

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

TO: J. William Reynolds, City Council President
FROM: Darlene Heller, Director of Planning and Zoning
RE: Rezoning of 1103 through 1117 Main Street and 1116 and 1118 Orchard Street
from RT Residential to Institutional

At its August 13, 2015 meeting, the Planning Commission voted 5-0 to recommend approval of the above referenced rezoning request.

The parcels shall then be consolidated into the abutting Institutionally Zoned parcels.

The Planning Bureau memo is attached for reference.

cc: Mayor Donchez
A. Karner
T. Samuelson
M. Kloiber
Attorney Paul Florenz

DATE: August 17, 2015



Darlene Heller
Director of Planning and Zoning

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: Rezoning of 1103 through 1117 Main Street and 1116 and 1118 Orchard Street

Attached for your consideration is an application for the rezoning of the above-referenced properties submitted by Moravian College.

Findings of Fact

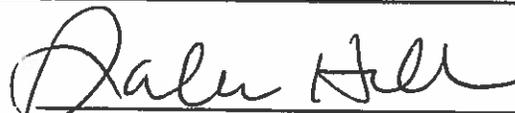
1. The area proposed to be rezoned includes 7 contiguous parcels bounded by Main Street, Orchard Street, Durham Street and W Laurel Street.
2. The lots are currently zoned RT-Residential and are owned by Moravian College.
3. These lots are currently utilized as a part of Moravian's Main Street Campus and are incorporated with the campus via access, parking and use.
4. The parcels currently house 3 twin buildings occupied by student housing and offices for International Studies and Institutional Diversity. The buildings are not listed as historic resources or located in a historic district or an area noted as eligible as a historic district.
5. The Institutional zone requires a 5 acre minimum lot size (which these lots do not meet). The parcels will need to be consolidated with abutting campus properties that are zoned Institutional as a part of this rezoning and the concurrent street vacation process.
6. The proposal requests that the lots be rezoned to Institutional so that they can be incorporated into the Moravian Campus and redeveloped to house a Health Science Building. However, the current use of the properties also complies with the permitted uses in the Institutional Zone.

Recommendation

The Planning and Zoning Bureau supports the proposal to rezone the properties from RT to Institutional provided that the parcels are consolidated into the abutting parcels to ensure that nonconforming lots are not created in the Institutional district. The use and reuse of the parcels is in keeping with the purpose and intent of the Institutional Zone.

This item is placed on your August 13 Planning Commission agenda for consideration.

DATE: 8-4-15



Darlene L. Heller
Director of Planning and Zoning

CC: T. Samuelson
S. Borzak
A. Karner
M. Kloiber