

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

To: Eric Evans, Council President

From: Darlene L Heller, Director of Planning and Zoning

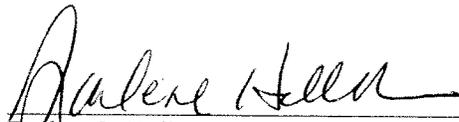
Re: Zoning Map Amendment – Portion of 2344 Center Street owned by 1st Presbyterian Church – I Institutional to RRC Residential Retirement Complex

Date: June 17, 2013

At its June 13, 2013 meeting, the Planning Commission voted 3-0 to recommend approval of the above-referenced zoning map amendment.

Attached for reference is the May 24, 2013 memorandum forwarded to the Planning Commission by the Planning Bureau staff.

The public hearing for this proposal is scheduled for July 16, 2013.



Darlene L. Heller
Director of Planning and Zoning

CC: City Council Members
Mayor Callahan
J. Kelly
T. Samuelson
S. Borzak
Andrew Bohl, Hanover Engineering Associates
C. Spadoni, Esquire
J. Spirk, Esquire

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

To: Planning Commission Members

From: Tracy E. Samuelson, Planning and Zoning Bureau

Re: Zoning Map Amendment – Portion of 2344 Center Street owned by 1st Presbyterian Church – I Institutional to RRC Residential Retirement Complex

Date: May 24, 2013

Enclosed please find a petition from 1st Presbyterian Church of Bethlehem to rezone a 4.7781 acre piece of its property at 2344 Center Street from I to RRC. If the rezoning is approved, the church will sell the land to Presbyterian Homes, Inc., the owners of the abutting Kirkland Village, for a planned residential expansion of multifamily dwelling units for the elderly. A lot line adjustment plan transferring this piece of the church's land to Kirkland Village's property has been submitted to our Bureau for approval also.

RECOMMENDATION

Multifamily dwellings and Residential Retirement Complexes are not permitted in the institutional zoning district. The Church has no objection to this land transfer and the change in zoning of this property to RRC. Since Kirkland will not be able to expand their current facilities without the additional property and the change in the zoning to RRC, we recommend approval of this rezoning request.

This matter is placed on your May 30, 2013 meeting agenda for consideration.



Tracy E. Samuelson
Assistant Director of Planning and Zoning