

MICHAEL P. HANLON



CITY CLERK

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September 7, 2017

Douglas Stewart
Director of Planning and Zoning
City Hall, Allentown, PA 18101

Dear Mr. Stewart:

Allentown City Council has prepared a draft Bill that would amend the Zoning Code, Article 1303 (Definitions), Article 1309.06.H (Purposes of Each District) and Article 1327.NN (Specific Uses) of the Codified Ordinances of the City of Allentown which would expand the student overlay district north of Tilghman to Washington Streets. (attached) The draft Bill is hereby referred to the Allentown City Planning Commission for your advisory review. A copy of the Bill and supporting documentation are enclosed. Please place on the next agenda of Allentown Planning Commission for review.

Please submit your report to this office, and offer any modification to the Bill you find necessary.

Very truly yours,

Michael P. Hanlon
City Clerk

CC: Council
Oldrich Foucek, Chairman of the Planning Commission
Susan Wild, Solicitor
Leonard Lightner, Deputy Director of Community and Economic Development

ORDINANCE NO. _____

FILE OF CITY COUNCIL

BILL NO. - 2017

Introduced on September 6, 2017

AN ORDINANCE

Amending the Zoning Code, Article 1303 (Definitions), Article 1309.06.H (Purposes of Each District) and Article 1327.NN (Specific Uses) of the Codified Ordinances of the City of Allentown.

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

SECTION ONE: That the area on the Zoning Map of the City of Allentown depicted on Exhibit "A" attached hereto be added to and included in the R-SO Student Residence Overlay District Zone.

SECTION TWO: That upon approval, the City Clerk is directed to incorporate the above onto the Official Zoning Map of the City of Allentown.

SECTION THREE: That all Ordinances inconsistent with the above provisions are repealed to the extent of their inconsistency.

Bill: Rezoning of an area in the vicinity of Muhlenberg College to be added to and included in the Student Residence Overlay District Zone (R-SO)

- ▢ What Department or bureau is Bill originating from? Where did the initiative for the bill originate?

City Council

- ▢ Summary and Facts of the Bill

The Bill expands the Student Residence Overlay District Zone (R-SO) into the area shown on Exhibit "A" attached to the Bill.

- ▢ Purpose

- o What does the Bill do – what are the specific goals/tasks the bill seek to accomplish
 - o What are the Benefits of doing this/Down-side of doing this
- How does this Bill related to the City's Vision/Mission/Priorities

The Bill enlarges the R-SO District to include 346 additional parcels.

The benefit is to preserve the residential character of the neighborhood.

- ▢ Financial Impact

- o Cost (Initial and ongoing)
- o Benefits (initial and ongoing)

None.

- ▢ Funding Sources

Make sure bill gives specific accounts if money is moved around.

N/A

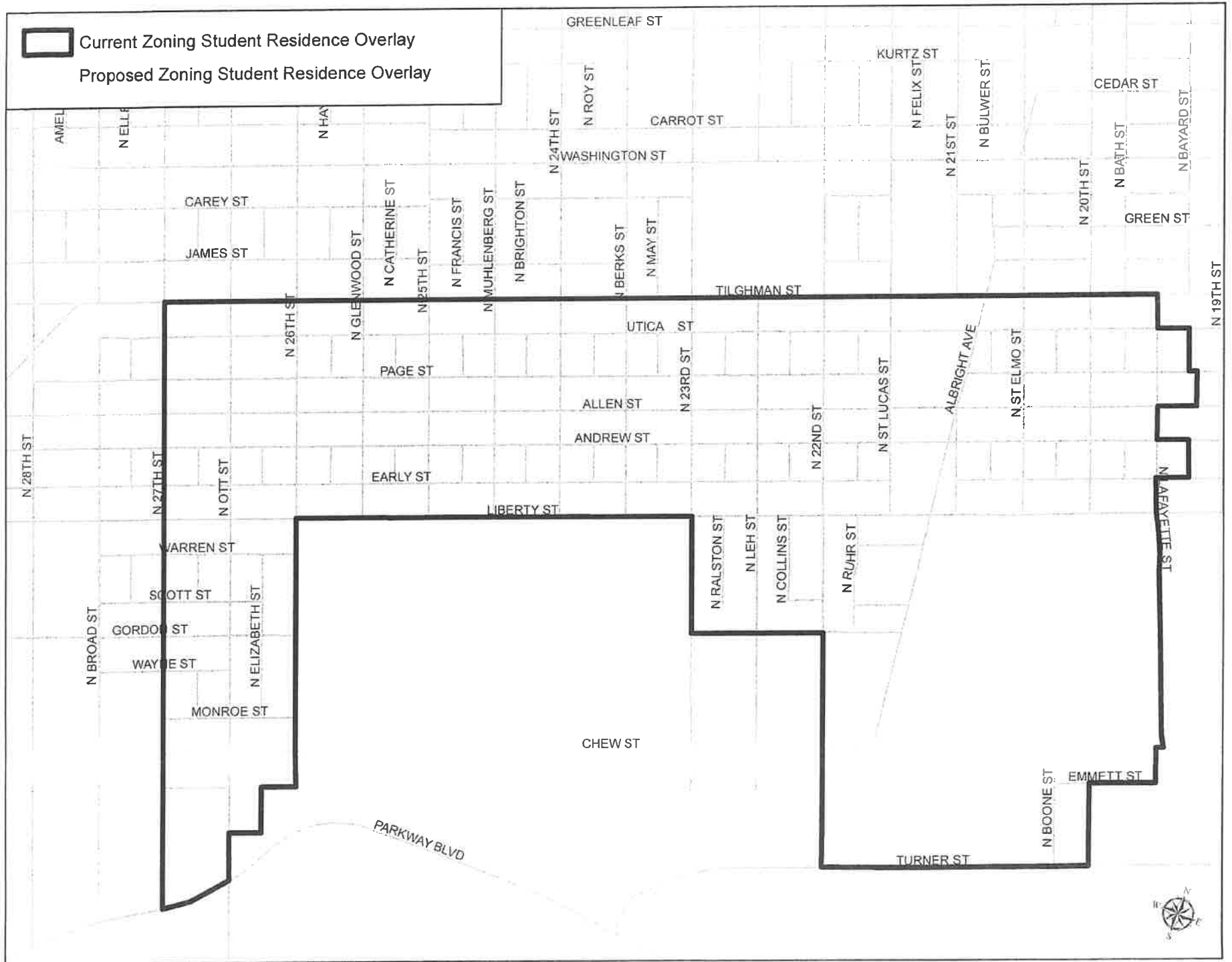
- ▢ Priority status/Deadlines, if any.

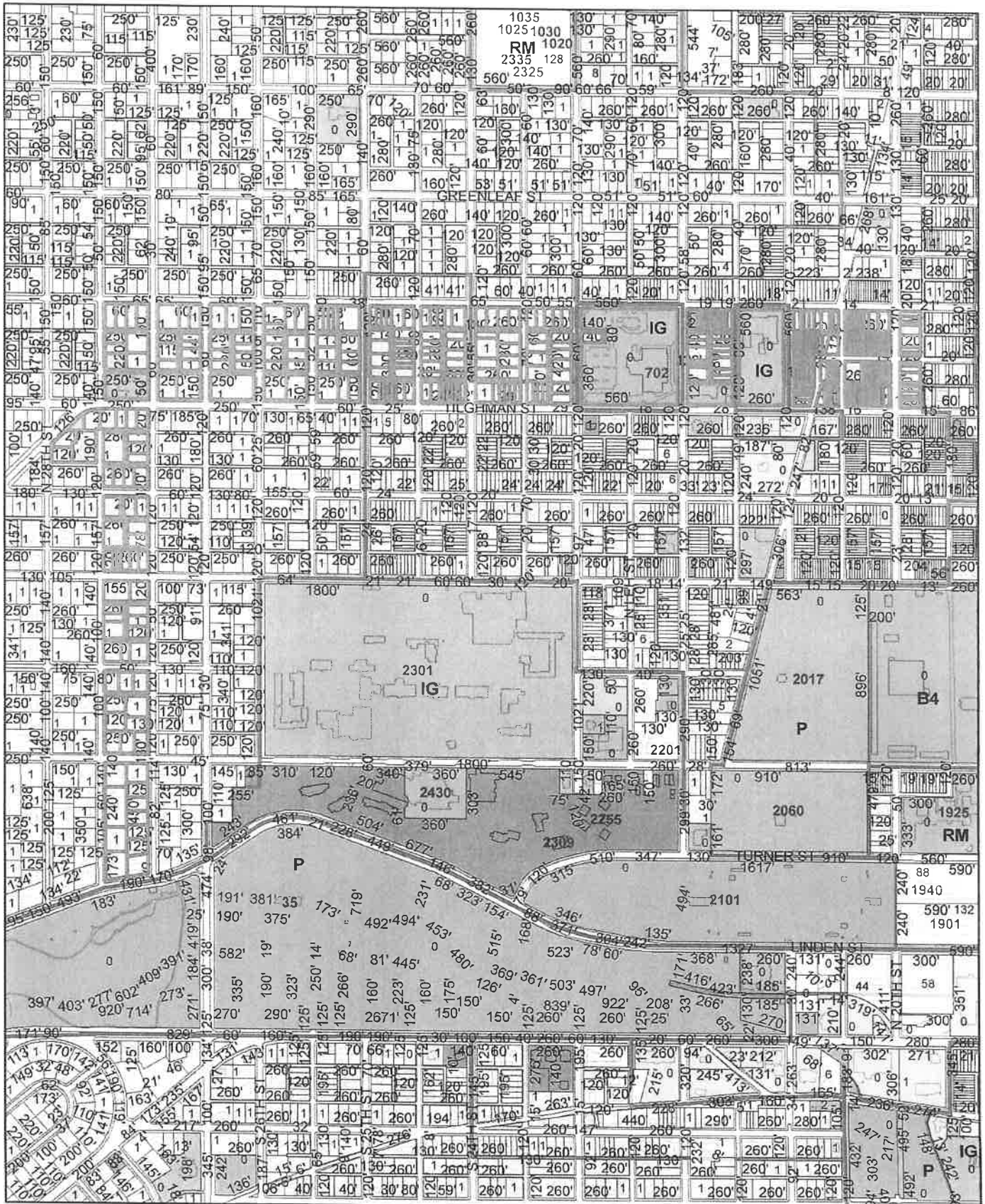
None.



Current Zoning Student Residence Overlay

Proposed Zoning Student Residence Overlay





Legend

City Tax Parcels Shaded By Land Use

Category

- | | | | |
|--|-------------|--|------------------------------|
| | Residential | | Wholesale and Warehousing |
| | Mixed Use | | Transportation and Utilities |
| | Commercial | | Parking |
| | Industrial | | Public and Institutional |
| | | | Parks and Recreation |
| | | | Vacant Land |

CITY OF ALLENTOWN
BUREAU OF PLANNING AND ZONING
Student Overlay Expansion
346 Additional Homes



1 inch = 750 feet

N