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May 22, 2025

Ms. Jennifer Gomez, Director of Planning and Zoning
City of Allentown
435 Hamilton St.
Allentown, PA 18101

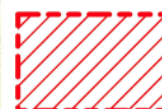
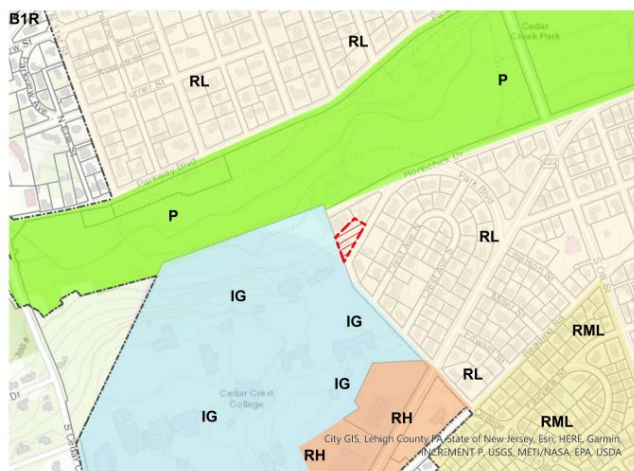
**Re: Cedar Crest College – Zoning Map Amendment
City of Allentown
Lehigh County**

Dear Ms. Gomez:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings occurred on:

- LVPC Comprehensive Planning Committee Meeting
 - May 20, 2025, at 12:00 PM
- LVPC Full Commission Meeting
 - May 22, 2025, at 7:00 PM

The application proposes to amend the City of Allentown Zoning Map to rezone one lot located at 2851-2865 College Drive (parcel number 548685625829) from Low-Density Residential (R-L) to Institutional and Governmental (I-G). Cedar Crest College recently acquired the property, and according to materials submitted with the application, intends to rehabilitate the existing building for use as a technology/academic center while retaining the external residential character. The space will be used by college staff and for seminars. No students are expected to be living in this property, and the building will be open regular business hours during the day. 'College or University' is not a permitted land use within the R-L Zoning District.



= Proposed Parcel to Change to IG.

The existing property is directly adjacent to the Cedar Crest College campus. The proposal is an extension of the existing I-G District and generally aligns with *FutureLV: The Regional Plan* would 'expand access to education and job training' (of Policy 4.1) and 'promote economic and educational opportunities' (of Policy 4.3).

However, the I-G District permits a range of community-supportive land uses and residential land uses, and the LVPC notes that rezoning the property to I-G could enable land uses in the future that may not be as low-intensity or context-sensitive as the current proposal. Additional long-term impacts that should be evaluated prior to rezoning include:

- Form and Scale: The current height limitation in the R-L District is 38 feet, which would increase to 45 feet maximum height if rezoned to I-G.
- Traffic and Access: College Drive is an extremely limited roadway. Expanding the I-G District and changing land uses is an opportunity to evaluate the future need for roadway improvements.

The LVPC also encourages continued engagement with residents of the adjacent neighborhood to ensure context-sensitive development and cohesive community identity (of Policy 5.4). Overall the intent of the rezoning aligns with *FutureLV* by increasing educational opportunities and supporting reuse in urban areas, and the LVPC encourages the City to evaluate long-term impacts of expanding the I-G District to balance institutional growth with the intended preservation of neighborhood character.

Municipalities, when considering Zoning Map 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 feel free to reach out if you have any questions.

Sincerely,



Joseph Dotta
Regional Planner



Jill Seitz
Chief Community and Regional Planner

cc: Michael Hanlon, Allentown City Clerk.