



**Mark Hartney, Deputy Director
Community and Economic Development**

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October 14, 2022

The Honorable Cynthia Mota
President, City Council
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: Bill 55-2020 -- Amending the Zoning Map and Zoning Ordinance of the City of Allentown by (i) rezoning certain parcels to B-5 Urban Commercial District, (ii) adding an additional note (T) to section 1315.03 altering the area and yard requirements for certain parcels zoned B-5, and (iii) providing for a repealer clause, a severability clause, and an effective date.

Dear Ms. Mota:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, October 11, 2021 the Commission reviewed the above-referenced changes to the City's Zoning Map and zoning text by John Palumbo, COO of Urban Residential Properties. The Commission did not fully endorse the bill:

- 1) The Commission ***agreed to the re-zoning of the two parcels on Riverside Drive from Industrial-3 to Business-5 (that is, Tax Parcel Nos: 6407 4479 1819 and 6407 4478 9158). The land uses permitted in B5 districts are deemed more compatible with the adjacent residential uses. While there are industrial uses permitted in B-5s, such industrial uses are generally less intensive than others permitted in the I-3.***
- 2) The Commission members were ***not all in favor of the text amendment the zoning code -- that is: Note T of the Bill 55.*** A summary of each member's statement on the matter appears in Attachment A. In essence, however, ***two members were opposed to the text amendment and supported City planning staff's recommendations, one member supported the Bill as written and one member supported the Bill as written with the caveat that they would amend the Bill if it didn't start the process over. Another member stated that he supported the bill as written but left before the discussion concluded.***

I have included a copy of the Planning Department's report to the ACPC as well. If you have any questions concerning this action, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Hartney".

Mark Hartney

cc: Michael Hanlon, City Clerk
John Palumbo, Urban Residential Properties (jpalumbo@urbanresproperties.com)
Joseph Fitzpatrick, Fitzpatrick, Lentz & Bubba (jfitz@flblaw.com)