



Lehigh Valley Planning Commission

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July 31, 2015

Ms. Louise M. Kelchner, City Clerk
City of Bethlehem, City Hall
10 East Church Street
Bethlehem, Pennsylvania 18018

**RE: Zoning Map Revision – High Density Residential (RT) to Institutional (I) District
City of Bethlehem
Northampton County**

Dear Ms. Kelchner:

The Lehigh Valley Planning Commission (LVPC) Comprehensive Planning Committee considered the subject rezoning at its July 28, 2015 meeting pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

The rezoning of this block of properties owned by Moravian College from High Density Residential (RT) to Institutional (I) does not conflict with the County Comprehensive Plan. This block, bounded by Durham Street, Main Street, West Laurel Street and Orchard Street, is already adjacent to the I district on two sides, and those two abutting blocks are unambiguously part of the central campus to Moravian College. This proposed rezoning would simply extend the Institutional district to the intersection of Main and Laurel Streets. Since the three parcels on the block for the proposed rezoning already belong to the College, this rezoning is the logical next step for integrating this block fully into Moravian College's campus lands. Although the area in question for this rezoning is not part of a historic district, the LVPC's responsibility as stipulated in the Comprehensive Plan is to "inform the counties and municipalities of historic features that may be worth preserving" (p. 109), and many homes in the neighborhood surrounding Moravian College date from the early decades of the 20th century. If these homes can serve Moravian College effectively as student residences, departmental offices, or some other institutional use, LVPC encourages the college to preserve them whenever possible.

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final proposed rezoning, per requirements of the MPC. Thank you very much.

Sincerely,

Eric McAfee, AICP, LEED AP
Director of Community Planning

cc: Darlene Heller, AICP, Director of Planning and Zoning
John Spirk, Jr., Esq., City Council Solicitor
Members of Council

