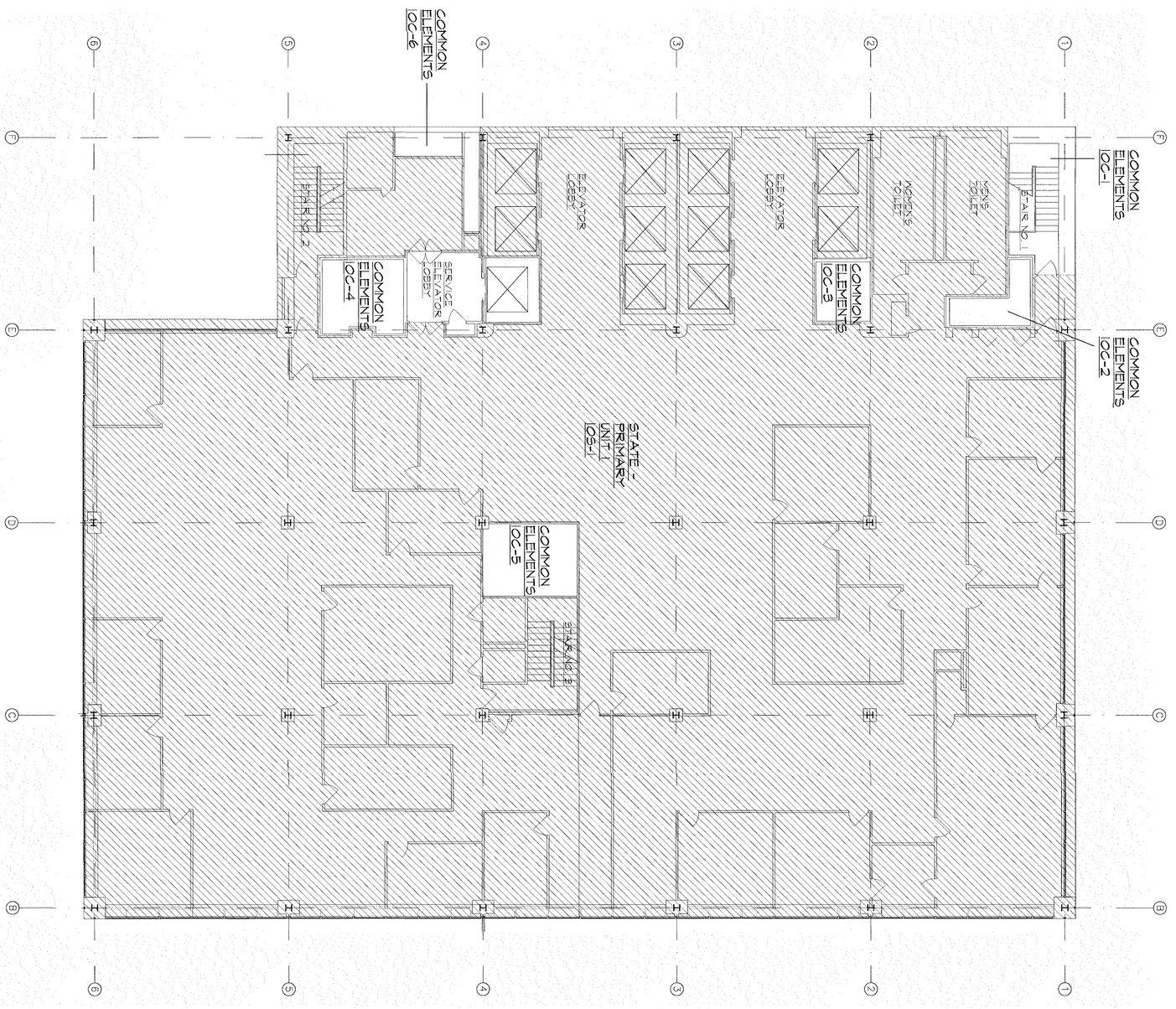
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1 / G405 EXISTING TENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

sheet no.
G405

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title
EXISTING CONDITIONS TENTH FLOOR PLAN

revisions		
#	date	description

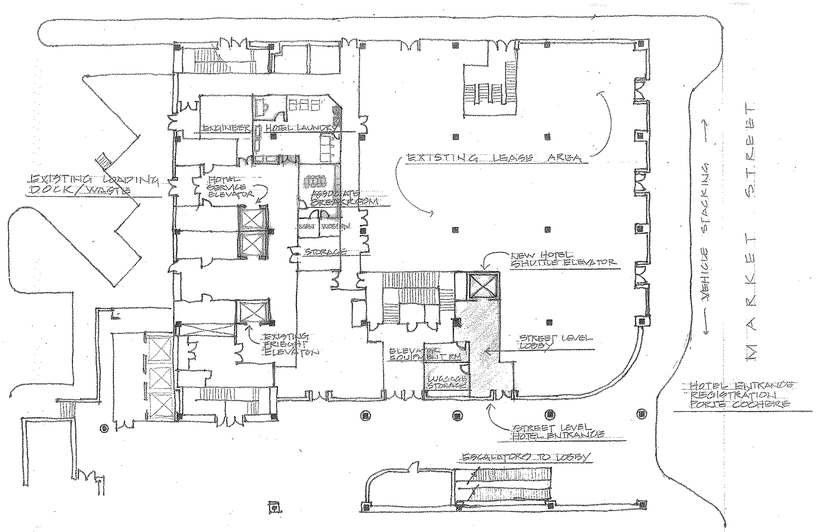
date	08/26/2026
project no.	24-9385
project mgr.	MR
drawn by	JJW

LD SET
drawing set

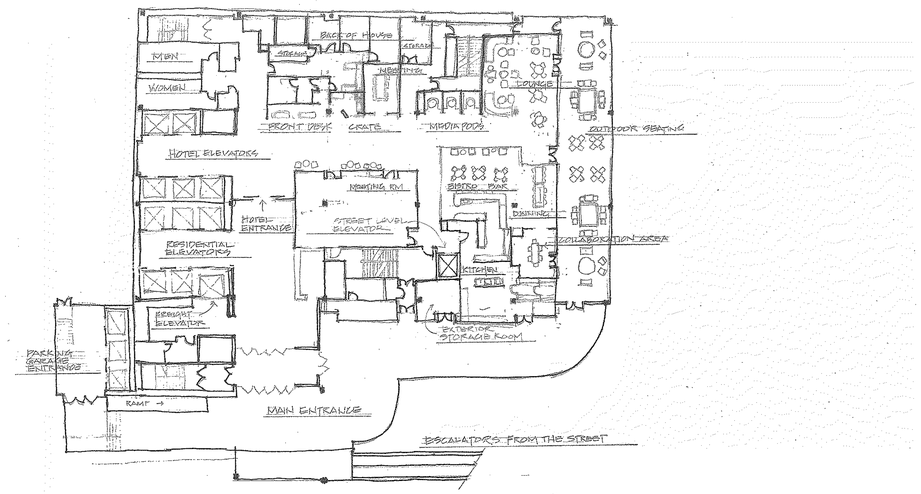
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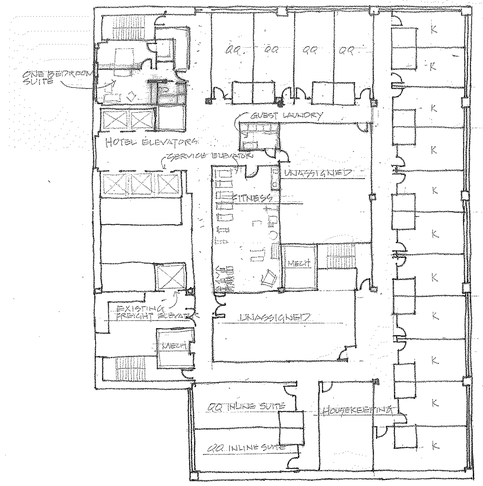
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1 A101 **STREET LEVEL PLAN**
SCALE: 1" = 20'-0"

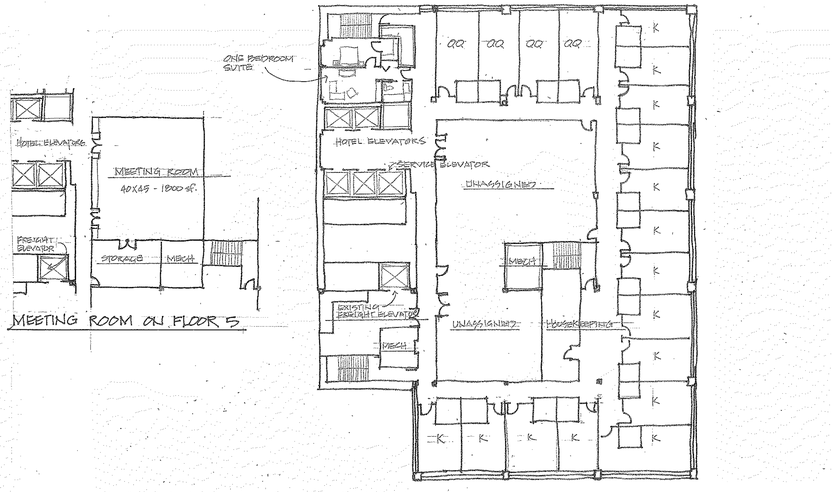


2 A101 **LOBBY LEVEL PLAN**
SCALE: 1" = 20'-0"



Harrisburg Downtown Courtyard by Marriott				
Floor	Suites	King	QQ	Total
4	1	11	6	18
5	1	15	4	20
6	1	15	4	20
7	1	15	4	20
8	1	15	4	20
9	1	15	4	20
10	1	15	4	20
	7	101	30	138

3 A101 **FORTH LEVEL FLOOR PLAN**
SCALE: 1" = 20'-0"



4 A101 **FIFTH THUR TENTH LEVEL PLAN**
SCALE: 1" = 20'-0"

0' 5' 10' 20'

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drawn by.	JJW

revisions

#	date	description

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title

OVERALL FIRST FLOOR PLAN

sheet no.

A101

TEMPLATE: Warehaus Architecture Template - R24 | DATE: 1.8.2024
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AREA OF WORK
FLOORS 1-10



AREA OF PROPOSED
WORK FLOORS 1 TO 10



AREA OF PROPOSED
WORK FLOORS 1 TO 10



AREA OF PROPOSED
WORK FLOORS 1 TO 10



AREA OF PROPOSED
WORK FLOORS 1 TO 10

project no.
A200

333 MARKET ST. HARRISBURG - COURTYARD BY MARRIOTT

333 Market Street, Harrisburg, PA 17101
City Of Harrisburg, Dauphin County

drawing title
OVERALL EXTERIOR ELEVATION(S)

revisions		
#	date	description

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date 08/26/2026
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project mgr. MR
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