

**BETHLEHEM CITY PLANNING COMMISSION AGENDA
FEBRUARY 13, 2020 – 5:00 PM
TOWN HALL – CITY CENTER
10 E. CHURCH STREET
BETHLEHEM, PA**

1. APPROVAL OF MINUTES – January 9, 2020

2. LAND DEVELOPMENT

- a. **(19-010LD) – 19110006 – 77 Wind Creek Blvd Land Development Plan – Ward 17, Zoned IR, Plan dated November 11, 2019 and last revised January 21, 2020.** The applicant proposes the expansion of the hotel and conference center to include an additional 270 guest rooms, 35,200 sf of meeting place, 5,400 sf bar, 6,424 sf pool, and 11,600 sf spa. The entire property contains 56 acres but the area of disturbance is 7.3 acres.
- b. **(19-009LD) – 19090030 – 30 Unit Multifamily Dwelling Land Development Plan – 565 Lehigh Street - Ward 10, Zoned CL, Plan dated September 6, 2019 and last revised January 20, 2020.** The applicant proposes the construction of a 3 story, 30 unit apartment building on a 1.29 acre lot.
- c. **(20-002LD) - 20010010 – 506-510, 600-630 E. 3RD Street – Revised Land Development Plan (Bldg. B) and Waiver Requests, Ward 4, Zoned IR-R, Plan dated July 15, 2014 and last revised January 22, 2020.** The applicant proposes the removal of a parking lot on Lot B (610 Flats) and the construction of a 5 story building containing first floor retail/restaurants and 74 apartments on the upper floors. The prior approved use of the upper floors was offices. The waiver/modifications requested pertain to minimum lot area requirements and off street parking requirements.

3. ZONING MAP AMENDMENT

- a. Property owner requests the rezoning of 2105 Creek Road from RR (Rural Residential) to R-RC (Residential Retirement Complex) to establish a Residential Retirement Complex consisting of 40 apartment units and 60 parking spaces.

4. ZONING TEXT AMENDMENT

- a. Request to revise the definition of Bed and Breakfast to require that they are owner-occupied.

5. 2019 ANNUAL REPORT

6. DISCUSSION ITEMS