

## LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: April 2018

| PROJECT                       | MUNICIPALITY        | BRIEF STATEMENT OF PURPOSE  | LVPC COMMENT   |
|-------------------------------|---------------------|---|--|
| 1. Zoning Ordinance Amendment | Bethlehem City      | Various – The proposal adds definitions and dimensional standards for the CRIZ, amends drive-through fast-casual restaurants as a not permitted use in the Limited Commercial (CL) and Central Business (CB) districts, and adds a zero minimum rear yard setback requirement in the CB District. | All amendments address matters of local concern.   |
| 2. Zoning Ordinance Amendment | Plainfield Township | Contemporary Uses Ordinance – The proposed amendment adds multiple new uses in certain zoning districts (both by-right and special exception), adds new requirements for site plan submissions, and adds a new section allowing for new provisions and procedures.                                | All amendments address matters of local concern. The addition of new uses also generally supports Comprehensive Plan Economic Development goals.   |
| 3. Zoning Ordinance Amendment | Bethlehem City      | Rezoning of a single parcel from Institutional District (I) to Commercial Limited District (CL) for multifamily residential development   | The proposed amendment is generally consistent with the County Comprehensive Plan. While the Comprehensive Plan recommends a maximum of one dwelling unit per acre on such sloped land, the plan allows for higher-density infill development on steep slopes with appropriate site design. The LVPC also recommends that the municipality thoroughly consider the potential noise and air pollution impacts of Pennsylvania Route 378 on any residential development on the site. |
| 4. Zoning Ordinance Amendment | Emmaus Borough      | Fence Height Regulations  | The amendment addresses a matter of local concern.   |