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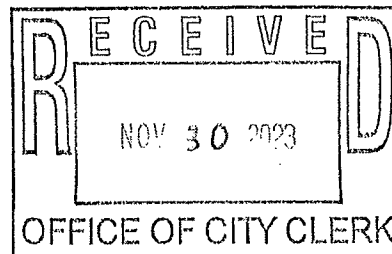


BETHLEHEM PARKING AUTHORITY

85 W. North Street
Bethlehem, Pennsylvania 18018
Phone: 610-865-7123 – Fax: 610-865-7124
Email: info@bethpark.org – Website: www.bethpark.org

City Clerk
Offices of City Council
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

November, 16, 2023



Re: Rezoning Request Memo


The Bethlehem Parking Authority is proposing the demolition and redevelopment of the Walnut Street Parking Garage at 33 West Walnut Street. The garage is currently built on (4) four separate parcels. As a part of the overall redevelopment, the four parcels are proposed to be consolidated into one overall development site. Unfortunately, although the Garage is a commercial facility and the site will continue to be reused for commercial and parking garage uses, at least one of the separate parcels is zoned residential. The parking garage currently encompasses 3 parcels that are zoned CB – Central Business District and additional area zoned RT- High Density Residential District.

The Bethlehem Parking Authority is requesting that the area of the parking garage site that is currently zoned RT should be rezoned to CB to match the existing site use and that is existing and proposed. This submission proposes the necessary zoning map change to allow the zoning districts to be consistent with the current use.

A component of the future land development will be the necessary minor subdivision/lot consolidation of these individual parcels. However, it becomes challenging to consolidate the parcels when they are zoned differently. This zoning map change will allow the consolidation of these parcels and bring consistency between the zoning map and the actual use of the land area.

Please process this requested zoning map amendment for review by the city's Planning Commission and City Council.

Thank you,


Steven Fernstrom
Executive Director

2023-25 ACCREDITED
PARKING
ORGANIZATION®

**PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM
FOR AMENDMENT TO THE CITY'S ZONING ORDINANCE**

AND NOW comes **BETHLEHEM PARKING AUTHORITY**, to Petition City Council of the City of Bethlehem for a revision to the Zoning Map of the City of Bethlehem's Zoning Ordinance as more particularly set forth herein:

1. Petitioner, Bethlehem Parking Authority ("BPA"), is a parking authority organized and existing under the laws of the Commonwealth of Pennsylvania with a business address of 85 West North Street, Bethlehem, Pennsylvania 18018.

2. BPA owns real property in the City of Bethlehem ("City") more particularly described in Deed recorded January 1, 1979 in Deed Book Volume 503, Page 453 and known as Northampton County Parcel I.D. #P6NE1D 14 2 0204E; Deed recorded October 1, 2019 in Deed Book Volume 2019-1, Page 212017 and known as Northampton County Parcel I.D. #P6NE1D 13 0204E; and Deed recorded October 1, 2019 in Deed Book 2019-1, Page 015456 and known as Northampton County Parcel I.D. #P6NE1D 14 13A 0204E and P6NE1D 14 13B 0204E (collectively the "Subject Property").

3. The Subject Property contains an existing public parking garage.

4. A portion of the Subject Property is zoned RT (high density residential) and the remaining portion is zoned CB (central business).

5. The Subject Property and the public parking garage located thereon, is to be demolished and to be replaced, in part, with a new public parking garage and, in part, with a mixed use development to be developed on the remaining portion of the Subject Property.

6. A portion of the Subject Property to be utilized as a mixed use development is not permitted in the RT Zoning District.

7. The mixed use development is permitted on the remaining portion of the Subject Property to be utilized as a mixed use development.

8. The Zoning Map Amendment proposed by BPA would change the current Zoning Map classification from RT to CB to allow the mixed use development.

9. Attached hereto as *Exhibit "A"* is the legal description of the area within a portion of the Subject Property to be rezoned to CB from RT.


10. Attached hereto as *Exhibit "B"* are the existing Zoning Map of the City and the proposed Zoning Map with the change from RT to CB.

11. The proposed Zoning Map Amendment would allow BPA to seek approval of a mixed use development on a portion of the Subject Property upon approval by the City of Bethlehem Planning Commission.

WHEREFORE, Petitioner respectfully requests that City Council of the City of Bethlehem revise the City's Zoning Map by amending the Zoning Map by reclassifying a portion of the Subject Property from RT to CB as shown on *Exhibit "B"* to this Petition.

BETHLEHEM PARKING AUTHORITY

Date: 11/30/2023

By: 
Steven Fernstrom, Executive Director

2000 Midlantic Drive
Suite 100
Mount Laurel New Jersey 08054
Main: 856 242 2035



Engineering
& Design

DESCRIPTION OF PROPERTY
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PART OF LOT 00,
BLOCK 14
PROJECT NO. 17005421A
MAY 19, 2023
PAGE 1 | 2

All that certain lot, tract or parcel of land situate, lying and being in the City of Bethlehem, the County of Northampton and Commonwealth of Pennsylvania and being known as part of Lot 00, Block 14, as shown on the plan entitled "Minor Subdivision & Lot Consolidation Plan for City of Bethlehem Parking Authority, Blocks 9A & 9B, Ward 7, 33-61 W. Walnut Street, 56 W. Market Street, City of Bethlehem, Northampton County, Pennsylvania" prepared by Colliers Engineering & Design, dated March 31, 2023, and being more particularly bounded and described as follows to wit:

Beginning at a point, said point being the intersection of the easterly boundary line of Lot 00, Block 14 with the northerly boundary line of Lot 13A-1, Block 14, said point being the following two courses from the intersection of the northerly right-of-way line of West Market Street (80 feet wide) with the aforesaid easterly boundary line Lot 00, Block 14:

- a. **N 04°34'20" W, 97.23 feet**, along the aforesaid easterly boundary line of Lot 00, Block 14, to an angle point therein, thence
- b. **N 02°15'50" W, 53.07 feet**, along the same, to the point in the northerly boundary line of Lot 13A-1, Block 14, and running, thence
1. **S 87°45'40" W, 29.74 feet**, through Lot 00, Block 14, to a point in the easterly boundary line of Lot 13, Block 14, thence
2. **N 02°14'20" W, 67.00 feet**, along the aforesaid easterly boundary line of Lot 13, Block 14, to a point in the southerly boundary line of Lot 13B, Block 14, thence
3. **N 87°45'40" E, 142.86 feet**, along the aforesaid southerly boundary line of Lot 13B, Block 14 and continuing along the southerly boundary line of Lot 13A, Block 14, to a point in the westerly boundary line of Lot 2, Block 14, thence
4. **S 02°14'20" E, 87.00 feet**, along the aforesaid westerly boundary line of Lot 2, Block 14, to a point in the northerly boundary line of Lot 10, Block 14, thence
5. **S 87°45'12" W, 20.65 feet**, along the aforesaid northerly boundary line of Lot 10, Block 14, to a point in the easterly boundary line of Lot 11, Block 14, thence
6. **N 03°34'20" W, 20.00 feet**, along the aforesaid easterly boundary line of Lot 11, Block 14, to a point in the northerly boundary line of Lot 11, Block 14, thence

EXHIBIT "A"

Maser Consulting is now Colliers Engineering & Design

Accelerating success.

DESCRIPTION OF PROPERTY
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PART OF LOT 00,
BLOCK 14
PROJECT NO. 17005421A
MAY 19, 2023
PAGE 2 | 2

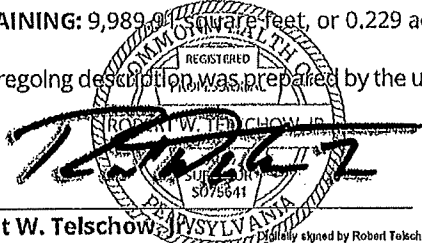


Engineering
& Design

7. **S 87°45'40" W, 92.00 feet**, along the aforesaid northerly boundary line of Lot 11, Block 14, and continuing along the aforesaid northerly boundary line of Lot 13A-1, Block 14, to the **Point and Place of BEGINNING**.

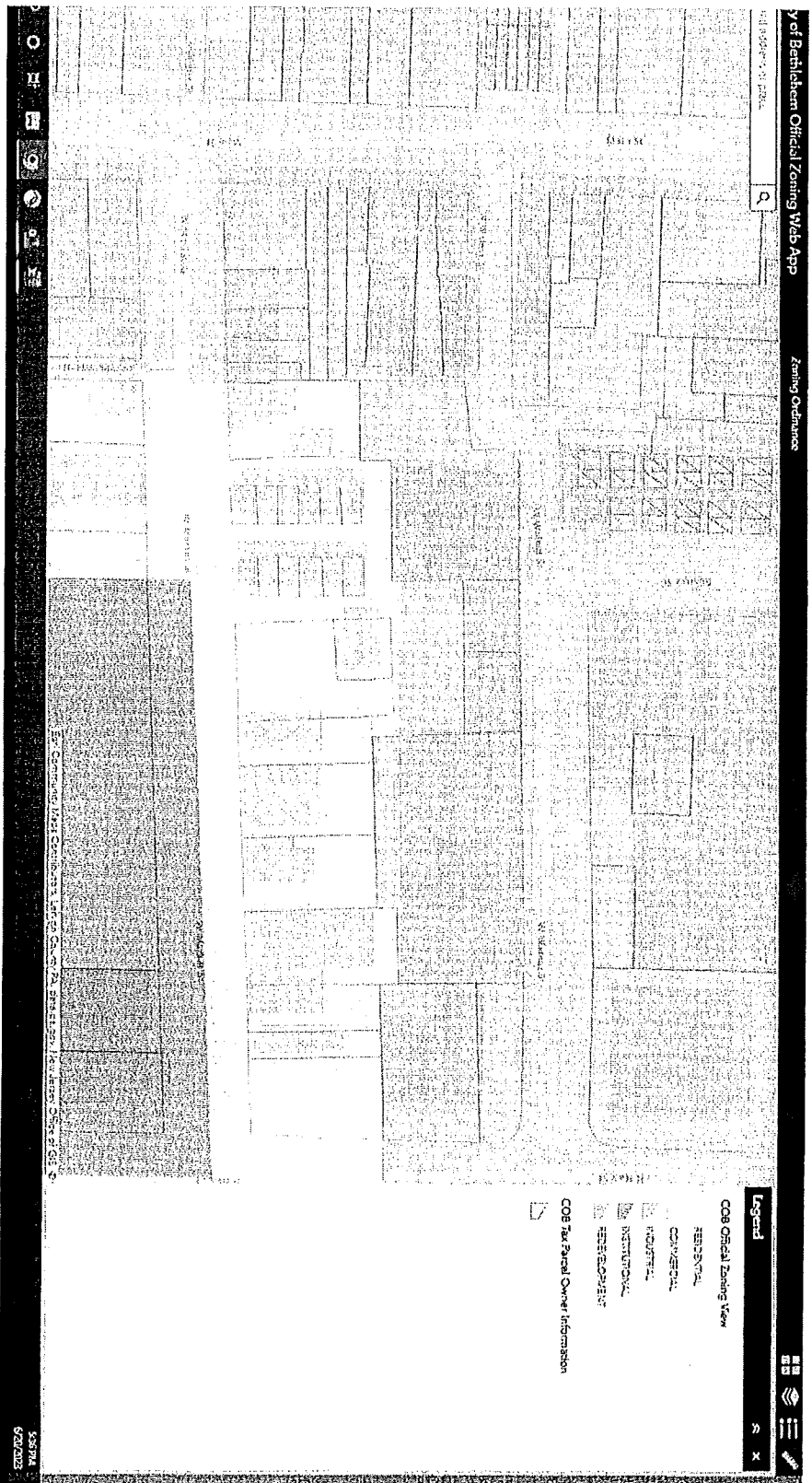
CONTAINING: 9,989.91 square feet, or 0.229 acres of land, more or less

The foregoing description was prepared by the undersigned surveyor and is based on the aforesaid plan.



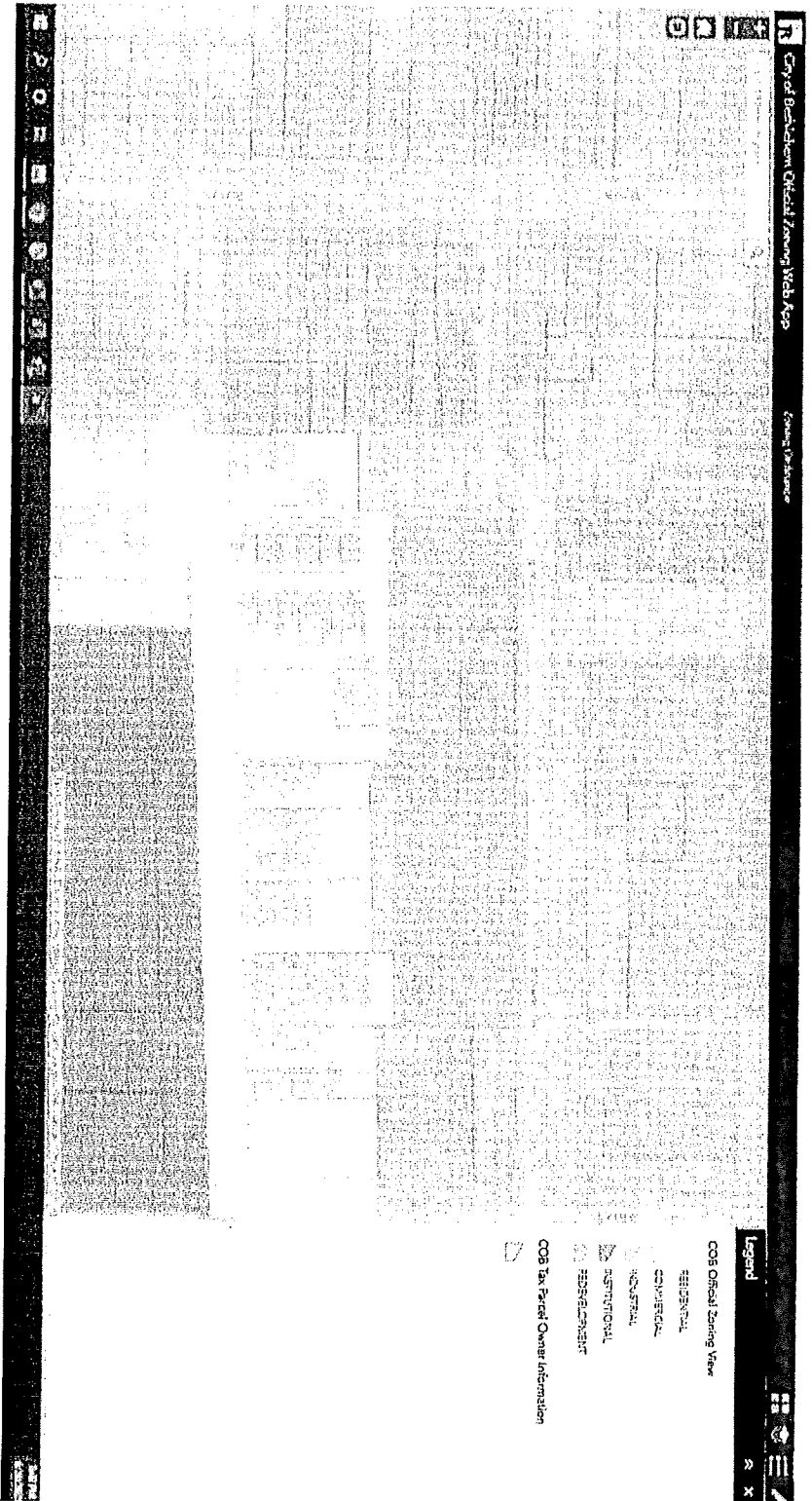
Robert W. Telschow
Pennsylvania Professional Land Surveyor
License Number SU075641

May 19, 2023



EXISTING ZONING MAP

EXHIBIT "B"



PROPOSED ZONING MAP

EXHIBIT "B"

BILL NO. ____ - 2024

ORDINANCE NO. 2024-____

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

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That the Zoning Ordinance of the City of Bethlehem, codified at Part 13 of the Codified Ordinances of the City of Bethlehem, be amended by changing all the “RT – High Density Residential” District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the Plan attached hereto and made a part hereof as Exhibit “A”):

ALL THAT CERTAIN lot, tract or parcel of land situate, lying and being in the City of Bethlehem, the County of Northampton and Commonwealth of Pennsylvania and being known as part of Lot 00, Block 14, as shown on the plan entitled “Minor Subdivision & Lot Consolidation Plan for City of Bethlehem Parking Authority, Blocks 9A & 9B, Ward 7, 33-61 W. Walnut Street, 56 W. Market Street, City of Bethlehem, Northampton County, Pennsylvania” prepared by Colliers Engineering & Design, dated March 31, 2023, and being more particularly bounded and described as follows to wit:

BEGINNING at a point, said point being the intersection of the easterly boundary line of Lot 00, Block 14, with the northerly boundary line of Lot 13A-1, Block 14, said point being the following two courses from the intersection of the northerly right-of-way line of West Market Street (80 feet wide) with the aforesaid easterly boundary line Lot 00, Block 14:

- a. N 04°34’20” W, 97.23 feet, along the aforesaid easterly boundary line of Lot 00, Block 14, to an angle point therein, thence
- b. N 02°15’50” W, 53.07 feet, along the same, to the point in the northerly boundary line of Lot 13A-1, Block 14, and running, thence
1. S 87°45’40” W, 29.74 feet, through Lot 00, Block 14, to a point in the easterly boundary line of Lot 13, Block 14, thence
2. N 02°14’20” W, 67.00 feet, along the aforesaid easterly boundary line of Lot 13, Block 14, to a point in the southerly boundary line of Lot 13B, Block 14, thence
3. N 87°45’40” E, 142.86 feet, along the aforesaid southerly boundary line of Lot 13B, Block 14 and continuing along the southerly boundary line of Lot 13A,

Block 14, to a point in the westerly boundary line of Lot 2, Block 14, thence

4. S 02°14'20" E, 87.00 feet, along the aforesaid westerly boundary line of Lot 2, Block 14, to a point in the northerly boundary line of Lot 10, Block 14, thence
5. S 87°45'12" W, 20.65 feet, along the aforesaid northerly boundary line of Lot 10, Block 14, to a point in the easterly boundary line of Lot 11, Block 14, thence
6. N 03°34'20" W, 20.00 feet, along the aforesaid easterly boundary line of Lot 11, Block 14, to a point in the northerly boundary line of Lot 11, Block 14, thence
7. S 87°45'40" W, 92.00 feet, along the aforesaid northerly boundary line of Lot 11, Block 14, and continuing along the aforesaid northerly boundary line of Lot 13A-1, Block 14, to the Point and Place of BEGINNING.

CONTAINING 9,989.91 square feet, or 0.229 acres of land, more or less.

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 a "CB – Central Business" District.

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2024.

ATTEST:

President of Council

City Clerk

This Ordinance approved this _____ day of _____, 2024.

Mayor

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