

Skyline West, LLC
2005 Schoenersville Road, Suite 106
Bethlehem, PA 18017

March 26, 2018

Honorable Adam Waldron, President
Bethlehem City Council
10 E. Church St.
Bethlehem, PA 18018

Dear President Waldron,

Enclosed please find a petition on behalf of Skyline West, LLC and the Redevelopment Authority of the City of Bethlehem for the rezoning of a certain property in the City of Bethlehem, Lehigh County, for the purposes of advancing the redevelopment plan subject to the Agreement of Sale between the Authority and Skyline dated January 18, 2018 and approved by City Council on March 6, 2018.

Thank you for your consideration.

Very truly yours,



Jeffrey A. Parks, Member

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 the Redevelopment Authority of the City of Bethlehem and Skyline West, LLC, to Petition City Council for the revision of the city's zoning map as is more particularly set forth herein:

1. Petitioner, Redevelopment Authority of the City of Bethlehem (hereinafter RDA) is a public body corporate with its offices at 10 E. Church Street, Bethlehem, Northampton County, Pennsylvania.
2. Petitioner, Skyline West, LLC (hereinafter Skyline) is a Pennsylvania limited liability company, with its principal place of business at 2005 City Line Road, Suite 106, Bethlehem, Lehigh County, Pennsylvania.
3. Petitioner, RDA on January 18, 2018 approved an agreement of sale of land for redevelopment (hereinafter the "Agreement of Sale") with petitioner Skyline for a parcel of land owned by RDA in the City of Bethlehem, Lehigh County, said parcel (hereinafter the "Subject Property") being more fully delineated in Exhibit A attached hereto and made a part hereof.
4. Said Agreement of Sale was approved by City Council on March 6, 2018.
5. The redevelopment plan (hereinafter "Redevelopment Plan") submitted by Petitioner Skyline proposes the construction of a multi-family apartment building and parking complex.
6. The Subject Property is an undeveloped parcel bordered on the east by Conestoga Street, on the south by other lands of the RDA, on the west by a right of way of the Pennsylvania Department of Transportation for Pennsylvania Route 378, and on the north by a parcel owned by Petitioner Skyline, identified as 143 W. Broad Street in the City of Bethlehem.
7. The Subject Property is zoned Institutional.
8. Petitioner Skyline's adjacent property at 143 W. Broad Street is zoned CL (Commercial Limited).

9. In order to construct the multi-family residential development that is the subject of the Agreement of Sale, the Subject Property must be rezoned to the same zoning classification as 143 W. Broad Street: CL.

10. Petitioner Skyline's Redevelopment Plan will require actions by the City's Planning Commission, Zoning Hearing Board and Historic and Architectural Review Board. None of these actions can begin until the change of zoning of the Subject Property is approved.

11. Timely consideration of the zoning change for the Subject Property is necessary in order to meet the 180 day deadline for construction document submission in the Agreement of Sale,

Wherefore, Petitioners pray City Council to revise the city's zoning map by rezoning the Subject Property, which is more particularly delineated in Exhibit A.

Redevelopment Authority of the City of Bethlehem

Date: 3/26/18

By 
Tony Hanna, Executive Director

Skyline West, LLC

Date: March 26, 2018

By 
Jeffrey A. Parks, Member

