



July 16, 2022

SENT VIA HAND DELIVERY and ELECTRONIC MAIL (PDF)

Allentown City Council
c/o Michael Hanlon, City Clerk 435 Hamilton Street, Room 510
Allentown, PA 18101
Email: Michael.Hanlon@Allentownpa.gov

RE: Zoning Map and Ordinance Amendment

Dear Mr. Hanlon:

I write as a representative of Urban Residential Properties ("URP") in connection with the above-referenced matter. We are proposing a zoning map change for two parcels (controlled by URP and/or its affiliated entities as the equitable or beneficial owner), which are directly adjacent to several parcels that were previously re-zoned from industrial uses to the B-5 District in March of 2021, as well as a text amendment to facilitate development alongside the newly created Riverside Drive Corridor. This serves as the logical extension of existing growth and revitalization while simultaneously preserving and accentuating the character of the surrounding neighborhood. A draft ordinance is enclosed with this letter.

A petition and \$1,000.00 check are also enclosed with this letter. A list of affected parcels is also enclosed. Please note that URP, through its various affiliates and contractual arrangements, owns or controls all of the land proposed to be rezoned, including the following parcels:

2 W. Allen Street (PIN: 640744791819)
1 W. Liberty Street (PIN: 640744789158)

Should you have any questions or concerns, please do not hesitate to contact me. My direct dial number is (201)675-0866 and my email address is jpalumbo@urbanresproperties.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Palumbo', is written over a horizontal line. Below the line, the name 'John Palumbo, Member' is printed in a standard font.

John Palumbo, Member

Enclosures

Cc: Tawanna Whitehead, Deputy City Clerk (via email only)

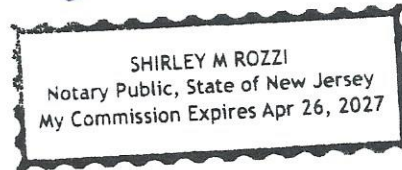
State of New Jersey)
) SS:
County of Hudson)

On this, the 18th day of July, 2022, before me, John Palumbo the undersigned officer, personally appeared John Palumbo, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Shirley M. Rozzi
My Commission Expires:



REZONING REQUEST PETITION

City Council
Allentown, PA 18101
TELEPHONE: (610) 437-7556
FAX: (610) 437-7554
EMAIL: Michael Hanlon
Tawanna L. Whitehead

Date July 18, 2022

michael.hanlon@allentownpa.gov
tawanna.whitehead@allentownpa.gov

Members of City Council:

We, the undersigned and interested parties, hereby request your honorable body to rezone the following tract of land or amend the zoning code in the following manner. The rezoning request shall be attached to this form in the exact manner the petitioner expects the legislative body to act on and meet all the requirements relating to the legislation.

Please see transmittal letter

from I-3 zoning classification to B-5 zoning classification. A legal description of the property to be rezoned must be included with this application. Attach any necessary additional information.

The reason for this rezoning is: please see transmittal letter

NAME

ADDRESS

John Palumbo

114 West Allen Street

Urban Residential Properties LLC

Allentown, PA 18102

Send or deliver this petition, along with \$1,000 check to cover administrative costs, payable to the "City of Allentown." In addition the petitioner must pay in full all costs incurred in publishing the legally required advertising for the Map or Zoning Code Amendment.

Petitions for zoning map and zoning amendments can be found on the City website or by contacting the City Clerk's Office. A written Petition for a Zoning Map Amendment (Rezoning) may be submitted to City Council by a citizen. It must be notarized and signed by the owners of 50% or more of the land proposed to be rezoned, and it must be submitted together with a check in the amount of \$1,000.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. A written petition for a Zoning amendment may be submitted to City Council by a Citizen and it must be submitted together with a check in the amount of \$1,000.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. In addition, the petitioner must pay in full all costs incurred by the City in publishing the legally required advertising for the Map or Zoning Code Amendment prior to final Council Action. (Ordinance 15503 adopted 12/5/18)

**City Clerk
City Hall
Room 510
435 Hamilton Street**

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. [REDACTED] - 2022

[REDACTED], 2022

AN ORDINANCE

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.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALLENTOWN:

SECTION ONE: That the areas on the Zoning Map of the City of Allentown, as depicted by the shaded areas on **Exhibit A** attached hereto, be rezoned to **B-5 Urban Commercial District**.

SECTION TWO: That the following amendments be made to the Zoning Ordinance of the City of Allentown:

- A. The notes to the tables of Area and Yard Requirements in Non-Residential Districts in Section 1315.03, are hereby amended by adding a new note "(T)" to district B-5.

Note (T) is as follows:

(T)= Within the B-5 district, lots which abut Riverside Drive, and lots located East of Riverside Drive and West of the Lehigh River shall instead be bound by the applicable area and yard requirements as applied to lots in the B-2 district.

SECTION THREE: That all Ordinances, Resolutions, and/or other Regulations, including but not limited to prior Zoning Maps, inconsistent with the above provisions are repealed to the extent of their inconsistency.

SECTION FOUR: That the provisions of this Ordinance are declared to be severable, and if any sentence, clause, section, term, phrase or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this Ordinance.

SECTION FIVE: This Ordinance shall become effective five days after the date of adoption by the City Council.

Exhibit A

Zoning Map Change



Parcels Rezoned to B-5

Address	PIN	Acreage	Current Zoning	Proposed Zoning
2 W. Allen Street	640744791819	1.31	I-3	B-5
1 W. Liberty St	640744789158	0.43	I-3	B-5