

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

TO: Adam Waldron, City Council President

FROM: Darlene L. Heller, Director of Planning and Zoning

RE: **ZONING MAP AMENDMENT - 11 – 15 W. Garrison Street** from High Density Residential District (RT) to Central Business District (CB).

DATE: August 28, 2019


At their August 26, 2019 meeting the Planning Commission voted 4 – 0 to recommend approval of the above referenced zoning map amendment.

The memo to the Planning Commission from the Planning Bureau dated August 21, 2019 is also attached for reference.

This information is forwarded for inclusion and reference for the September 17, 2019 public hearing on this matter.

CC: City Council Members
Mayor Donchez
A. Karner
W. Leeson
T. Samuelson
J. Spirk

DATE: August 28, 2019



Darlene L. Heller, AICP
Director of Planning and Zoning

CITY OF BETHLEHEM

Department of Community and Economic Development

Interoffice Memo

TO: Planning Commission Members

FROM: Darlene L. Heller, Director of Planning and Zoning

RE: Proposal to rezone 11 and 15 W Garrison Street from RT – High Density Residential to CB – Central Business

DATE: August 21, 2019

Attached is a map and rezoning appeal submitted by the property owner to rezone two parcels from RT – High Density Residential to CB - Commercial Business.

Background

This appeal is submitted by a property owner that owns seven other contiguous parcels currently located in the CB – Central Business Zoning District. These additional properties front on North Street and Garrison Street as shown in the rezoning application. The property owner's eventual intent is to develop all nine parcels as one urban development.

Discussion

Both 11 and 15 W Garrison Street are detached dwellings. 11 W Garrison contains 2 units and 15 W Garrison is a single family dwelling. The CB zoning district does not permit one or two-family detached dwellings. They would be nonconforming. As noted in the appeal application, the parcels were rezoned from CB to RT back in 2005.

The 2005 rezoning was originally proposed by the City to reduce the number of nonconforming uses in CB and to limit areas of commercial or mixed use development to the core downtown area and major corridors, such as New Street. The prior rezoning eliminated from the Commercial zoning districts any of the parcels that did not immediately front on a main street, such as New Street, Union Boulevard or North Street.

The current Zoning Ordinance includes some provisions to address the transition between commercial and residential zones. For instance Buffering requirements (1318.23) apply along all commercial district boundary lines abutting a residential district. Rear yard setbacks are increased from 0 to 20 feet along district boundary lines of residential districts. Height is also limited to 75 feet along the rear 60 feet of a commercial lot abutting a residential zone.

The area proposed to be rezoned includes 5,355 square feet or .12 of an acre. Since all of the owner's holdings total .6955 acres, these two parcels consist of only 17% of the overall project.

The parcels are not in an historic district.

The existing stretch of property on New Street between W North Street and W Garrison Street, and currently owned by the same property owner and applicant of this appeal, is a mix of commercial and residential rentals in 2 ½ to 3 story buildings. The block also includes three parcels (713,715,717 New Street) that are vacant due to a recent sink hole and an area that is also vacant due to a small parking lot.

The property owner provided conceptual drawings to describe the nature of the project envisioned for this site if the rezoning proceeds. The project includes a 5-story mixed use building with parking in the rear. It appears that the proposal complies with the general intent and requirements of the CB Zoning District along with the design guidelines. The plan would obviously be reviewed in more detail as it proceeds. A lot consolidation and land development will be required.

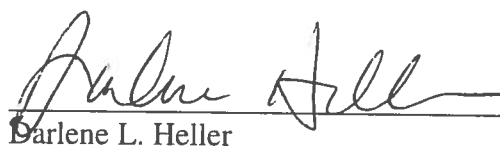
Conclusion

The Planning Bureau supports the rezoning request of 11 and 15 W Garrison Street to CB – Central Business as proposed. The same transitional provisions between the RT and CB zoning districts will apply as they do now. The project proposed by the applicant considers this transition between the new development and the existing homes to the rear with the inclusion of buffers and setbacks. The proposed project will complete the streetscape on New Street in the block between North Street and Garrison Street.

This item is placed on your August 26, 2019 Planning Commission agenda for consideration. The Planning Commission makes a recommendation to City Council for the ultimate Zoning Map revision.

cc: Mayor Donchez
A. Karner
E. Healy
File

DATE: 8-21-19



Darlene L. Heller
Director Planning and Zoning