

BETHLEHEM CITY PLANNING COMMISSION AGENDA

July 13, 2023 – 5:00 PM

TOWN HALL – CITY CENTER

10 E. CHURCH STREET

BETHLEHEM, PA

The Meeting will be livestreamed for viewing purposes only on:

<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Questions and comments may be submitted in advance of the hearing to:

planninginfo@bethlehem-pa.gov Messages must include a name and phone number and must be provided at least 24 hours in advance of the meeting.

Additional instructions for public remote viewing can be found on the City Website at:

<https://www.bethlehem-pa.gov/calendar-planning-zoning>

1. APPROVAL OF MINUTES – May 11, 2023

2. SKETCH PLAN REVIEW

- a (23-001 Sketch Plan Review) – 23060001 – 2105 CREEK ROAD – SKETCH PLAN REVIEW – Zoned RR, plan dated May 22, 2023.** The applicant proposes to consolidate two (2) parcels and then subdivide the singular 10.9120-acre lot into four parcels labeled Lot #1 (8.75 acres), Lot #2 (0.70 acres), Lot #3 (0.78 acres) and Lot #4 (0.69 acres). The Applicant proposes to maintain the existing single-family detached dwelling fronting Friedensville Road and located on Lot #4 as-is and construct three (3) single-family detached dwellings fronting Creek Road on Lots #1, #2 and #3. The proposed dwellings would be located in their entirety within the Special Flood Hazard Area, Zone AE.

3. SITE PLAN REVIEW

- a (23-002 Site Plan Review) – 23060009 – 1411-1435 GREENVIEW DR. – SITE PLAN REVIEW – Ward 13, Zoned RG, plan dated May 26, 2023, last revised July 2, 2023.** The Applicant proposes the demolition of the existing church (n/f Church of the Manager UCC) and all site appurtenances, and the construction of 24 rowhouse style dwellings, 12 3-bedroom and 12 2-bedroom units, with off-street parking for 48 cars. The structures would be less than 30' in height (to the roof peak). The parcel totals 2.3-acres, or 100,188 SF.

4. LAND DEVELOPMENT AND SUBDIVISION PLAN REVIEWS

- a (23-003 LD) – 23030006 – 218-226 W. Union Blvd – Land Development Plan – WARD 8, Zoned CL, plan dated February 6, 2023, last revised May 22, 2023.** The applicant proposes to construct a 4-story mixed use building with 1,605 +/- SF of Commercial space, tenant lobby and amenities and parking on the ground floor and 39 one- and two-bedroom dwelling units (apartments) on the upper floors; a total of 57 off-street parking spaces, loading and other site appurtenances on a 0.8952-acre lot.
- b (23-004 LD) – 23030007 – 2571-2651 Easton Avenue – Land Development Plan – WARD 14, Zoned CS, plans dated February 28, 2023, and last revised June 9, 2023.** The Applicant proposes to construct a 2,500 SF pad site within the subject property, which contains a Shopping Center, on a 7.351-acre lot. The pad site will accommodate a Fast-Food Restaurant with Drive-Through Service and site improvements including parking, access roadways, lighting, landscaping, utilities and stormwater conveyance facilities.

- c **(23-005 LD) – 23030009 – 25 W. 3rd Street – Land Development Plan – WARD 2, Zoned CB, plans dated March 21, 2023, last revised June 19, 2023.** The Applicant proposes to demolish all existing structures and construct a five story, 73,485 SF structure and a one story 5,370 SF structure to house ArtsQuest, a Cultural Arts Center. Site features will also include a lawn area, 75-car surface parking lot, loading and other site appurtenances on a 1.53-acre (66,750 SF) lot.

5. DISCUSSION ITEMS