



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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May 7, 2021

Duane Wagner
SETNOM Enterprises, LLC
640 Walker Drive
Northampton, PA 18067

(21-001 Sketch/Site Plan Review) – 21040014 – 2958 & 2970 Linden Street– SKETCH PLAN REVIEW –Zoned CS, plan dated April 14, 2021.

Dear Duane:

The above-referenced project proposes to demolish the existing Stefano's restaurant and a rental home and erect a 2400 sq. ft. restaurant at front with a 61 unit apartment building at rear. The property contains 2.81 acres.

Comments regarding the Site Plan Review requirements specified in Article 1322.01 and 1322.02 of the Zoning Ordinance (attached) and the Sketch Plan requirements found in Section 1345.03 of SALDO are as follows:

The above-referenced plan has been reviewed by the appropriate City offices. Per Zoning Ordinance Sections 1322.02.a.1 and 3 (Site Plan Review for projects determined to have a significant impacts upon an adjacent neighborhood), the Planning Commission may recommend conditions of approval that should be considered by the Planning Commission during land development approval because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

Some of the main purposes of the Site Plan Review process are to emphasize neighborhood compatibility issues, vehicle/pedestrian circulation, and special features such as buffer yards and the preservation of natural features.

General review comments for consideration are as follows:

Zoning

1. 1322.02(d)(1) Preservation of Natural Features. Sheet 3 of 3, Existing Conditions Plan, indicate which, if any, natural features are to be preserved, and specifically related to existing desirable trees. See also 1318.28 Tree Conservation, which requires all trees 8" or greater in diameter to be labeled. If they cannot be saved, they must be replaced on the site. These replacement trees do not count in the total landscaping required on site.
2. 1322.02(d)(2) Building Arrangement, Sheet 1 of 3, Sketch Plan, neighborhood context includes one-story commercial structures fronting Linden Street and two-story residential structures adjacent to the rear lot line. Applicant should consider modifications to the apartment building for consistency with neighborhood context and architectural features to divide the overall building massing into smaller parts.
3. 1322.02(d)(3) Access, Parking and Circulation, Sheet 1 of 3, Sketch Plan. Applicant should consider at grade entries for first floor units to deemphasize a single point of entry and visually reduce the overall building massing. Assuming that the dwellings are two or fewer bedrooms, then the total minimum off-street parking requirement reduces from 137 spaces to 122 spaces. The Applicant should consider reducing the overall impervious area dedicated to off-street parking. In consultation with the City's Fire Marshall, and assuming that the two-way drive

- lane to the southern end of the property connecting the two parking lots is not required for life safety, then the Applicant should consider reducing the overall impervious area for tree conservation and/or tenant amenities.
4. Sheet 1 of 3, Sketch Plan, Zoning Notes, Maximum Building Height, Proposed = 50'; Proposed Building Height Setback Adjustments indicate building height at 56'. Provide correct building height.
 5. Zoning Relief: Applicant submitted an Appeal Application on 04.28.2021 for:
 - a. 1305.01(a) Note 1 requiring a principal commercial use on the first floor front of apt building, requesting an interpretation or a variance.
 - b. 1306.03 Accessory structures (trash enclosure) shall meet the same setbacks as a principal structure, requesting an interpretation or a variance.
 - c. 1318.23 buffer yards along lot lines, requesting an interpretation for the lot line parallel to Rt. 191 or a variance.
 - d. 1306.01(b) dimensional variance for front and side yard setbacks for the restaurant (40' front yard required; 8' proposed) and (25' side yard required; 3.2' proposed).
 - e. 1322.03(II)(4) exceed the maximum building length, 180' permitted, 270' proposed.
 - f. 1322.03(II)(5) reduce the 15' separation between drive aisles and dwellings.
 - g. Any relief necessary to permit signage.

General

1. A recreation fee will be assessed for the restaurant and the apartment building at the Land Development stage.
2. Elevation drawings shall be provided for review and comment prior to the Sketch Plan meeting on May 13th. Submit electronic elevations for city review.
3. LANTA does not serve this stretch of Linden Street. Although the plan provides pedestrian connectivity around the apartment building, a comprehensive pedestrian connection from Linden Street through the driveway access and proposed parking areas to the main entrance of the apartment building is recommended by both LANTA and the City. Much of this connected sidewalk is already provided on the plan.
4. It is unclear why the driveway aisles widths exceed the required 24' or 26' standards. After consultation with the fire department on their width requirements, narrow these widths to 26 feet.
5. Explain why the building length is 50% (180' vs. 270') wider than permitted. Originally 2 apartment buildings were planned for the site. Maximizing the apartment unit density in this long building results in many other significant variance requests, such as exceeding maximum building width. Two apartment buildings rather than one long monolithic building adds interest, variety of landscaping, and additional walking routes to a large site.

Comments from other City departments are attached.

This item will be placed on the May 13, 2021 Planning Commission agenda for review. As a sketch plan submission, no formal action is required from the Planning Commission, but since this project qualifies for Site Plan Review, they may make recommendations to the Zoning Hearing Board regarding the overall plan. Please let us know if you will be appearing in person or virtually.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Enclosures

Cc: M. Dorner C. Peiffer G. Cryder
M. Petkovich R. Taylor M. Halbfoerster
T. Wells M. Reich K. Fruck, Cornerstone Consulting Engineering and Architecture

City Department Comments:

Engineering

1. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
2. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
3. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.
4. In accordance with Ordinance No. 4342, at the time of a request for a building permit or at the execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
5. All proposed and existing cross walks, curbs and ADA ramps need to be labeled. Crosswalks should also be shown at every entrance/exit.
6. All proposed crosswalks, sidewalks and curb ramps must meet city standards. Details shall be shown own future plans

Fire

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
2. A Knox Box for City of Bethlehem Fire Department access must be installed. (Please add note to plans and location TBD)
3. All 'Fire Lanes' must be identified and properly marked. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information. Locations for signs and markings can be determined as the project progresses.)
4. The 2 fire hydrants and the FDC location indicated on the utility plan are approved as indicated. Contact the Office of the Fire Marshal for approval of any changes.

** Please contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question reference Fire Code requirements.

Recycling

1. The Sketch plan provided illustrates an outside enclosure for storage of trash materials at the apartment complex. However, property owner must take into consideration that recycling services will need to be provided at the apartment building. Property owner shall provide more information with respect to recycling services for apartment building.
2. Sketch plan should provide details on how trash and recycling services will be provided for the restaurant. Points to consider include:

- a. Proper storage area for both trash and recycling materials
- b. Indicate if materials be stored inside or outside.
- c. Vehicle access to storage area
- d. For the restaurant, illustrate on drawings where actual recycling and waste collection area will be located if outside. Drawings to include dimensions of proposed area.

Traffic

1. The City requests that the developer continue to copy the City on all correspondence to / from PennDOT regarding the HOP.
2. Trip generation calculations shall be submitted to the City and a review of the traffic study will be required by the City's Traffic Consultant, Peter Terry.
3. The City requests that the developer reinstall the thermoplastic pavement markings at the intersection of Linden Street and Macada Road.
4. A proper signing / pavement marking sheet shall be provided with a sign legend and details.

Water

1. The proposed water main layout is acceptable, although an update plan showing pipe sizes, material, and fittings will be needed.

Electrical

1. No sight lighting was provided. Please submit lighting for the entire site including the entrances.

Forestry Comments

1. Submit a landscape plan with included calculations. Since 144 spaces are proposed, one parking lot shade tree is required for every 15 parking spaces, therefore ten parking lot trees (each contained in a 9 by 18 landscaped island) is required. These shall be shown on the landscape plan in accordance with 1319.02.j.2 of the Zoning Ordinance.

ARTICLE 1322
ADDITIONAL REQUIREMENTS FOR SPECIFIC USES

1322.01 Purposes

This Article lists additional requirements for certain uses that are either permitted by right or special exception uses.

1322.02 Procedure for Uses Required to Undergo Planning Commission Site Plan Review

- (a) Applicability.
- (1) A Site Plan shall be submitted to the Planning and Zoning Bureau for review by City Staff. The plan may be forwarded to the City Planning Commission where the matter involves one or more of the following:
 - (i) Another section of this Ordinance requires a City Planning Commission site plan review.
 - (ii) The project will involve a special exception application or use variance for a new principal non-residential or multi-family building.
 - (iii) The project will involve the addition of 10 or more off-street parking spaces.
 - (iv) The project will involve 10,000 square feet or greater of new principal non-residential building space.
 - (v) Other projects that the Planning Bureau Staff determine may have significant impacts upon an adjacent neighborhood.
 - (2) Such site plan shall be submitted to the Zoning Officer at the same time as an application is made to the Zoning Hearing Board for such matter. Whenever feasible, such review should occur prior to a Zoning Hearing Board hearing on such matter.
 - (3) The City Planning Commission may then forward its review to the Zoning Officer, including comments for use in preparing any Zoning Hearing Board notice. The Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board and/or may recommend disapproval. This provision is set forth because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to the engineering details required under any later subdivision or land development plan process. This process enables both the City and applicant to uncover any matters which may impact feasibility.
- (b) The applicant shall submit an accurate site plan showing existing and proposed development for review by the City Staff and the City Planning Commission. This review process should occur prior to formal review of a subdivision and land development plan.
- (c) Procedure.
- (1) Site plans are not required at this stage to be a fully engineered land development plan. Site Plans shall include the following information:
 - (i) A statement as to the proposed use of the building or land.

- (ii) A site layout drawn to a scale of not less than one inch equals 50 feet showing the location, dimensions, and height of proposed buildings, structures, or uses and any existing buildings in relation to property and street lines. If the application relates to property which is scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property.
- (iii) Proposed parking areas, aisles and vehicle access points onto streets.
- (d) Plan Review Criteria. The City Planning Commission shall use the following criteria when reviewing all sketch-type plans:
 - (1) Preservation of Natural Features. Insofar as practical, natural features on the site shall be preserved. See Articles 1316, 1317 and other natural feature provisions.
 - (2) Building Arrangement. Elements of the site plan shall be harmoniously and efficiently organized in relation to existing desirable trees, topography, views within and beyond the site, the size and shape of the site, the character of adjoining property and the size of the buildings.
 - (3) Access, Parking and Circulation. With respect to vehicular and pedestrian circulation, special attention shall be given to location and number of access points to public streets, width of interior drives and access points, on-site circulation, separation of pedestrian and vehicular traffic, and arrangement and location of parking areas. The need for adequate signalization, channelization, and other traffic control measures shall be given consideration.
 - (4) Utilities. Electric and telephone lines shall be underground where practical. Any utility installations remaining above ground shall be located so as to have a harmonious relation to neighboring properties and the site.
 - (5) Special Features. Setbacks, buffer yard and other screening methods shall be carefully considered to minimize the visual effect of exposed storage area, exposed machinery installations, service areas, truck loading area, utility buildings and structures, and similar accessory areas and structures.

1322.03 Additional Requirements for Certain Uses.

The following uses shall meet the following additional requirements, in addition to all other applicable requirements. Where this Article and another provision of this Ordinance apply to the exact same matter, the provision that is most restrictive upon development or use shall apply. See also the Site Plan Review Criteria in Section 1322.02.

- (a) Adult Day Care Center.
 - (1) Shall be fully licensed by the State, if required by the State.
 - (2) Shall include constant supervision during all hours of operation.
 - (3) Shall not meet the definition of a "treatment facility".
- (b) Adult Oriented Establishments and Massage Parlors.
 - (1) Purposes - To serve the intent and respond to the findings provided in Title 68, Part II, Subpart E, Chapter 55 of the Pennsylvania Consolidated Statutes, as amended, which are hereby included by reference. To serve the overall objectives of this Ordinance, and the following purposes:



Turning Performance Analysis

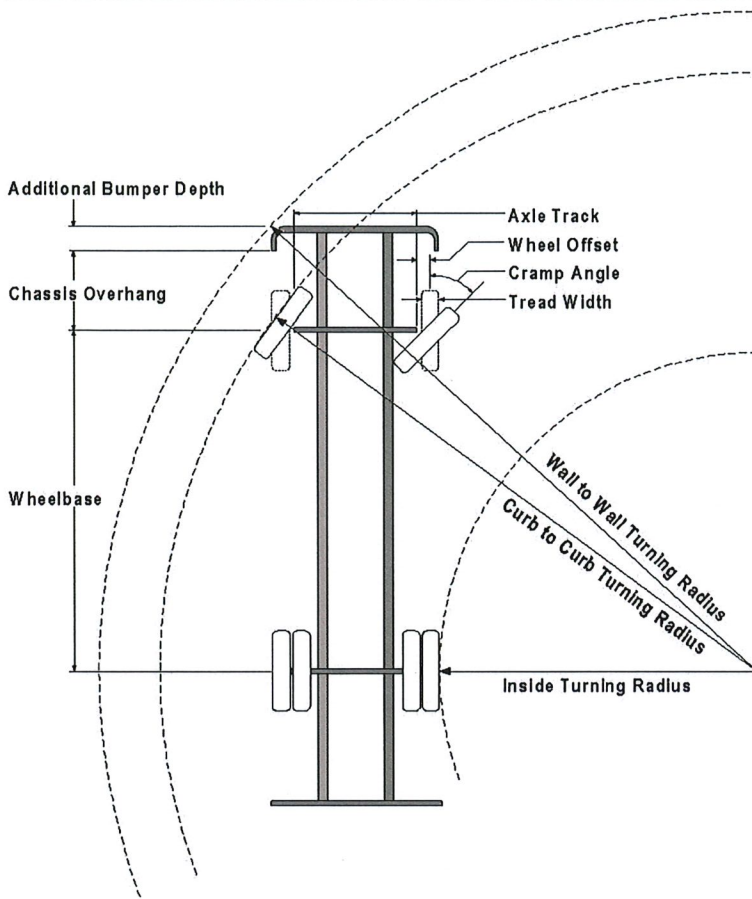
02/01/2016

Bid Number: 365

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010

Department: Bethlehem City Fire Dept

Body: Aerial, Platform, 95', Mid-Mount, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	274.5 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 8 in.
Curb to curb:	38 ft. 9 in.
Wall to wall:	43 ft. 1 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
Tires, Front	0677684	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0633464	Bumper, Non-Extended, Steel, Painted, Imp/Vel
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.