

CITY OF BETHLEHEM

Department of Planning and Zoning

Interoffice Memo

TO: Planning Commission members
FROM: Darlene L. Heller, Director of Planning and Zoning
RE: Proposed Rezoning - 2015 City Line Road

The City received a request to rezoning 2015 City Line Road from CS (Shopping Center) to PI (Planned Industrial). Copies of the proposal and map are enclosed in you packets.

Findings

2015 City Line Road sits at the corner of City Line Road and City Line Place.

The property is approximately 3.5 acres and includes a 53,000 square foot industrial, warehouse-type building and associated parking.

Parcels to the north and west include industrial uses compatible with the PI zoning district. Abutting parcels to the east and south are vacant. The parcel abuts the PI zoning district boundary line immediately to the north and the west of the parcel.

The PI zoning district was created in 1961 with the development of LVIP I. The PI zoning district was created to mirror the required covenants in LVIP to direct development for the planned industrial park. The original PI zoning district extended to Airport Road to the west and Schoenersville Road to the east.

The purpose of the Planned Industrial zone, as described in the Zoning Ordinance, is “to permit and encourage modern industrial development in a park-like setting. To provide a desirable location for those types of industry which are harmonious with, and do not constitute a hazard or nuisance to surrounding areas. To maintain landscaped area as part of each lot, to encourage architectural harmony, and to create an aesthetically pleasing and functional business park.”

Back in 2004, the properties along Schoenersville Road were rezoned to CS-Shopping Center because of the changing nature of the corridor. Schoenersville Road is clearly a commercial corridor. Following the rezoning several commercial uses were developed in this CS area including a retail strip mall, a hotel, Restaurant Store and gas station. Some of the parcels languish as underutilized industrial parcels.

The purpose of the Shopping Center zone, as described in the Zoning Ordinance, is “to provide for the development of modern, well-planned shopping centers with coordinated traffic access, to provide for a variety of compatible businesses. The district is intended to result in a group of properly related business and compatible facilities comprising a single architectural scheme with appropriate landscaping, off-street parking, screening and vehicular access. . . .”

The 2004 rezoning included a few parcels that did not front directly onto Schoenersville Road. Some of these parcels have been redeveloped, but 2015 City Line Road has languished.

The parcel is located in a transition area between the bulk of the Planned Industrial district and the fringe of the Shopping Center district. Since it is located 3 parcels west of Schoenersville road the parcel does not get the benefit of Schoenersville frontage.

Conclusion

The Planning Bureau recommends that the Planning Commission act favorably on this rezoning appeal for the following reasons:

- the parcel has no immediate frontage on Schoenersville Road (the actual commercial corridor),
- the parcel includes a building that is already industrial in nature, and
- the parcel abuts the PI zoning district and other parcels that include PI uses.

This item is placed on your October 10 Planning Commission agenda for consideration. You will act on the proposal to send a recommendation on the proposal to city council. We can discuss the proposal in more detail at the meeting.

CC: Mayor Donchez
A. Karner
E. Healy
Attorney Schlegel

DATE: _____

10-4-19



Darlene L. Heller
Director Planning and Zoning