



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 5, 2019

Roderick M. Chirumbolo
Bolo Engineering, LLC
3514 Courtney Drive
Center Valley, PA 18034

RE: (19-002 Site Plan Review) – 19060013 – 565 W. Lehigh Street – JAMA Properties – Ward 10, Zoned CL, plan dated May 6, 2019.

Dear Mr. Chirumbolo:

The above-referenced plan has been reviewed by the appropriate City offices. Per Zoning Ordinance section 1322.02(a)(3), Site Plan Review, the Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board . . . because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

General review comments are as follows:

ENGINEERING

1. This plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Sanitary

1. Provide detailed information on previous and current usage of the property so any change of flow can be calculated for tapping fee purposes.
2. A detailed stormwater management report will be required to determine the stormwater requirements.
3. The western driveway access will need an access easement from the adjacent property.

Public Works – Traffic

1. Trip Counts shall be submitted.
2. All signs (handicap parking signs, stop signs, etc.) shall be shown on the plan.

Public Works – Urban Forestry

1. Submit a landscape plan.

Public Works – Water

1. Provide proposed utility plan for further review.

FIRE

1. A Knox Box for City of Bethlehem Fire Department access must be installed. Add this note to plans.
2. Indicate if the building is fully sprinklered.
3. Indicate the location of all Fire Department Connections (FDC). The FDC must be in a visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. (IFC 912.2.1) It must be within 200 feet of a fire hydrant. Add note: "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
4. All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
5. Contact the Fire Department at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any questions regarding Fire Code requirements.

ZONING

1. The proposed use is a 3 story multifamily building containing 30 dwelling units. Article 1306.01.b.2.a requires 2500 sf per dwelling unit for buildings 3 ½ stories or less. The plan shall be amended to indicate 2500 sf per dwelling unit is required, not 1200 sf per dwelling unit. The proposal is for 1,867 sf per dwelling unit.
2. Article 1305.01.a requires the first floor front of a multifamily dwelling to contain a principal retail, restaurant or personal service use.
3. Article 1322.03.11.4 permits a maximum building length of 180 feet and 186' is proposed.
4. Article 1322.03.11.5.i requires a separation of at least 15' between the building and the parking area. Only 7' is proposed.
5. Article 1322.03.11.5.ii prohibits parking areas of over 40 cars without the separation of a minimum 6 foot wide planting strip. No planting strip separates the front or side parking area.
6. A buffer yard in accordance with Section 1318.23 shall be shown along the eastern property line since the proposed building contains at least 6 dwelling units (Section 1318.23.i.2).

RECYCLING

1. Plans submitted do not provide any details on how property owner will maintain trash and recycling services. Property owner will need to provide specific details on how they will handle the trash and recycling services with their plans.
2. Property owner should show the size of the trash enclosure noted on the plans.

GENERAL

1. A recreation fee of \$45,000 must be paid prior to the signing of the developer's agreement.
2. The existing one story commercial building will be demolished on the site. The new plan should bring the proposed 3 story building up to the front property line as required by the Design Guidelines in Article 1311.04. Article 1311.03, Modifications, requires approval from the Planning Commission for this waiver. The applicants shall provide documentation that the building is not able to be constructed at the front lot line to pursue this waiver.
3. At the time of Land Development submission, architectural elevation drawings must be submitted to determine compliance with the Design Requirements in Section 1311.05, including façade materials, required variations in rooflines and setbacks for buildings over 150', decorative parking lot lighting, and the recommendation for the building layout to appear like smaller connected buildings since the building is over 150 feet in length.
4. The applicant shall explain if a sidewalk will be erected the full length of the building frontage. If so, indicate how foundation landscaping will be incorporated into the plan.

This item will be placed on the July 11, 2019 Planning Commission agenda for discussion. Please bring colored elevations and colored site plans on boards to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dornier
Z. Sayegh
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