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August 24, 2022

Mr. Michael Hanlon, City Clerk
City of Allentown
435 West Hamilton Street
Allentown, PA 18101

**RE: Zoning Map Change, Bill No. 55
City of Allentown
Lehigh County**

Dear Mr. Hanlon:

On July 20th, Allentown City Council introduced Bill No. 55, which would amend the City’s Zoning Ordinance and Map. The proposal would rezone two parcels along the newly constructed Riverside Drive from the I-3 to B-5 zone (Urban Commercial District). The two properties, 2 W Allen Street (PIN# 640744791819) and 1 W. Liberty Street (PIN #640744789158) appear to currently be used as warehouse and outdoor storage but are in an area of the City that is undergoing significant redevelopment. This amendment aligns with *FutureLV: The Regional Plan*’s goal to ‘encourage an efficient development process that is responsive to regional needs’ (of Policy 1.4). The LVPC commends the Township for updating its ordinances, which demonstrates ‘evolution and adaptability of government’ (Policy 1.1).

This change would ‘guide the location and intensity of development’ and ‘encourage reuse and redevelopment within urban areas’ (of Policy 1.1). These parcels are in an developed urban area and rezoning would ‘revitalize historic centers’ and ‘reduce blight’ (of Policy 4.2). The properties are adjacent to bus routes and this effort would increase density and ‘direct growth by establishing a network of mixed-use centers and mixed-transportation corridors (of Policy 1.2).

Municipalities, when considering ordinance amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

Steve Neratko
Chief Community and Regional Planner

cc: Vicki Kistler, Community and Economic Development Director, City of Allentown; Matt Tuerk, Mayor, City of Allentown; John Palumbo, Urban Residential Properties; Christian Brown, Planning Commission Chair, City of Allentown; Brian Borzak, Engineering, City of Allentown; Matthew Kloiber, City Solicitor, City of Allentown.