

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

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.

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

DATE: December 28, 2023

Darlene Heller

Darlene L. Heller, AICP
Director of Planning and Zoning