

CITY OF BETHLEHEM

Inter-Office Memorandum

SUBJECT: Rezoning Request from Serfass Development & Acquisitions I, LLC (“Petitioner”)
Subject Parcel(s): 119 Technology Drive (“Parcel”)

TO: Darlene L. Heller, Director of Planning and Zoning

FROM: Tad J. Miller, City Clerk

DATE: February 8, 2023

Attached is a rezoning petition with associated documents (“Rezoning Request”) submitted by the above-referenced Petitioner in connection with a request to rezone the above-referenced Parcel. Petitioner has requested that the City rezone the Parcel from IR (Industrial Redevelopment) to CB (Central Business).

The Rezoning Request communication was read into the record at the February 7, 2023 City Council meeting. A public hearing on this Rezoning Request is scheduled for Tuesday, March 21, 2023, at 7:00 PM in Town Hall (“Public Hearing”).

REQUESTS

1. Please forward this Rezoning Request to the City Planning Commission for their review and potential comment at its March 9 meeting.
2. Additionally, please conspicuously post notice of the Public Hearing, at least one (1) week prior to the hearing date, at points deemed sufficient along the perimeter of the Parcel(s) to notify potentially interested residents.
3. Also, please provide the Law Bureau with an address list of any abutting real property owners and owners of real property within the affected area, to allow the bureau to provide such notice at least thirty (30) days prior to the Public Hearing date.

Thank you for your assistance and please let me know if you have any questions.



Tad J. Miller
City Clerk

Attachments

cc: Members of Council
Brian Panella, Esq.
Mayor Reynolds
L. Collins
C. Peiffer
B. Yandem
C. Bartera

LAW OFFICES
BROUGHAL & DeVITO, L.L.P.

38 WEST MARKET STREET
BETHLEHEM, PENNSYLVANIA 18018-5703

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VIA HAND DELIVERY

February 2, 2023

Darlene Heller, AICP
City of Bethlehem
Director of Planning and Zoning
10 E. Church Street
Bethlehem, PA 18018

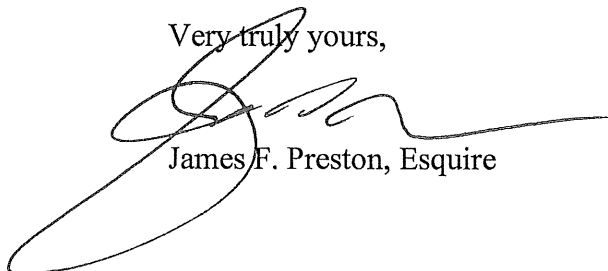
Dear Darlene:

Enclosed is a petition filed on behalf of Serfass Development & Acquisitions I, LLC seeking to rezone certain property in the City of Bethlehem. Also, included are:

- 10 copies of an existing conditions plan showing the Subject Property as currently developed.
- 10 copies of a proposed sketch plan showing proposed development at the Subject Property pending rezoning; and,
- 10 copies of a memorandum to City Council as referenced in the Petition to rezone.

If you need anything further let me know.

Very truly yours,



James F. Preston, Esquire

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

February 2nd, 2023

Re: Memo to City Council - Rezoning Request
119 Technology Drive

Serfass Development & Acquisitions is submitting a rezoning request for 119 Technology Drive. The current zoning is IR (Industrial Redevelopment). The rezoning will allow for one of the largest redevelopments in recent Bethlehem history. The proposed development is a 240 unit, 6 story, apartment building with onsite parking and amenities that will rival our larger metropolitan neighbors. The site is located one block North of the Southside's main retail corridor (3rd Street), and one block Northeast of the soon to be redeveloped Banana Factory.

The current industrial zoning does not fit the vibrant, trendy, and diverse community that the Southside has transformed into over the past decade. The rezoning is necessary to continue Bethlehem's evolution and growth. The soon to be vacant building that current occupies the site has several large outdoor liquid nitrogen tanks, chemical stacks, and electrical gear that is all visible from 2nd Street and the Fahey Bridge.

With the new development will come 300+ new residents to the Southside. This will create a burst of energy to the 3rd Street corridor and help accelerate other projects such as the Riverport Public Market. The development will provide much needed housing for the area that according to LVPC grows by approximately 4,000 people per year.

We are not seeking any tax abatement or other subsidies from the City. We project the new tax revenue generated will be over \$600,000 a year. In addition, the construction of the building will bring jobs and economic growth to the City. Employment opportunities for construction works, architects, engineers, as well as ongoing jobs for property management and maintenance staff.

The new development will lean heavily into the art district, and pull inspiration from other post-industrial cities that have found renaissance through art, such as Seattle's SoDO, and Miami's Wynwood District. Amenity space will be dedicated for artist studios, and on the exterior of the building landscaping will feature sculptural elements. The architectural style of the new building will pay homage to Bethlehem's industrial past but include unique elements that communicate we are a City that is focused on an artistic and entrepreneur future.

In closing, we believe this rezoning will initiate several City benefits:

- Redevelopment of a soon to be vacant dated industrial building
- 300+ new residents to patronize shops & restaurants
- Significant increase to tax base
- Champions the City's Arts District
- Located adjacent to public parking deck and provides onsite parking
- Conforms to Smart Growth initiatives
- Rezoning conforms with City of Bethlehem's comprehensive plan
- Progressive architecture that promotes the evolution of the City of Bethlehem

PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM
FOR AMENDMENT TO THE CITY ZONING ORDINANCE BY
REVISION OF THE CITY ZONING MAP

AND NOW comes Serfass Development & Acquisitions I, LLC, and Petitions City Council for a revision of the City's zoning map as more particularly set forth herein:

1. Petitioner, Serfass Development & Acquisitions I, LLC ("SDA"), is a Pennsylvania limited liability company with a business address of 3764 Mauch Chunk Road, Allentown, PA 18104.
2. SDA holds equitable title to real property in the City of Bethlehem more particularly described by Deed dated February 12, 2007, recorded at Northampton County Deed Book 2007-1, Page 64200 ("Subject Property"), and more particularly described as Tax Parcel Number P6-2-2f.
3. The Subject Property is situated at the confluence of the Philip J. Fahy Memorial Bridge, East 2nd Street, and Columbia Street in South Bethlehem.
4. The Subject Property is zoned IR (Industrial Redevelopment).
5. The Subject Property abuts a CB zoning district (Central Business) to the West and to the South of the Subject Property.
6. SDA proposes to develop the Subject Property with a Multi-Family Dwelling Use.
7. The proposed Multi-Family Dwelling use is a permitted use in the CB zoning district.
8. SDA believes rezoning the property to CB constitutes proper planning and will provides benefits as described the Memorandum, addressed to City Council, attached hereto.

9. The rezoning proposed in this Petition follows existing lot lines and does not create new lot lines.

Wherefore, Petitioner prays City Council to revise the City's zoning map by rezoning the Subject Property, identified as Parcel ID # P6-2-2f, from IR (Industrial Redevelopment) to CB (Central Business).

Serfass Development & Acquisitions I, LLC

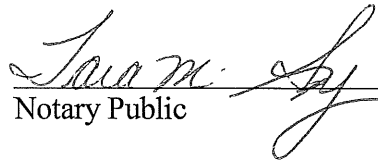
Date: 2/2/2023

By: 
Kevin Serfass, Managing Member

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF NORTHAMPTON)

ON THIS, the 2nd day of February, 2023, before me a notary public, the undersigned officer, personally appeared Kevin Serfass and acknowledged himself to be the Managing Member of Serfass Development & Acquisitions I, LLC and that as such Managing Member was authorized to execute the foregoing document on behalf of Serfass Development & Acquisitions I, LLC, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Tara M. Szy, Notary Public
Northampton County
My commission expires November 17, 2025
Commission number 1164267
Member, Pennsylvania Association of Notaries



NO.	REVISION	BY	DATE
1	PER CITY OF BETH COMMENTS	CM	6/27/94

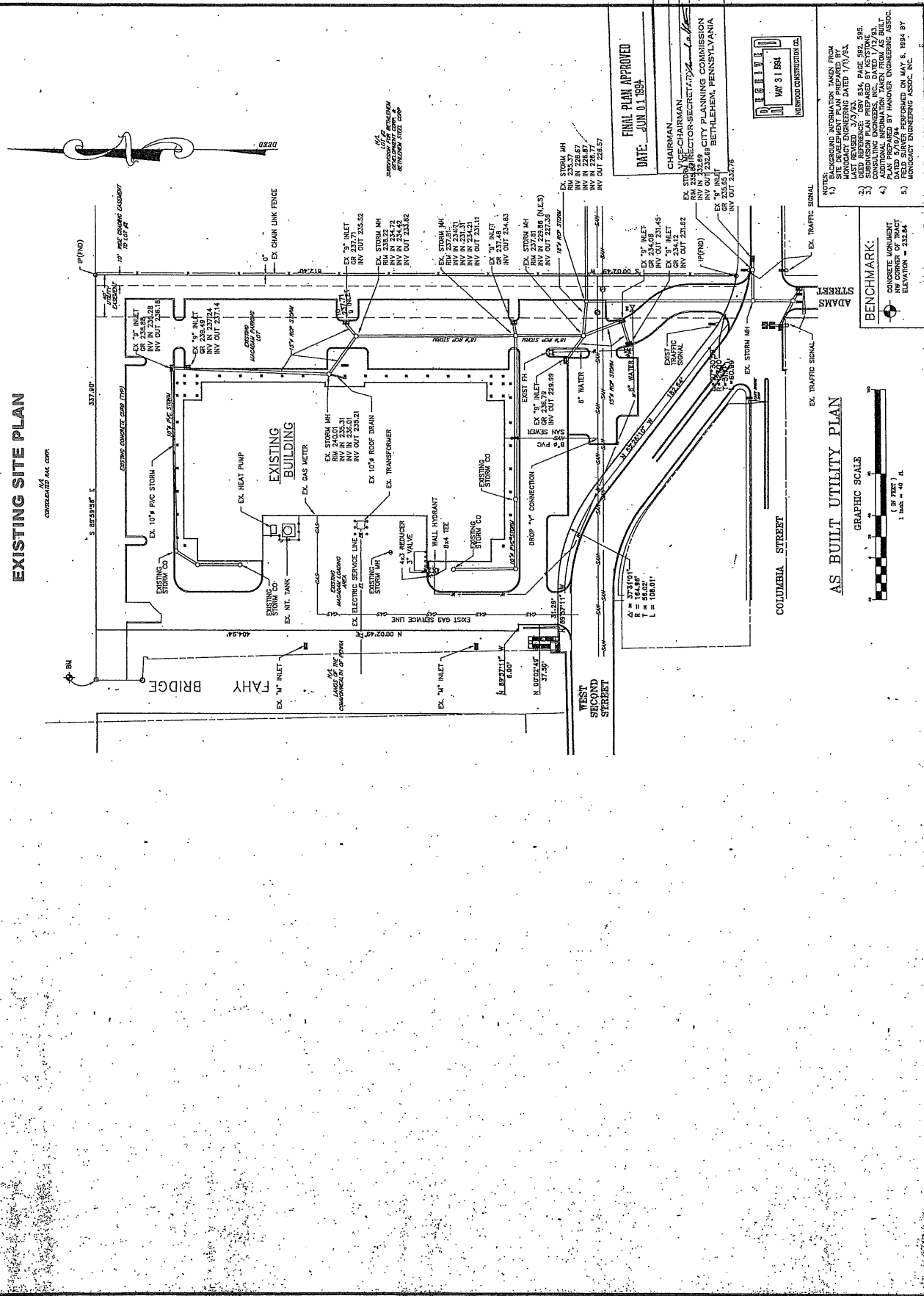
MONOCACY ENGINEERING ASSOCIATES INCORPORATED
 21 South Main Street, Suite 200, P.O. Box 1001
 Bethlehem, PA 18010-0100
 Phone: 610-741-1000

AS BUILT SURVEY PLAN
 SITE UTILITY LOCATIONS
 BETHLEHEM TECHNOLOGY CENTER
 BETHLEHEM, PENNSA.
 MAY 10, 1994

MONOCACY ENGINEERING ASSOCIATES INCORPORATED
 21 S. MAIN ST., SUITE 200
 BETHLEHEM, PA 18010

EXISTING SITE PLAN

CONSULTANT: J.M. LINK, P.E.
 DATE: 10/27/94



FINAL PLAN APPROVED
 DATE: JUN 01 1994

CHAIRMAN: [Signature]
 VICE-CHAIRMAN: [Signature]
 DIRECTOR-SECRETARY: [Signature]
 CITY PLANNING COMMISSION
 BETHLEHEM, PENNSYLVANIA

- NOTES:**
- 1) BACKGROUND INFORMATION TAKEN FROM MONOCACY ENGINEERING DATED 7/1/93.
 - 2) LAST REVISION 3/7/94 BY BAK PAGE 592, 593.
 - 3) SUBVERSION PLAN PREPARED BY KESTONE ASSOCIATES.
 - 4) ADDITIONAL INFORMATION TAKEN FROM AS BUILT PLAN PREPARED BY HANOVER ENGINEERING ASSOCIATES.
 - 5) FIELD SURVEY PERFORMED ON MAY 5, 1994 BY MONOCACY ENGINEERING ASSOC. INC.

BENCHMARK:
 CONCRETE MONUMENT
 2' DIAMETER
 ELEVATION = 332.84'



AS BUILT UTILITY PLAN

