

CITY OF EASTON MEMORANDUM  
Planning Bureau

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To: Easton Planning Commission  
From: Carl A. Manges  
Date: November 18, 2019  
Re: Subdivision & Land Development Plans for 616-630 Northampton Street & 627 Pine Street  
Zoning District: West Ward/Street Corridor Zoning District, Block Class C  
Applicant: Louis Schwartz  
Tax Parcels: L9SE1B 25 10, 11, 12, 13, 14, & 15 plus L9SE1B 25 25



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**Proposal**

The applicant proposes to combine 7 lots located on the following properties: 616-630 Northampton Street and 627 Pine Street. The applicant also proposes the construction of a 7-story mixed-use building with a first floor supermarket with 39 residential apartments on the upper floors. The property is located in the West Ward/Street Corridor Enhancement Overlay District, Block Class C, where the proposed A12-Mixed Use building is permitted per Article XXIII §595-125. Combining all lots, the property is 14,405 sf with 140.80 linear feet of street frontage. There will also be 49 off-street parking spaces created with this development, located underneath the building and on the 2<sup>nd</sup> floor. The off-street parking on be 2<sup>nd</sup> floor will be accessed from Pine Street.

This plan was previously in front of the Planning Commission on September 5, 2018. The Commission tabled this plan until the applicant was able to obtain the Special Exception for the Grocery Store and variances for height, size of the non-residential use, a mixed-use building not located on a corner lot, and for off-street parking from the Zoning Hearing Board. The Zoning Hearing Board denied the applicant's requests at the September 17, 2018, meeting. The applicant then revised the plans from a 9-story mixed use building to a 7-story mixed use building, and resubmitted for zoning. The applicant received approval from the Zoning Hearing Board for the Special Exception and variances requests at the September 16, 2019, meeting.

**Analysis**

**Article IV §520-36 Preapplication Requirements**

- a) Location Map is shown on the plans.
- b) Drawing shows lot bearings, distances, and contours.
- c) Site Data:
  - Proposed use is shown on the plans
  - The proposal is for a 7-story mixed-use building with 39 apartments
- d) Impact Analysis
  - No phasing is proposed.
  - Per §520-42(A)(8)(b) – this project will yield 5.85 school aged kids.
  - The proposed improvements are within a developed area that is served by fire and police. Based on the National Wetlands Inventory (NWI), existing features survey, and site visits, no potential wetlands have been identified on the property
- e) Land Suitability
  - The soil consists of Urban Land-Duffield Complex.
  - Leithsville Formation bedrock formation underlies the site.
  - A note indicating that the site is not located in a Federal Emergency Management Agency defined 100-year floodplain is on the plan.
  - The number of street trees to be located on Northampton Street should be in accordance with the recommendations of the City Forester. The City Forester has recommended the addition of 3 street trees.

**Staff Recommendation**

The proposed 7-story mixed-use building into the West Ward neighborhood will have positive and some negative impacts. Building new housing opportunities in the West Ward as well as a grocery store will have very positive impacts. Parking could be a concern; however, the applicant received the required variance for the parking. Therefore, staff recommends conditional final approval with conditions of the Preliminary/Final Subdivision and Land Development Plan titled, Dutchtown Commons.

**DRAFT RESOLUTION**  
**EASTON PLANNING COMMISSION**  
**December 4, 2019**

RE: Dutchtown Commons Subdivision & Land Development Plan  
616-630 Northampton Street & 627 Pine Street  
Zoning District: West Ward/Street Corridor Zoning District, Block Class C  
Applicant: Louis Schwartz  
Tax Parcels: L9SE1B 25 10 through L9SE1B 25 15, plus L9SE1B 25 25

WHEREAS, The Easton Planning Commission is in receipt of subdivision and land development plans for 616-630 Northampton Street & 627 Pine Street, Tax Parcels: L9SE1B 25 10 through L9SE1B 25 15 plus L9SE1B 25 25; and

WHEREAS, 616-630 Northampton Street is located in the West Ward/Street Corridor Zoning District, Block Class C where the proposed A12- Mixed-Use building is permitted per Article XXIII §595-125; and

WHEREAS, The applicant proposes to build a 7-story mixed-use building with a first floor Retail Sales – Large Scale (C10) use, basement and second level parking with 39 residential apartments on the upper floors; and

WHEREAS, The Bureau of Planning has reviewed the applicant’s proposal and recommends that the Planning Commission grant conditional final approval of the Subdivision and Land Development Plans as they are generally consistent with the Comprehensive Plan and with City Codes.

NOW, THEREFORE, BE IT RESOLVED that the Easton Planning Commission grants conditional final approval of the submitted Subdivision and Land Development Plans titled, “Dutchtown Commons” subject to the receipt of final plans which meet the following conditions:

- 1) The plans shall comply with the Planning Staff’s analysis memorandum dated November 18, 2019
- 2) The plans shall note the Special Exception and variances granted by the Zoning Hearing Board on September 16, 2019.
- 3) Three street trees shall be provided in accordance with the City forester’s recommendation.
- 4) Additional comments and concerns of the City Engineer, City Forester, Zoning Administrator, Codes Department and Fire Department shall be met.
- 5) The plans shall not be recorded with the County of Northampton, Pennsylvania until the Easton Planning Commission has granted approval of final plans and all plan titles and certificates are endorsed by authorized signatories.