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April 7, 2021

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

**RE: Zoning Ordinance Amendment – Multi-Family Development in CB and CL Districts  
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 submitted zoning ordinance amendment proposes to extend regulation exemptions for multi-family developments, or apartments, to the Central Business (CB) and Neighborhood Commercial (CL) zoning districts. Currently, exemptions from required building size and setback, parking capacity and number of units in a structure only extend to the Industrial Redevelopment-Residential District (IR-R).

This proposal is generally consistent with *FutureLV: The Regional Plan* because it supports ‘an efficient development process that is responsive to regional needs’ (Policy 1.4). Each of these zoning districts are intended to provide a mix of dense development types. Increasing flexibility for multi-family developments ‘encourages reinvestment in commercial areas’ (of Policy 4.6) and promotes the fiscal health and sustainability of the City. Additionally, the proposal serves to increase housing attainability and access to employment opportunities (of Policy 4.5) while promoting context-specific design solutions (of Policy 5.4).

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 "Jillian" and last name "Seitz" clearly distinguishable.

Jillian Seitz  
Senior Community Planner

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