

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

TO: Adam Waldron, City Council President

FROM: Darlene L. Heller, Director of Planning and Zoning

RE: Zoning Text and Map Amendment – Create a Student Overlay District and Provisions to Address Student Housing, along with minor revisions to certain dimensional requirements and accessory structure regulations

DATE: December 10, 2020

At their December 10, 2020 meeting the Planning Commission voted by a 4 to 1 vote to recommend that City Council support the proposed Zoning Ordinance amendment to create provisions for student housing and a student housing overlay district, along with dimensional amendments in RT and RG zoning districts.

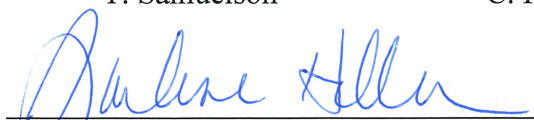
This was the second review of the proposed ordinance amendments by the Planning Commission. At their August meeting they approved the draft amendment with minor revisions. At the December 10 meeting they reviewed the document with the minor revisions included along with the added revision to allow maximum occupancy of 3 college students in the IR-R zoning district in keeping with what is proposed in the CB and CL zoning districts.

This zoning ordinance amendment was also reviewed at Council's Committee of the Whole meeting in late October. A 2-week comment period was held open before the amendment would be further processed for final review and adoption, but no additional comments were received.

Therefore, we request that you please schedule the zoning amendment for a public hearing and further review. Feel free to contact our office if you need additional information.

Attachments

CC: City Council Member J. Spirk Mayor Donchez A. Karner
T. Samuelson C. Peiffer W. Leeson



Darlene L. Heller, AICP
Director of Planning and Zoning