

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: January 2018

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Zoning Ordinance Amendment	Emmaus Borough	Zoning Map Amendment – Rezoning of roughly 4.11 acres of a 17.29 acre tract from Medium Density Residential (R-M) to Limited Commercial (B-L)	The proposed rezoning is consistent with the County Comprehensive Plan. Due to proximity to an intersection and a congested corridor, LVPC recommends that future development include particular consideration to access issues. Additionally, any future development of this site should be cognizant of wetlands and riparian buffers.
2. Zoning Ordinance Amendment	Allentown City	Student Overlay District – Expands the R-SO Student Residence Overlay District Zone to preserve the residential character of the neighborhood	The proposed amendment addresses a matter of local concern.
3. Zoning Ordinance Amendment	Bushkill Township	Commercial Communications Facilities – Establishes a process and standards for the regulation of Commercial Communication Facilities (CCFs)	While the amendment consists primarily of matters of local concern, the LVPC is concerned that this amendment permits tower-based CCFs in the Rural Conservation District (RC). The RC zoning district encompasses Jacobsburg State Park and Blue Mountain/Kittatinny Ridge and corresponds with areas designated on the General Land Use Plan for Natural Features. The LVPC recommends that the township consider and explore the feasibility of restricting development of structures located on or extending above ridgeline elevations like Blue Mountain. The LVPC also commends the inclusion of regulations addressing the potential impacts of CCFs on historic buildings and districts.
4. Zoning Ordinance Amendment	Upper Saucon Township	Enterprise Overlay Zone – Creates a corporate campus use as a permitted use in the Enterprise Overlay Zone, creates regulations for the corporate campus use, adds and modifies relevant definitions, and modifies the zoning map	The proposed amendment is consistent with the County Comprehensive Plan. The LVPC commends the utilization of incentive zoning regarding height requirements, as well as the variety of supporting uses permitted within this land use. Additionally, the pedestrian linkage requirements and the improved bus stop are applauded.
5. Zoning Ordinance	Wind Gap Borough	Various Amendments – Certificate of Compliance, No Impact Home-Based	The proposed amendment addresses matters of local concern.

Amendment		Business, Home Occupation, Fences, Vehicle Signs, Clear Sight Triangle	
6. Zoning Ordinance Amendment	Bethlehem City	Various Amendments – Amends the definitions for “Hotels” and “Personal Services,” increases the maximum building coverage for residential uses in the RT Residential District, and adds regulations prohibiting office uses on the front street level of residential buildings in the Limited Commercial (CL) and Central Business (CB) districts	The proposed amendment addresses matters of local concern.
7. Zoning Map Amendment	Upper Macungie Township	Lot and Setback Requirements – increases the height limit for office uses in Light Industrial (LI) and Limited Light Industrial (LI(L)) zoning districts from 50 feet to 150 feet	The proposed amendment addresses a matter of local concern.
8. Zoning Ordinance Amendment	Upper Macungie Township	Applicability, Conditional Use Process, and Terms Defined	While the proposed amendments address matters of local concern, the addition of stormwater management standards for Conditional Uses broadly supports Comprehensive Plan goals and policies.
9. Zoning Ordinance Amendment	Plainfield Township	Permits and Certificates	The proposed amendments related to the review and issuance of Zoning Permits and Certificates of Occupancy address matters of local concern. The proposed amendments expanding Zoning Permit regulations of natural features and Zoning Officer review authority broadly support and are consistent with Comprehensive Plan goals.