

REZONING REQUEST PETITION

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

Date May 6, 2021

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.

See attached.

from I-2 zoning classification to I-G 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: to construct a new middle school.

<u>NAME</u>	<u>ADDRESS</u>
The Allentown School District	31 S. Penn Street
	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**

Rezoning Request Petition Attachment

List of I-2 parcels to be rezoned to I-G:

1. 301-311 W. Gordon Street, Allentown, PA 18102 (640733068536 1)
2. 313-323 W. Gordon Street, Allentown, PA 18102 (640723973032 1)
3. 318-326 W. Gordon Street, Allentown, PA 18102 (640733133472 1)
4. 420 N. 3rd Street, Allentown, PA 18102 (640733077504 1)
5. 422 N. 3rd Street, Allentown, PA 18102 (640733074538 1)
6. 440-448 N. 3rd Street, Allentown, PA 18102 (640723996715 1)
7. 318-320 W. Liberty Street, Allentown, PA 18102 (640723893340 1)

REZONING REQUEST PETITION

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

Date MAY 6, 2021

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.

413-423 N. 3rd Street, Allentown, PA 18102 (640733280188 1)

425-435 N. 3rd Street, Allentown, PA 18102 (640733196247 1)

from R-MH zoning classification to I-G 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: to construct a new middle school.

NAME

ADDRESS

The Allentown School District

31 S. Penn Street

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**

**Allentown Zoning Ordinance Amendment – Prepared by Gross McGinley, LLP on behalf
of The Allentown School District**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
CITY OF ALLENTOWN BY REZONING THE FOLLOWING NINE (9)
PARCELS:**

1. BY REZONING AN APPROXIMATELY 120' BY 141.5' PARCEL OWNED BY ASGCO MFG INC AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 413-423 N. 3RD STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640733280188-1 FROM R-MH, MEDIUM HIGH DENSITY RESIDENTIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

2. BY REZONING AN APPROXIMATELY 15' BY 62' PARCEL OWNED BY TODD A GIBBS AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 420 N. 3RD STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640733077504-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

3. BY REZONING AN APPROXIMATELY 15' BY 107' PARCEL OWNED BY TODD A GIBBS AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 422 N. 3RD STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640733074538-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

4. BY REZONING AN APPROXIMATELY 120' BY 141.5' PARCEL OWNED BY ASGCO MFG INC AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 425-435 N. 3RD STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640733196247-1 FROM R-MH, MEDIUM HIGH DENSITY RESIDENTIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

5. BY REZONING AN APPROXIMATELY 90' BY 107' IRREG PARCEL OWNED BY ASGCO MFG INC AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 440-448 N. 3RD STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640723996715-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

6. BY REZONING AN APPROXIMATELY 30' BY 38' IRREG PARCEL OWNED BY TODD A GIBBS AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 318-320 W. LIBERTY STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640723893340-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

7. BY REZONING AN APPROXIMATELY A .5 ACRE PARCEL OWNED BY TODD A GIBBS AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 301-311 W. GORDON STREET, CITY OF ALLENTOWN, LEHIGH COUNTY,

PENNSYLVANIA, TAX PARCEL ID NO. 640733068536-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT;

8. BY REZONING AN APPROXIMATELY A 2.130 ACRE PARCEL OWNED BY TODD A GIBBS AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 313-323 W. GORDON STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640723973032-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT; AND

9. BY REZONING AN APPROXIMATELY 227.59' BY 315.56' IRREG PARCEL OWNED BY ASGCO MFG INC AND EQUITABLY OWNED BY THE ALLENTOWN SCHOOL DISTRICT AND LOCATED AT 318-326 W. GORDON STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, TAX PARCEL ID NO. 640733133472-1 FROM I-2, LIMITED INDUSTRIAL, TO I-G, INSTITUTIONAL AND GOVERNMENT.

WHEREAS, the City of Allentown has adopted a Zoning Ordinance and corresponding Zoning Map regulating land use in the City; and

WHEREAS, The Allentown School District has requested that that the 120' by 145' property located at 413-423 N. 3rd Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from R-MH, Medium High Density Residential, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the 15' by 62' property located at 420 N. 3rd Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the 15' by 107' property located at 422 N. 3rd Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the 120' by 141.5' property located at 425-436 N. 3rd Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from R-MH, Medium High Density Residential, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the 90' by 107' IRREG property located at 440-448 N. 3rd Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the 30' by 38' IRREG property located at 318-320 W. Liberty Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the .5 acre property located at 301-311 W. Gordon Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government;

WHEREAS, The Allentown School District has requested that that the 2.130 acre property located 313-323 W. Gordon Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government; and

WHEREAS, The Allentown School District has requested that that the 227.59' by 315.56' IRREG property located at 318-326 W. Gordon Street, City of Allentown, Lehigh County, Pennsylvania, be rezoned from I-2, Limited Industrial, to I-G, Institutional and Government.

NOW, THEREFORE this Zoning Ordinance Amendment is hereby duly enacted and ordained this date of _____ by the City Council of the City of Allentown, Lehigh County, Pennsylvania, in lawful session duly assembled. This Ordinance Amendment shall become effective immediately upon enactment.

ORDAINED and ENACTED by the City Council that the official Zoning Map of the City of Allentown be amended as depicted on the map attached hereto as Exhibit "A".

DULY ORDAINED AND ENACTED this ____ day of _____, 2021, at a regular public meeting in lawful session duly assembled.

**CITY COUNCIL
CITY OF ALLENTOWN**

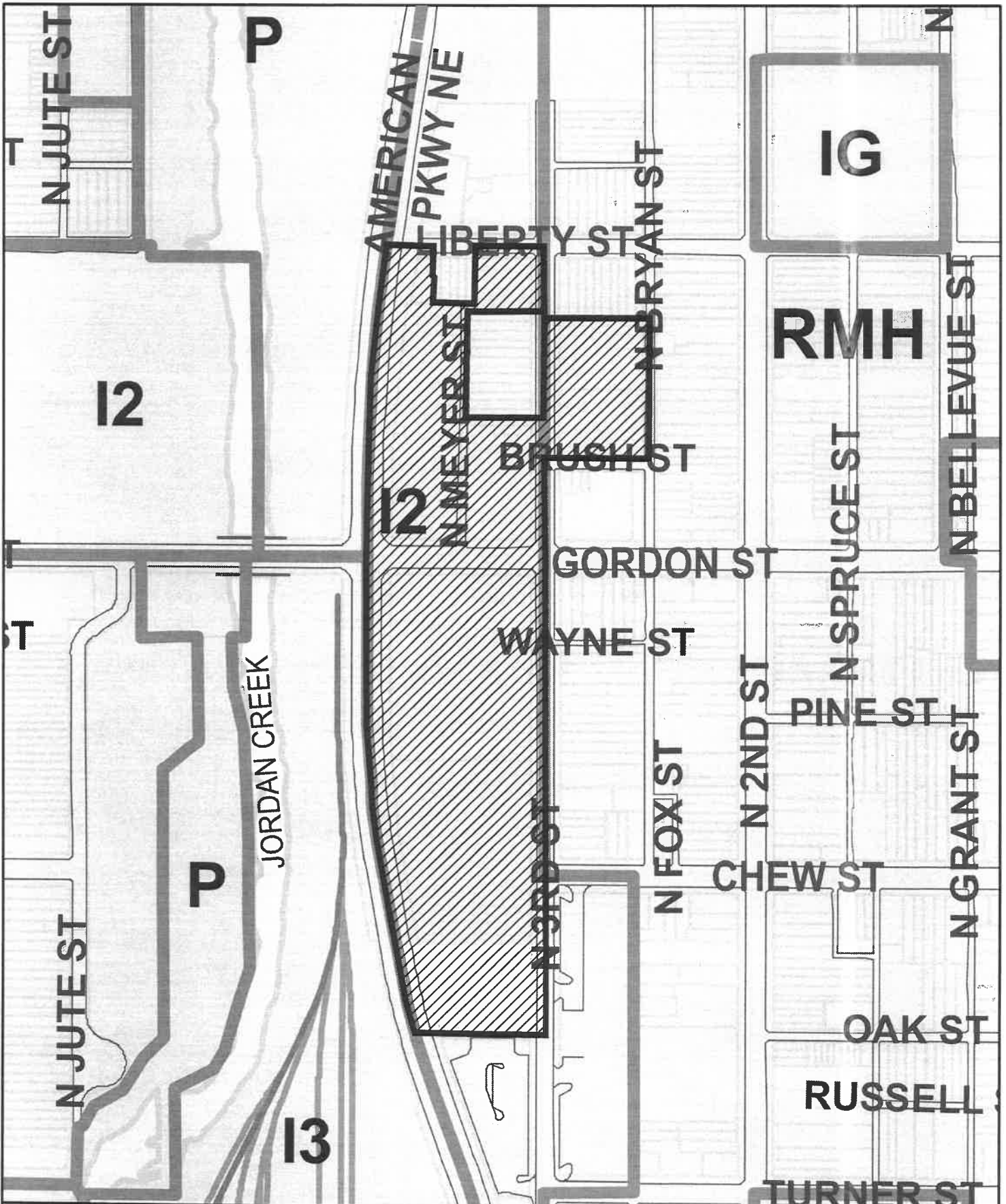
By: _____
President, City Council

ATTEST:

_____, City Clerk

AND NOW, this ____ day of _____ 2021, the above is approved.

_____, Mayor







PROPOSED ZONING CHANGE FROM I-2 & R-MH TO I-G
EXHIBIT A

0 100 200 400 FEET

BASE MAP REFERENCE: CITY OF ALLENTOWN ZONING MAP, DATED 09/15/2015

LEGEND

-  PROPOSED ZONING CHANGE AREA TO I-G
-  CITY TAX PARCELS
-  CURRENT ZONING BOUNDARIES



I am THOMAS C. SMITH, the DIRECTOR OF FACILITIES, of Allentown School District. I confirm that the Allentown School District is the equitable owner of all attached parcels found in the Rezoning Request Petition and is authorized to seek the requested zoning change. I confirm the parcels are being requested to be rezoned to Institutional and Government (“I-G”) and confirm the intended use to construct a middle school.

IN WITNESS WHEREOF, and intending to be legally bound, I have hereunto signed this Acknowledgment in regard to the Rezoning Request Petition this 6TH day of MAY, 2021.

[Signature]
Name: THOMAS C. SMITH
Title: DIRECTOR OF FACILITIES

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LEHIGH)

On this 6th day of May, 2021, before me, a Notary Public, personally appeared the within named Thomas C. Smith known to me (or satisfactorily proven), and acknowledged that he/she executed the foregoing Power of Attorney, and the same is his/her act and deed.

WITNESS my hand and notarial seal the day and year noted above.

[Signature: Nidia E. Whiteman]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Nidia E. Whiteman, Notary Public
Lehigh County
My commission expires November 23, 2021
Commission number 1220190
Member, Pennsylvania Association of Notaries