

April 7, 2021

Darlene Heller, AICP
Director of Planning and Zoning
10 East Church Street
Bethlehem, PA 18018

**RE: Zoning Ordinance Amendment – OMU Zoning District Design Standards
City of Bethlehem
Northampton County**

Dear Ms. Heller:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - April 20, 2021 at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - April 22, 2021 at 7:00 PM
 - <https://lvpc.org/meetings.html>


The privately proposed zoning ordinance amendment refers specifically to a property located at 1170 8th Avenue, a key redevelopment site that is one of the most accessible locations in the region. The amendments are intended for a specific site but, the proposal would affect the entirety of the OMU Zoning District and any properties that may be zoned as OMU in the future. Because the proposed amendment, if adopted would affect more than one property and this zoning amendment proposal is directly related to a development plan for specific site the LVPC recommends the developer seek a variance from the Bethlehem Zoning Hearing Board, where the Pennsylvania Municipalities Planning Code directs requests for relief. Following the legally-defined process for site specific zoning issues supports 'an efficient development process that is responsive to regional needs' (Policy 1.4) in accordance with *FutureLV: The Regional Plan*, without causing potential adverse effects to the entire zoning district and adjacent neighborhood.

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the

Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Seitz". The signature is fluid and cursive, with the first name being more prominent.

Jillian Seitz
Senior Community Planner

cc: Robert Vidoni, Esq., City Clerk
Judy Kelechava, Assistant City Clerk