

Bethlehem City Council

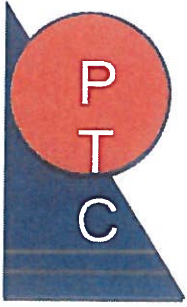
September 15, 2020

PUBLIC HEARING

**PROPOSED ZONING MAP AMENDMENT:
2105 CREEK ROAD**

PUBLIC HEARING DOCUMENTS

Page numbers located on upper right corner of each page of this packet



PENNTC TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 suekandil3@gmail.com <http://penntc.com>

Land Development /Site/Civil Engineering

PH

December 11, 2019
Bethlehem City Council
10 East Church Street
Bethlehem, PA 18018

**RE: 2105 Creek Road, Parcel Q7 9 7 0204 and Parcel Q7 9 6 0204
Rezoning Request
RR Zoning District (Existing)**

Dear Council Members,

On behalf of the Applicants, Creek Investors, LLC & Exchange 9, LLC, the owners of Parcels Q7 9 7 0204 and Q7 9 6 0204, we are requesting the rezoning of the two tracts which are located in the RR Rural Residential Zoning District to R-RC Residential Retirement Complex Zoning District. A copy of the proposed plan is hereby attached.

Request for Rezoning to R-RC

1. The Applicant desires to establish a Residential Retirement Complex located off of Creek Road in City of Bethlehem. The Property will consist of 40 units, 20 units one bedroom and 20 units two bedrooms, with 60 parking spaces structures. The existing house will be used as a club house for administrative services, group gatherings for activities, and other events. The building will be served by public water and sanitary.
2. The Present R-RC Zoning District is presently limited to three areas within Bethlehem City. Adding another area within the Bethlehem City map meets a growing need for the aging Baby Boomer generation while allowing them to age in the City and not move to other municipalities that offer residential retirement complex.

If you have any questions, please feel free to contact me.

Sincerely,

Sue Kandil, P.E.
President
610-730-9809

CITIZEN PETITION FOR REZONING PURSUANT TO CITY ARTICLE 1326

TO: BETHLEHEM CITY COUNCIL

RE: REZONING REQUEST
2105 CREEK ROAD, PARCELS Q7 9 7 0204 and Q7 9 6 0205
APPLICANTS: CREEK INVESTORS, LLC and EXCHANGE 9, LLC

1. Applicants, Creek Investors, LLC and Exchange 9, LLC, are the owners of two tracts totaling 10.4776 acres of land located at 2105 Creek Road in the RR Rural Residential Zoning District.

2. Applicants hereby respectfully requests City Council to rezone the tracts to R-RC Residential Retirement Complex Zoning District.

3. Appended hereto, in accordance with the Citizen Initiated Rezoning Request Document Submission Checklist, is the following:

- (a) \$200.00 filing fee check made payable to City of Bethlehem.
- (b) Cover Memo dated December 11, 2019 from Sue Kandil, P.E. addressed to Bethlehem City Council.
- (c) 10 Large Site Plans listing the required information.
- (d) Metes and bounds property description of tract to be rezoned.
- (e) Submission via email to cityclerk@bethlehem-pa.gov.

4. Respectfully submitted by Abraham Atiyeh as the Manager and sole Member of Creek Investors, LLC, a Pennsylvania Limited Liability Company, and Exchange 9, LLC, a Pennsylvania Limited Liability Company, with offices located at 1177 Sixth Street, Whitehall, Lehigh County, Pennsylvania.

Applicant:

CREEK INVESTORS, LLC
EXCHANGE 9, LLC

By: Abraham Atiyeh,
Manager-Member

Respectfully submitted,

CORKERY & ALMONTI

Ronald E. Corkery, Esquire
Attorney for Applicant
Attorney I.D. No. 19587
352 Fifth Street, Suite A
Whitehall, PA 18052
Phone: 610-437-9867

Date: December 11, 2019

COMMONWEALTH OF PENNSYLVANIA)
 : ss:
COUNTY OF LEHIGH)

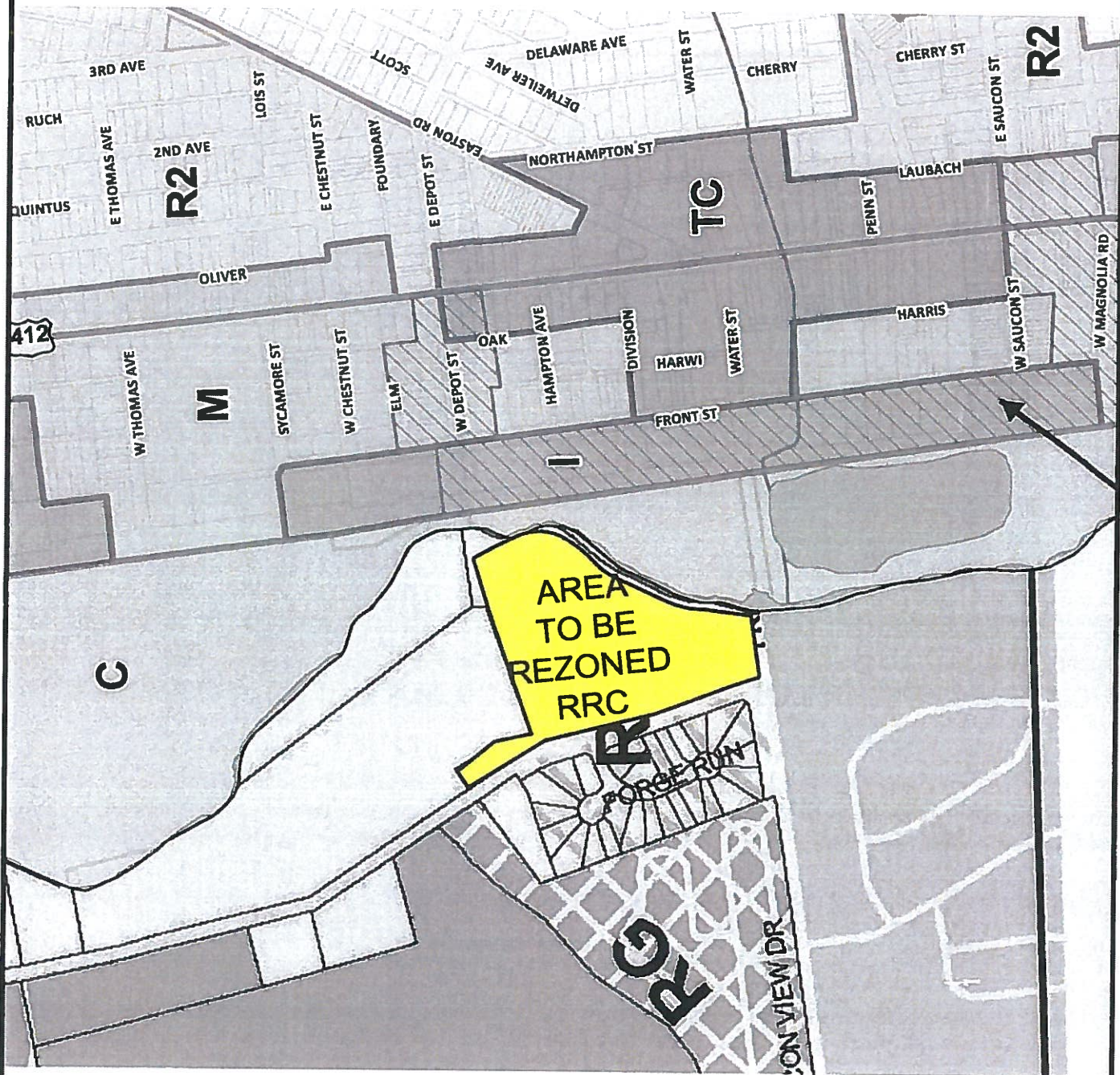
On this 11th day of December, 2019 before me, the undersigned officer, personally appeared the above-named Abraham Atiyeh, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing Citizen Petition for Rezoning and he acknowledged that he is the Manager-Member of Cross Creek, LLC and Exchange 9, LLC, and is authorized to execute the foregoing Instrument, and that he executed the Petition for Rezoning for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Patricia F. Snyder, Notary Public
Lehigh County
My commission expires March 22, 2023
Commission number 1156645
Member, Pennsylvania Association of Notaries

PENNSYLVANIA
VENTURE CAPITAL INC.
823 3rd Street, Whitehall, PA. 18052 (610) 403-6866



AREA TO BE REZONING EXHIBIT

PROJECT: 2105 CREEK ROAD

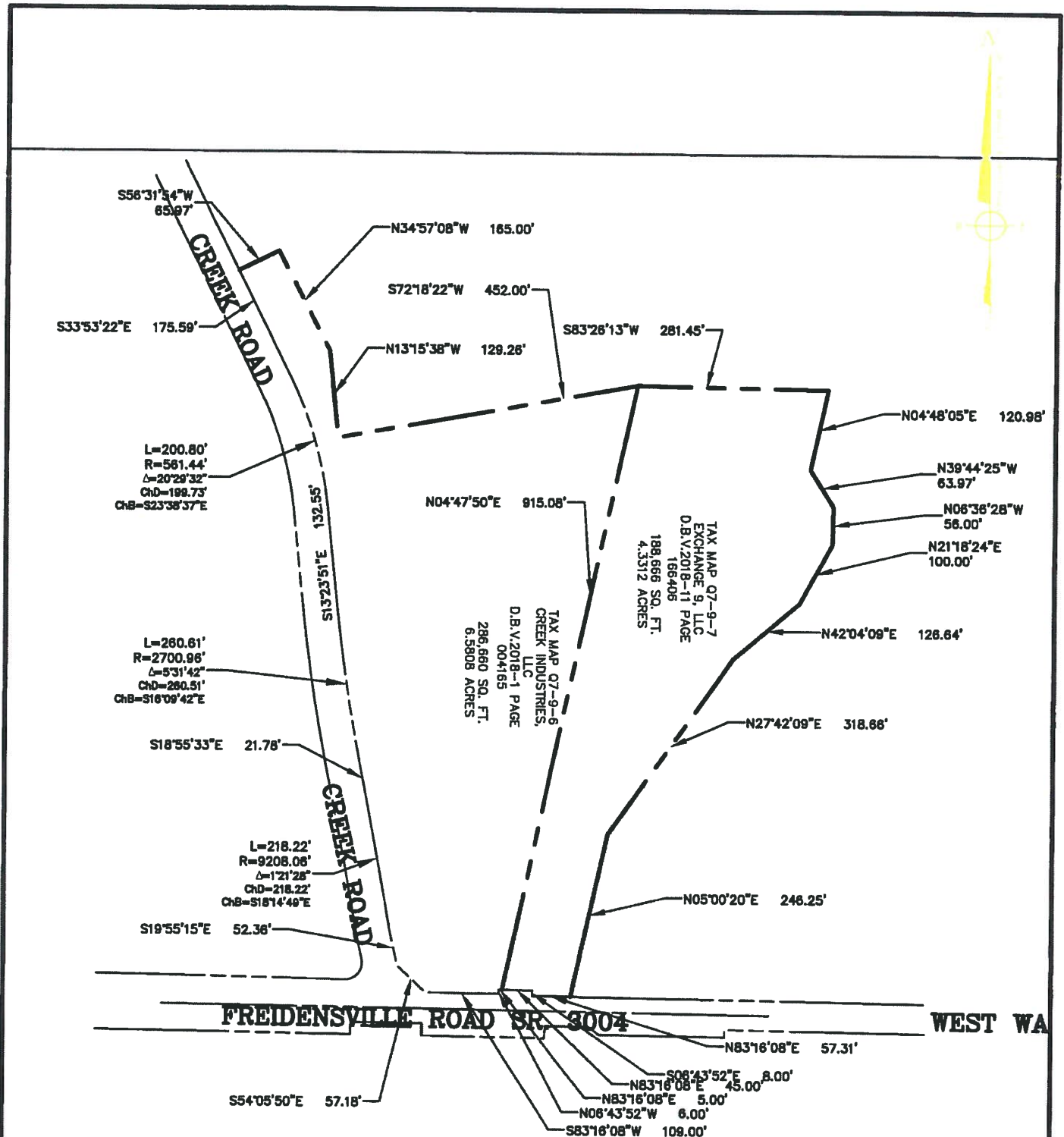
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
P.O. BOX 66, FOGELSVILLE, PA 18051
PHONE: 610-730-8808
E-MAIL: SUEKANDL3@GMAIL.COM
WEBSITE: HTTP://PENNTCL.COM



PENNSYLVANIA
VENTURE CAPITAL INC.
823 3rd Street, Whitehall, PA. 18052 (610) 403-6666

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
2 OF 3	10/23/19	1"=500'	SK



PARCELS EXHIBIT

PROJECT: 2105 CREEK ROAD

CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
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E-MAIL: SUEKANDIL3@GMAIL.COM
WEBSITE: HTTP://PENNTC.COM



PENNSYLVANIA
VENTURE CAPITAL INC.

823 3rd Street, Whitehall, PA. 18052 (610) 403-6666

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
3 OF 3	10/23/19	1"=200'	SK

NORTHAMPTON COUNTY
CITY OF BETHLEHEM
TAX MAP Q7-9-6
Page 1 of 2

I. Location:

Located in City of Bethlehem, Northampton County, Pennsylvania, with an address of 2105 Creek Road, Bethlehem, PA 18015.

II. Source of Title:

Being lands now or formerly owned by Creek Industries, LLC and recorded in the office of the recorder of deeds in Northampton County, Pennsylvania in D.B.V. 2018-1 Page 004165.

III. Description:

Being more fully bounded and described as follows, to wit:

Beginning at a point on the western right-of-way line of Freidensville Road (S.R. 3004), said pin also being a easterly corner of the herein described lot, **Thence:**

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004), the following three (3) courses and distances; VIZ;

1. North 83°16'08" East 109.00 ft. to a point;
2. North 06°43'52" West 6.00 ft. to a point;
3. North 83°16'08" East 5.00 ft. to a point on the southern property line of lands now or formerly Exchange 9, LCC (Tax Map Q7-9-7);
4. Along the aforesaid lands of Exchange 9, LLC, North 04°47'50" East 915.08 ft. to a point;

Along the lands now or formerly Mathew G. & Christopher Cummings (Q7-9-4), the following four (4) courses and distances; VIZ;

5. South 72°18'22" West 452.00 ft. to a point;
6. North 13°15'38" West 129.26 ft. to a point;



NORTHAMPTON COUNTY
CITY OF BETHLEHEM
TAX MAP Q7-9-6
Page 2 of 2

7. North 34°57'08" West 165.00 ft. to a point;
8. South 56°31'54" West 65.97 ft. to a point on the northern right-of-way of Creek Road;

Along the aforesaid right-of-way of Creek Road, the following eight (8) courses and distances; VIZ;

9. South 33°53'22" East 175.59 ft. to a point;
10. Along a curve to the right, having a radius of 561.44 ft., a central angle of 20°29'32", an arc length of 200.80 ft., and a chord bearing and distance of South 23°38'37" East 199.73 ft. to a point;
11. South 13°23'51" East 132.55 ft. to a point;
12. Along a curve to the left, having a radius of 2,700.96 ft., a central angle of 05°31'42", an arc length of 260.61 ft., and a chord bearing and distance of South 16°09'42" East 260.51 ft. to a point;
13. South 18°55'33" East 21.78 ft. to a point;
14. Along a curve to the right, having a radius of 9208.06 ft., a central angle of 01°21'28", an arc length of 218.22 ft., and a chord bearing and distance of South 18°14'49" East 218.22 ft. to a point;
15. South 19°55'15" East 52.36 ft. to a point;
16. South 54°05'50" East 57.18 ft. to the **point of beginning**.

Containing: 286,660 S.F. or 6.5808 Acres.

Subject to:

Subject to easements and right-of-ways that a full and complete title search might discover.

NORTHAMPTON COUNTY
CITY OF BETHLEHEM
TAX MAP Q7-9-7
Page 1 of 2

I. Location:

Located in City of Bethlehem, Northampton County, Pennsylvania, with an address of Freidensville Road, Bethlehem, PA 18015.

II. Source of Title:

Being lands now or formerly owned by Exchange 9, LLC and recorded in the office of the recorder of deeds in Northampton County, Pennsylvania in D.B.V. 2018-11 Page 166406.

III. Description:

Being more fully bounded and described as follows, to wit:

Beginning at a point on the western right-of-way line of Freidensville Road (S.R. 3004), said pin also being an easterly corner of the herein described lot, **Thence:**

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004), the following three (3) courses and distances; VIZ;

1. North 83°16'08" East 45.00 ft. to a point;
2. South 06°43'52" East 8.00 ft. to a point;
3. North 83°16'08" East 57.31 ft. to a point on the southern property line of lands now or formerly Hellertown Borough (Tax Map Q7-10-4);

Along the aforesaid lands of Hellertown Borough, the following seven (7) courses and distances; VIZ;

4. North 05°00'20" East 246.25 ft. to a point;
5. North 27°42'09" East 318.66 ft. to a point;
6. North 42°04'09" East 126.64 ft. to a point;

NORTHAMPTON COUNTY
CITY OF BETHLEHEM
TAX MAP Q7-9-7
Page 2 of 2

7. North 21°18'24" East 100.00 ft. to a point;
8. North 06°36'28" West 56.00 ft. to a point;
9. North 39°44'25" West 63.97 ft. to a point;
10. North 04°48'05" East 120.98 ft. to a point on the eastern property line of lands now or formerly Bethlehem City (Tax Map Q7-9-5);
11. Along the aforesaid lands Of Bethlehem City, South 83°26'13" West 281.45 ft. to a point on the northern property line of lands now or formerly Creek Investors, LLC (Tax Map Q7-9-6);
12. Along the aforesaid lands of Creek Investors, LLC, South 04°47'50" West 915.08 ft. to the **point of beginning**.

Containing: 188,666 S.F. or 4.3312 Acres.

Subject to:

Subject to easements and right-of-ways that a full and complete title search might discover.

Bethlehem City Council

September 15, 2020

PUBLIC HEARING

**PROPOSED ZONING MAP AMENDMENT:
2105 CREEK ROAD**

**PROPOSED ZONING MAP AMENDMENT
DRAFT ORDINANCE**

BILL NO. ____ - 2020

ORDINANCE NO. 2020-____

AN ORDINANCE AMENDING PART 13 OF THE CODIFIED
ORDINANCES OF THE CITY OF BETHLEHEM, PENNSYLVANIA,
AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE
CITY OF BETHLEHEM, PENNSYLVANIA, BY AMENDING
THE CITY ZONING MAP.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS
AS FOLLOWS:

That the following amendment be made to Ordinance No. 2012-21, known as the Zoning Ordinance of the City of Bethlehem, Pennsylvania, adopted by City Council on August 7, 2012.

SECTION 1. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the “RR – Rural Residential” District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the Parcels Exhibit Plan attached hereto and made a part hereof):

Northampton County
City of Bethlehem
Tax Map Q7-9-6

Location:

Located in the City of Bethlehem, Northampton County, Pennsylvania, with an address of 2105 Creek Road, Bethlehem, PA 18015.

Description:

Being more fully bounded and described as follows, to wit:

Beginning at a point on the western right-of-way line of Freidensville Road (S.R. 3004), said pin also being a easterly corner of the herein described lot, Thence:

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004), the following three (3) courses and distances; VIZ;

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4. Along the aforesaid lands of Exchange 9, LLC, North $04^{\circ}47'50''$ East 915.08 ft. to a point;

Along the lands now or formerly Matthew G. & Christopher Cummings (Tax Map Q7-9-4), the following four (4) courses and distances; VIZ;

5. South $72^{\circ}18'22''$ West 452.00 ft. to a point;
6. North $13^{\circ}15'38''$ West 129.26 to a point;
7. North $34^{\circ}57'08''$ West 165.00 to a point;
8. South $56^{\circ}31'54''$ West 65.97 ft. to a point on the northern right-of-way of Creek Road;

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15. South $19^{\circ}55'15''$ East 52.36 to a point;
16. South $54^{\circ}05'50''$ East 57.18 ft. to the point of beginning.

Containing 286,660 S.F. or 6.5808 Acres.

PLUS any area outside the boundaries aforescribed which is found in any street, alley, waterway, or railroad right-of-way up through the centerline of such street, alley, waterway or railroad right-of-way.

to those of an "R-RC – Residential Retirement Complex" District.

SECTION 2. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the “RR – Rural Residential” District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the Parcels Exhibit Plan attached hereto and made a part hereof):

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City of Bethlehem
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Containing 188,666 S.F. or 4.3312 Acres.

PLUS any area outside the boundaries aforescribed which is found in any street, alley, waterway, or railroad right-of-way up through the centerline of such street, alley, waterway or railroad right-of-way.

to those of an "R-RC – Residential Retirement Complex" District.

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2020.

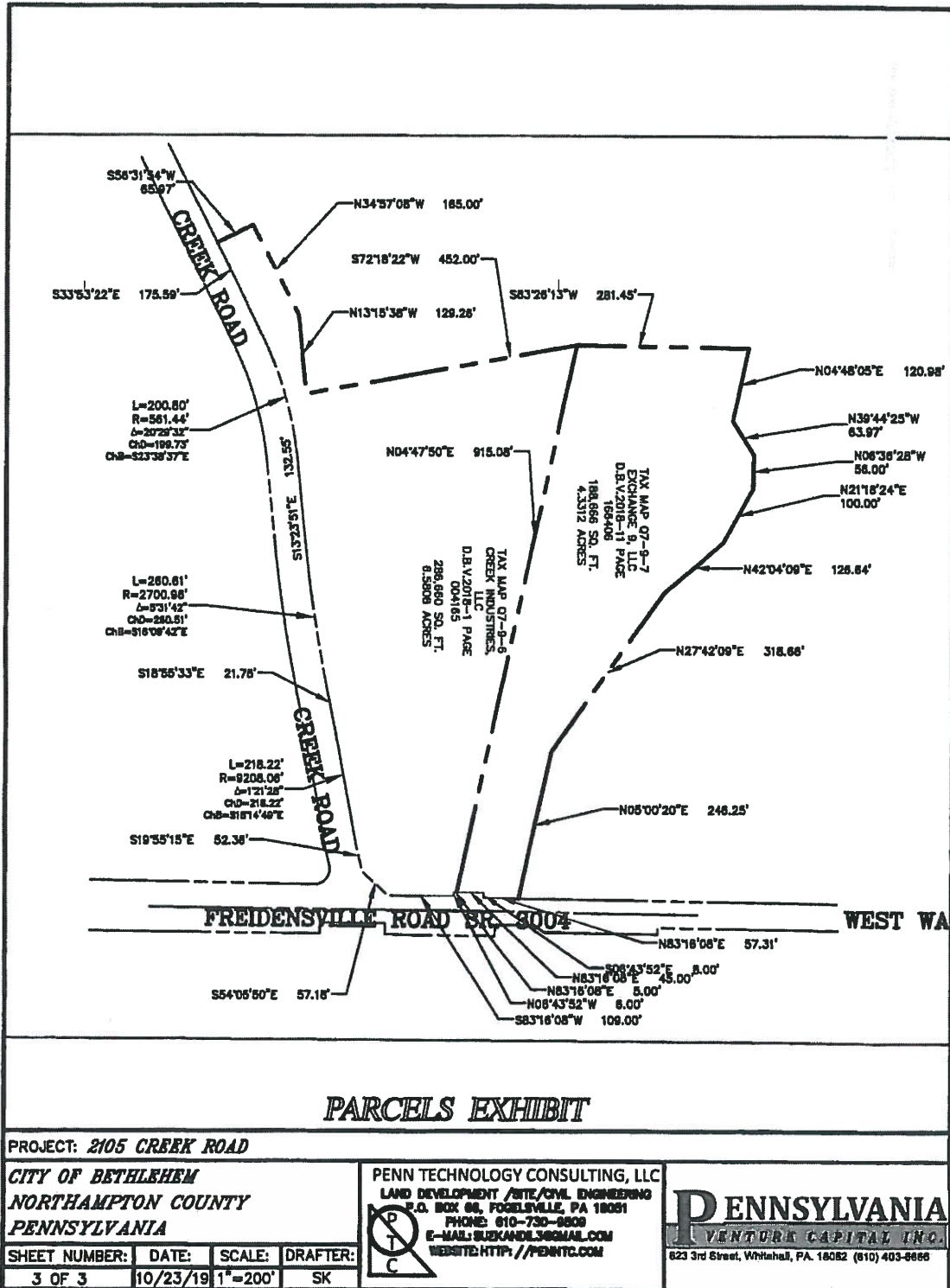
President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2020.

Mayor



Bethlehem City Council

September 15, 2020

PUBLIC HEARING

PROPOSED ZONING MAP AMENDMENT:
2105 CREEK ROAD

ADDITIONAL PUBLIC HEARING DOCUMENTS

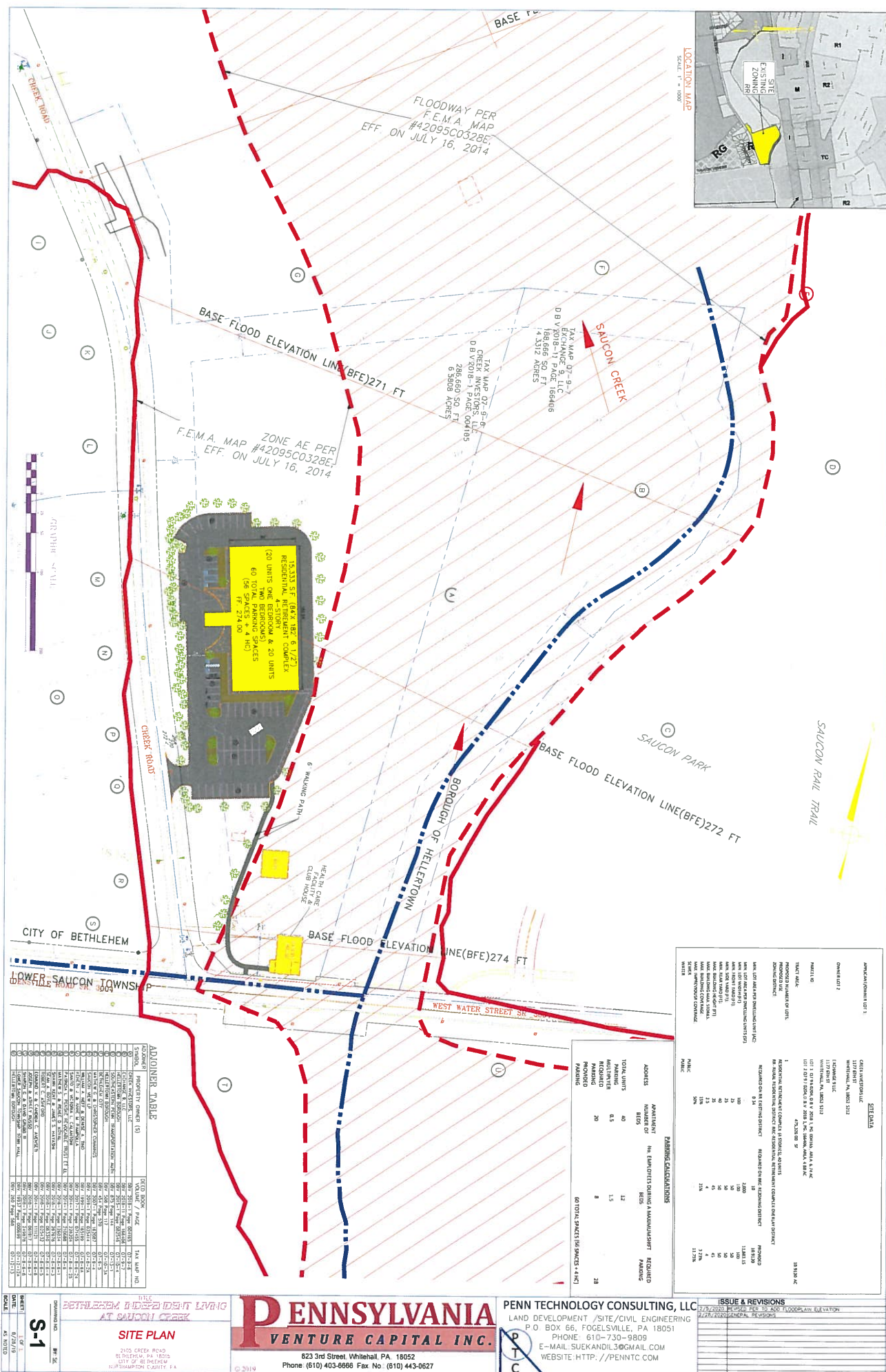


PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
P.O. BOX 66, POCONO, PA 18351
PHONE: 610-730-8800
E-MAIL: SAUCUN@PENNTECH.COM
WEBSITE: PENNTECH.COM

PENNSYLVANIA
VENTURE CAPITAL INC.
1177 State Street, Whitehall, PA 18622 (610) 403-3400

**BETHELEHEM INDEPENDENT LIVING
AT SAUCUN CREEK NEIGHBORHOOD**
2105 CREEK ROAD, CITY OF BETHELEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

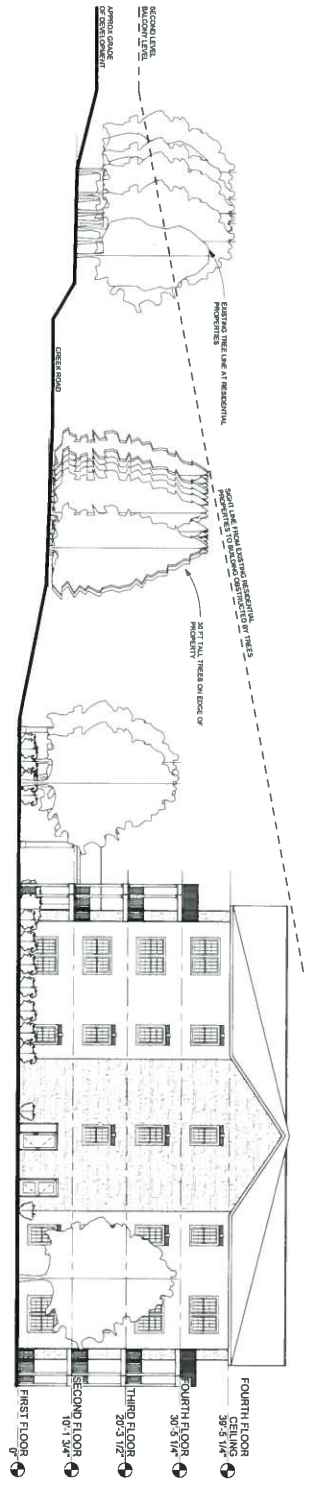








1 WEST ELEVATION
1" = 1'-0"



1 SOUTH ELEVATION
1" = 1'-0"

NOTE: THIS IS AN APPROXIMATION. ACTUAL GRADE MAY VARY.

Proposed:
**Bethlehem Independent
Living at Sacuon Creek**
2105 Creek Road
Bethlehem, PA 18015

GOUCK ARCHITECTS
STEWART J. GOUCK
REGISTERED ARCHITECT
1304 Hamilton Street Allentown, PA 18102
(610) 439-8818 gouckarch@prodigy.net

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NO.	REVISION	BY

DATE	10/15/00
BY	SG
SCALE	AS SHOWN
PROJECT	2105 Creek Road
BUILDING ELEVATION	18102

ROOM NAME

2 BEDROOM UNIT

TOTAL ROOM COUNT

[illegible][illegible]

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GOUCK ARCHITECTS
STEWART J. GOUCK
REGISTERED ARCHITECT
1304 Hamilton Street Allentown, PA 18102
(610) 439-8818 gouckarch@prodigy.net

Proposed:
Bethlehem Independent
Living at Sacuon Creek
2105 Creek Road
Bethlehem, PA 18015

DRAWN	DATE
PATZ	22.8.2026
CHECKED	SCALE
CB	1/8" = 1'-0"
	JOB NO
	19158

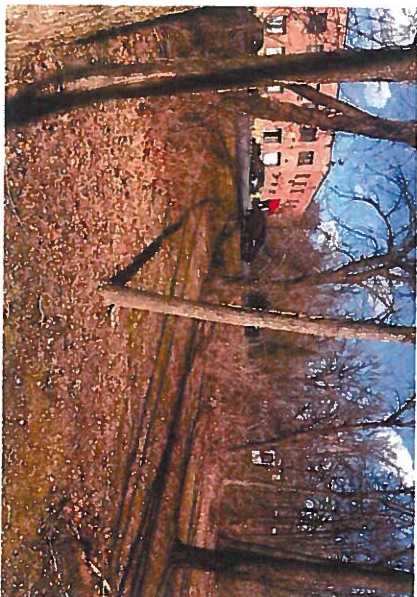
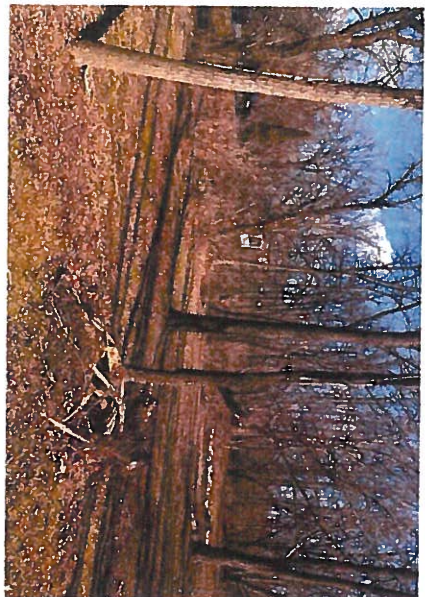


PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
P.O. BOX 66, FORDSVILLE, PA 18051
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PENNSYLVANIA
VENTURE CAPITAL INC.
1177 State Street, Wyndham, PA, 18052, (610) 403-3400

BETHLEHEM INDEPENDENT LIVING
AT SAUCON CREEK STREET VIEW
2105 CREEK ROAD, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

Google



PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
P.O. BOX 66, FOGELSTALE, PA 18051
PHONE: 610-730-8800
E-MAIL: STAKEANDJAGALA.COM
WEBSITE: <http://PENTC.COM>

PENNSYLVANIA
VENTURE CAPITAL INC.
1177 South Street, Whiteland, PA, 15222 (610) 403-3400

SACRED HEART SENIOR LIVING BY THE CREEK

602 E 21ST ST., NORTHAMPTON, PA 18057



**RETHLEHEM INDEPENDENT LIVING
AT THE SAUCON CREEK**

EXISTING R-RC ZONES PLAN

2105 CREEK ROAD
BETHLEHEM, PA 18015
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

PENNSYLVANIA
VENTURE CAPITAL INC.

823 3rd Street, Whitehall, PA. 18052
Phone: (610) 403-6666 Fax: (610) 443-0627

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
P.O. BOX 65, FOGELSVILLE, PA 18051
PHONE: 610-730-9809
E-MAIL: SUEKANDIL3@GMAIL.COM
WEBSITE: HTTP://PENNTC.COM

ISSUE & REVISIONS

NO.	DATE	DESCRIPTION

S-1

DATE:

SCALE: