



Irene Woodward, AICP
Director of Planning
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Irene.Woodward@allentownpa.gov

July 12, 2019

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

Re: Amends the Zoning Code by rezoning 1940 W. Fairview Street and 303 S. Saint Elmo Street from P (Parks District) to R-M (Medium Density Residential District) 19-3(Z) requested by St. Elmo Development, LLC.

Dear Mr. Hanlon:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, July 9, 2019, the Commission reviewed the above-referenced amendment to the City's Zoning Map requested by St. Elmo Development, LLC. The Commission agreed, with the applicant's consent, to TABLE the rezoning request to a future meeting, citing more discussion is needed on the future development of the parcels and concerns over the issues addressed by the neighbors.

If you have any questions concerning this action, please contact me.

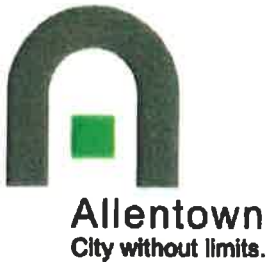
Yours very truly,

Irene Woodward, AICP
Director of Planning

Enclosure

IW:jmm

Xc: Mayor Ray O'Connell
Leonard Lightner, Director of Community & Economic Development
Abraham Atiyeh, St. Elmo Development, LLC
Steven Rohrbach



David Kimmerly, AICP
Chief Planner
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7613
Fax 610-437-8781

David.Kimmerly@AllentownPA.gov

**STAFF REPORT TO THE
ALLENTOWN CITY PLANNING COMMISSION**

July 9, 2019

SUBJECT: Request to rezone two contiguous properties located at 303-319 St. Elmo St., (Parcel ID 549645774014) and 1940 Fairview St., (Parcel ID 549646507548) from P Parks to R-M Residential Medium Density.

(Note: the actual limits of the proposed map change are shown on the attached map, Exhibit A).

BACKGROUND:

Allentown City Council received a request from Mickey K. Thompson of St. Elmo Development, LLC, to rezone two parcels of land: Parcel ID 549645774014 and Parcel ID 549646507548) from P Parks to R-M Residential Medium Density. The properties contain approximately 21 acres and is currently used for industry and is partly vacant.

EXISTING LAND USE AND ZONING:

The land use around the property requested to be included in the R-M zone is mostly residential with open space/park land. Immediately adjacent to the parcel, to the east, are residences in the R-M zoning district.

FINDINGS:

While the properties are zoned as park land, they do not have characteristics of park land. The property is currently open, barren and used sparsely for industrial purposes. A residential development that is in character with the existing residential area to the east would be a viable use of the land.

RECOMMENDATION:

It is recommended that the Planning Commission approve the proposed rezoning.



David Kimmerly
Chief Planner