



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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December 3, 2021

Dino P. Cantelmi, Jr.
2854 Linden Street
Bethlehem, PA 18017

RE: **(21-007 Site Plan Review) – 21110003 – 2854 LINDEN STREET– SITE PLAN REVIEW – Ward 14, Zoned RG, plan dated November 4, 2021.**

Mr. Cantelmi,

The purpose of this letter is to provide overall planning and guidance to the Planning Commission and Zoning Hearing Board. The project will be reviewed at the December 15, 2021 Zoning Hearing Board meeting. Per Zoning Ordinance Section 1322.01 and 1322.02, Site Plan Review, the Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board . . . because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

General review comments for consideration are as follows:

1. Four variances are being requested (see attached Zoning comment #7). Two could be avoided by reducing the number of dwelling units by four. The zoning appeal includes four more dwelling units than permitted (32 vs 36) and 22% more building length than permitted (220' vs 180') by the Zoning Ordinance. Also, these long buildings can appear institutional and less residential than smaller buildings or an L-shaped building.
2. The plan layout with a surface parking lot in front of the proposed building is not recommended. Although design guidelines do not specifically apply in the RG zoning district, it has been a common and consistent recommendation of the Planning Bureau to place parking to the rear of a building whenever practical. Although the lot slopes downward from south to north, it isn't totally clear that is a reason to place the parking lot in front of the apartment building.

This plan will be placed on the December 9, 2021 Planning Commission agenda for review.

Additional comments to be addressed at the Land Development review stage are attached.

Sincerely,

Darlene L. Heller
Director of Planning and Zoning

Cc: B. Yandem T. Wells G. Cryder
J. Sickonic D. Shaffer M. Halbfoerster
C. Peiffer M. Reich D. Wagner, DMS Real Estate Plans & Designs

Enclosure

Additional Comments Related to the Overall Land Development

ENGINEERING

Public Works – Engineering

1. An HOP is required for proposed work along Linden Street (S.R. 3015). A copy of the HOP shall be submitted to the City upon receipt.
2. ROW along Linden Street and Butztown Road is to be dedicated to the City. A deed of dedication will need to be prepared for the portions of the ROW to be dedicated.
3. Correct/Modify/Change all text, lines and symbols to be compatible with gray scale for plan reproductions. Color plan products will become indistinguishable due to similar line weights and types when reproduced for construction guidelines and directions.
4. The utility pole on the east side of Linden Street across from 2843 appears to be in or very close to the proposed curb.

The following notes are required on the land development plans:

1. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
2. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
3. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
4. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

This Site Plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Public Works – Traffic

1. Trip generation calculations shall be submitted, along with any warranted traffic studies, per SALDO 1347.14.
2. The signal permit at Linden Street and Butztown Rd / Barnsdale Rd shall be updated to reflect the proposed ADA ramp.
3. Any improvements along Linden Street (SR3015) shall be coordinated with PennDOT as they are in design phases for the SR 3015 Linden Street Betterment Project to resurface Linden Street, update signals, etc.

Public Works – Lighting

1. With the proximity of the development to the traffic signal, the city will need the traffic signal pedestrian displays upgraded to the hand/man count down style on each pole. There will need to be pushbuttons on each pole for each direction and the controller will need to be updated and timings modified to accommodate proper pedestrian movements.
2. Submit a lighting plan for review.

Public Works – Forester

1. Submit a landscape plan with included calculations.

FIRE

1. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.) At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
2. The architect/engineer must confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. {See attached A2 Main Print for vehicle dimensions} (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
3. A fire hydrant shall be installed as part of this project. The hydrant shall be installed at a location that meets the requirements of the Fire Code (Refer to International Fire Code, 2015 ed., Section 507, 912.2 and Appendix C for additional information.)
4. Contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question reference Fire Code requirements.

RECYCLING

1. Site plan shows a trash enclosure on site. However, property owner must take into consideration that recycling services will need to be provided at this address. Points to consider include:
 - a. Proper storage area for both trash and recycling materials
 - b. If recycling materials will be stored inside or outside.
 - c. Vehicle access to storage area
 - d. Illustrate on drawings where actual recycling collection area will be located if outside. Drawings to include dimensions of proposed area.

ZONING

1. 1322.02(c)(1)(i) Add a Statement of proposed use to include, “construct a three-story structure containing 36 multi-family dwellings, a 72 car parking lot, site appurtenances and landscaping”.
2. 1322.02(d)(1) Provide an existing conditions plan and indicate which natural features are to be retained or removed; Ref. Section 1318.28(a) for tree replacement.
3. 1322.02(d)(2) Building Arrangement and 1322.02(d)(3), Access, Parking and Circulation, neighborhood context includes two-story attached dwellings fronting North Lark Court; two-story and two and one half story single-family detached dwellings fronting Linden Street; one story detached dwellings fronting Butztown Road and a two-story commercial financial institution at the northeast corner of Linden Street and Butztown Road. The site slopes down ~10’ south (405’) to north (395’). There is a common setback of ~30’ along the eastern edge of Linden Street and ~45’ along the southern edge of Butztown Road.
 - a. The City’s Zoning Ordinance recommends orienting buildings toward the principle street (Linden Street), placing a building’s façade within a common setback (28’ or greater setback from Linden Street and 45’ or greater from Butztown Road); placing parking to the side or rear of the principle building and reducing the overall amount of paving. The following options are recommended to achieve these goals:
 - i. **Option 1.** Rotate the structure and parking 90 degrees, placing the current rear of the structure adjacent to Linden Street and within a 28’ or greater setback and to either encroach +/- 30 into the minimum required front yard setback (decreasing from 80’ to 50’), or encroach +/- 30 into the minimum required rear yard setback (decreasing from 60’ to 30’), or a combination thereof. Subsequently, it is recommended that the stormwater detention basin be relocated to the northeast corner of the parcel, reoriented along the lot line with 1134 Butztown Road and buffer from its view.

- ii. **Option 2.** Split the building into two, three-story, 18 unit structures, placing one in the northwest corner of the parcel and with the 110' length parallel to Linden Street/side lot line and the other in the southeast corner of the parcel and with the 110' length parallel to Butztown Road/rear lot line.
- b. Either option would thereby achieve the aforementioned goals and reduce the amount of paving by eliminating the 360 degree fire access lane. Coordinate with the Fire Marshal for code compliance.
- 4. 1322.02(d)(5) Special Features, provide a buffer yard between the side lot line and the adjacent lot line with 1134 Butztown Road and N Lark Court, Unit S; Ref 1318.23(a).
- 5. Sheet C-1, Sketch Plan, indicate on the plan the front lot line (primary), front lot line (secondary), side lot line and rear lot line; ref. 1302.67(g). Per the submitted plan, the primary front lot line is the northern lot line (parallel with Butztown Road), the secondary front lot line is the western lot line (parallel with Linden Street), the side lot line is adjacent to 1134 Butztown Road/N Lark Court, Unit S and the rear lot line is adjacent to N Lark Court, Units A-L.
- 6. Sheet C-1, Sketch Plan, Zoning Data Chart, correct as follows:
 - a. Minimum Lot Width, Provided = ~319', Ref 1302.67(l)
 - b. Maximum Building Coverage, Required = 70%
 - c. Maximum Building Height, Required = 40' or 3 stories; Provided = 32'-3"
 - d. Building Setbacks, Front-Primary (Butztown Road), Required = 40'*
 - i. *Section 1322.03(II)(7)(i) = 80'
 - e. Building Setbacks, Front-Primary (Butztown Road), Provided = ~194'
 - f. Building Setbacks, Front-Secondary (Linden Street), Required = 25'**
 - i. **Section 1318.07 = 15'
 - g. Building Setbacks, Front-Secondary (Linden Street), Provided = 67.90'
 - h. Building Setbacks, Rear, Provided = 64.50'
 - i. Building setbacks, Side, Provided = 50.51'
- 7. Sheet C-1, Sketch Plan, Zoning Data Chart, Variances Required:
 - a. Dimensional Variance to reduce the lot area per dwelling, 4,000 SF required, 3,601 SF proposed, or 32 dwellings permitted, 36 proposed, ref. 1306.01(a)(3).
 - b. Maximum Building Length, Required = 180', Provided = 220'; Ref Section 1322.03(II)(4).
 - c. Dimensional Variance to reduce the minimum separation distance between dwellings and parking, 15' required, 8' proposed, Ref. 1322.03(II)(5)(i).
 - d. Variance to locate an accessory structure (garbage dumpster) within the front yard; Ref 1306.03.
- 8. Sheet C-1, Sketch Plan, provide for bicycle parking, Ref. Section 1319.02(o).

GENERAL

- 1. A recreation fee of \$1500 per dwelling unit (\$54,000) will be required at the Land Development stage prior to completion of a developer's agreement.
- 2. Explain why the dumpster is so far away from the building. Indicate if waste areas are provided inside the building also.