

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: Proposed Zoning Map Amendment at 1852 W Market/1843 W Broad Street
CL (Limited Commercial) to LI (Light Industrial)

Attached is a Zoning Ordinance map amendment proposal submitted by the property owner to allow the completion of a minor subdivision plan and the related expansion of an existing auto repair business.

The total lot area proposed to be rezoned is 3,146 square feet. The lot area will be transferred to the auto repair lot so the proposed use expansion remains in the LI zoning district where it is a permitted use. The auto repair use is not permitted in the existing CL zoning district. Therefore, the business owner requests that the land area proposed to be transferred for the business expansion also be rezoned from CL to LI. The change to the zoning district boundary and the property boundary are proposed to both be revised so that the business continues to operate as a permitted use in the zoning district.

The Planning Bureau has no concerns or objections to the zoning map amendment. It is extremely minor in nature and has no impact on the surrounding neighborhood.

This amendment is placed on your March 11, 2021 agenda for consideration. The Commission is required to forward a recommendation to City Council for their final action.

CC: T. Samuelson
A. Karner
Mayor Donchez
C. Peiffer
E. Healy
Michael D. Recchiuti

DATE: 3-5-21



Darlene L. Heller, AICP
Director Planning and Zoning