

# CITY OF BETHLEHEM

## Department of Community and Economic Development Interoffice Memo

**To:** Michael G. Colon, Council President

**From:** Darlene L Heller, Director of Planning and Zoning

**Re:** Zoning Map Amendment – a portion of the Walnut Street Parking Garage parcel at 33 W Walnut Street

**Date:** January 11, 2024

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At its January 11, 2024 Meeting, the Planning Commission voted 4-0 to recommend approval of the above-referenced Zoning Map Amendment.

The proposal is to rezone a portion of the parcel located at 33 W Walnut Street from RT – High Density Residential to CB – Commercial/Central Business. The proposed map amendment is a component of the Bethlehem Parking Authority's overall initiative to redevelop the Walnut Street Parking Garage, remove a situation where one lot is in two zoning districts and to remove the existing nonconforming use situation for the commercial parking garage.

Also attached is the prior memo forwarded to the Planning Commission for their consideration.

Please feel free to reach out if you would like to discuss this information further or if you have any questions.



Darlene L. Heller, AICP  
Director of Planning and Zoning

Enclosure

C. City Council Members  
M. Deschler, Esq.  
C. Peiffer

Mayor Reynolds  
L. Collins, Esq.  
Steve Fernstrom, Bethlehem Parking Authority

# CITY OF BETHLEHEM

## Department of Community and Economic Development

### Interoffice Memo

**TO:** Planning Commission members

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

**RE:** Proposed Zoning Map Amendment (RT-High Density Residential to CB-Central Business District) at 33 W Walnut Street

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The Bethlehem Parking Authority (BPA) will be demolishing the current parking garage at 33 W Walnut Street in 2024 and reconstructing a new parking garage and related mixed-use development at that site. The site currently consists of (4) four separate parcels. Three of the parcels are currently zoned CB-Central Business District (CB) and one of the parcels is zoned RT-High Density Residential (RT).

This zoning map amendment is proposed to zone all of the parcels CB because the project will continue to include a commercial parking garage and related mixed-use structure. A commercial parking garage and/or a related mixed-use structure are not permitted uses in the RT zoning district.

Each of the four parcels are owned by the Bethlehem Parking Authority.

The four parcels will be consolidated and resubdivided into two separate lots as a part of the new parking garage redevelopment proposal. The resubdivision cannot be finalized until the zoning map is revised and all of the parcels are zoned consistently.

Attached to the BPA petition for approval is a map exhibit showing the area proposed to be rezoned.

#### Recommendation

The Planning Bureau recommends approval of the requested zoning map amendment to create consistency within the use of the project site and to remove an existing nonconforming use from the existing zoning map.

This request will be placed on your January 11, 2024 Planning Commission agenda for review.

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CC: Steve Fernstrom, Bethlehem Parking Authority  
M. Deschler, Planning Commission Solicitor  
C. Peiffer  
L. Collins

DATE: December 28, 2023

*Darlene Heller*

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Darlene L. Heller, AICP  
Director of Planning and Zoning