

CITY OF BETHLEHEM

Department of Planning and Zoning

Interoffice Memo

TO: Planning Commission Members

FROM: Darlene Heller, AICP, Director of Planning and Zoning

RE: Proposed Zoning Ordinance Amendment stating that City Revitalization and Improvement Zone (CRIZ) qualified projects receive relief from dimensional requirements

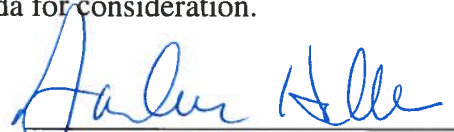
DATE: March 1, 2018

Attached is a proposed Zoning Ordinance amendment to address CRIZ qualified projects. In 2013, the City of Bethlehem was designated as a City Revitalization and Improvement Zone (CRIZ) community. CRIZ designation provides tax benefit to certain parcels in order to assist and encourage development and redevelopment of non-residential economic development projects. Bethlehem designated 130 acres of potential non-residential development to receive the CRIZ benefit. Bethlehem is currently reassessing the allocation of CRIZ-designated land to maximize the use of the CRIZ designation.

The intention of the City is to match the area of CRIZ designated parcels to the actual footprint of a building or structure receiving CRIZ benefit. However, the current Zoning Ordinance does not specifically allow a lot size to match a building footprint because of building setback, building lot coverage, minimum lot size and other dimensional requirements.

The attached amendment was developed with the assistance of the Planning Commission Solicitor and is proposed to allow flexibility to create smaller building lots strictly for the purpose of supporting CRIZ qualified projects and the related economic development that they support.

This Zoning amendment is placed on your March 8 Agenda for consideration.



Darlene Heller
Director of Planning and Zoning

CC: A. Karner
E. Healy
Mayor Donchez
T. Samuelson
S. Borzak