



Lehigh Valley Planning Commission

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December 20, 2019

Ms. Darlene Heller, AICP, Planning Director
City of Bethlehem, City Hall
10 East Church Street
Bethlehem, PA 18018

**RE: Zoning Map Amendment – Shopping Center (SC) to Planned Industrial (PI)
City of Bethlehem
Northampton County**

Dear Ms. Heller:

The proposed amendment, which was submitted by petition from a private property owner, would rezone a single property with an existing 53,049-square-foot building from Shopping Center (SC) to Planned Industrial (PI). The property is across the street from properties currently zoned Planned Industrial, and lies adjacent to two vacant, undeveloped parcels that are currently zoned Shopping Center. This proposal is consistent with the County Comprehensive Plan because it is in an area designated for Urban Development and near transportation infrastructure.

In order to avoid the appearance of spot zoning, the LVPC recommends the municipality consider rezoning at least one additional property currently zoned Shopping Center (SC) to Planned Industrial (PI) if the municipality chooses to move forward with the property owner's request.

This proposal was submitted for review prior to the adoption of *FutureLV: The Regional Plan – the new Bi-County Comprehensive Plan*. Therefore, the review was conducted under the *Comprehensive Plan: The Lehigh Valley...2030*. FutureLV will be used to review the consistency of any future proposed ordinance amendments, subdivisions, developments or other items requiring county-level review under the Pennsylvania Municipalities Planning Code.

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 amended zoning ordinance that is adopted by the City Council, per the requirements of the MPC. Thank you very much.

Sincerely,

Peter Barnard
Director of Community Planning

cc: Louise M. Kelchner, City Clerk, City of Bethlehem
Adam R. Waldron, President, Bethlehem City Council
Thomas J. Schlegel, Esq., Fitzpatrick, Lentz and Bubba