



Jennifer Gomez, AICP
Director of Planning and Zoning

City of Allentown
435 Hamilton Street, Allentown, PA 18101-1699
610-437-7630 x2866
Jennifer.Gomez@allentownpa.gov

January 29, 2026

The Honorable Santo Napoli
President, Allentown City Council
435 Hamilton Street
Allentown, PA 18101

Re: Allentown City Planning Commission 2025 Annual Report

Dear Mr. Napoli

The Pennsylvania's Municipal Planning Code requires the Planning Commission to keep a full record of its activities and issue a written report to City Council. At the Allentown City Planning Commission's monthly meeting on January 13th, 2026, the members voted to forward the following report to City Council.

The report is split into two sections: an Introduction/ ACPC information and a 2025 Activity Summary. The Activity Summary has sections including:

1. Monthly Activities: A list of agenda items and actions taken per month
2. Residential Units: A table of proposed new residential units
3. Non-Residential Square Footage: A table of proposed new non-residential square footage, including new road linear feet
4. Extension of time for previously approved projects
5. Pending Applications: Land developments that will be back for review at a later date
6. Activity Comparison of 2024 to 2025

If you have any clarifying questions about the report, please contact me.

Yours truly,

e-copy: City Council



Allentown City Planning Commission

2025 ANNUAL REPORT



**Bureau of Planning & Zoning
City of Allentown, Pennsylvania**

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Introduction

The 2025 Planning Commission Annual Report was prepared in compliance with Article II (Planning Agencies) of the Pennsylvania Municipalities Planning Code (MPC), which states:

Section 207 – Conduct of Business: The commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body.

The Allentown City Planning Commission (ACPC) compiled this report for presentation to the governing body as a summary of activities that occurred in 2025; including agenda items and actions from each Planning Commission monthly meeting, a residential unit count of proposals, an industrial commercial square footage calculation of proposals, a list of Extension of Time granted and visual charts.

In addition to reviewing projects, the ACPC also participated in reviewing the draft and holding public meetings to solicit public comment for the newly adopted “Zone Allentown” form-based zoning code and SALDO for the City of Allentown. The ACPC also reviewed updates to Act 537, the Pennsylvania Sewage Facilities Act, in order to help address existing sewage disposal needs, and to help prevent future problems through the proper planning, permitting, and design of all types of sewage facilities.

The ACPC received a presentation during the public comment period of the “Allentown Parks Plans 2025: Our City in a Park” providing favorable comments. Furthermore, the members of the ACPC also reviewed and adopted revisions to the bylaws that govern the procedures of the board.

The Allentown City Planning Commission is comprised of seven members, serving four-year terms, as appointed by the Mayor with City Council advice and consent. The ACPC meets on the second Tuesday of each month at 12:15 pm in City Hall, Council Chambers.

As of January 1, 2026 the Allentown City Planning Commission had two vacancies with the expired term of Kelli Holzman effective January 1, 2026 and the expired term of former commissioner Anthony Toth.

2025 Allentown City Planning Commissioners

Christian Brown, Chair

Craig Beavers, Vice-Chair

Jeff Glazier, Secretary

Kelli Holzman

Erich Hornung

Leslie Hartzell, Appointed April 17, 2025

2025 Attendance of Planning Commissioners

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Christian Brown	P	P	P	P	A	P	P	P	P	P	P	P
Craig Beavers	P	P	P	P	P	P	P	P	P	A	P	P
Jeff Glazier	P	P	P	P	P	P	P	P	P	P	P	P
Kelli Holzman	P	P	P	P	PV	P	P	A	P	P	P	P
Erich Hornung	P	P	P	P	P	P	P	P	P	P	P	P
Leslie Hartzell Starting April 17, 2025	-	-	-	-	P	P	P	P	A	P	P	P

P = Present, A = Absent, PV = Present Virtually

Powers and Duties of the Planning Commission

[City of Allentown §12-13 Powers and duties.]

The Planning Commission, at the request of the Mayor, shall have the power and be required to:

- A.** Make recommendations as to any proposed comprehensive plan or change thereof for the development of the City and present it for the consideration of the Mayor and Council;
- B.** Maintain and keep on file records of its action. All records and files of the commission shall be maintained in the office of the Bureau of Planning;
- C.** Make recommendations to the Mayor and Council concerning the adoption or amendment of an official map;
- D.** Make recommendations to the Mayor and Council on proposed amendments to Chapter **660**, Zoning;
- E.** Prepare, recommend and administer subdivisions and land development, planned residential development regulations, as set forth in the applicable City ordinance;
- F.** Make recommendations to the Mayor and City Council concerning proposed amendments to the City Building Code and Housing Code;
- G.** Do such other act or make such studies as may be necessary to fulfill the duties and obligations imposed by this article;
- H.** Prepare and present to the Mayor and Council an environmental study;
- I.** Promote public interest in, and understanding of, the comprehensive plan and planning;
- J.** Make recommendations to governmental, civic, and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals;
- K.** Hold public hearings and meetings;
- L.** Request from other departments and agencies of the City such available information as relates to the work of the Commission;
- M.** In the performance of its functions, enter upon any land to make examinations with the consent of the owner;
- N.** Hear requests for variances from the duties imposed on property owners by § **545-16** of the Code of the City of Allentown relating to the installation of sidewalks.

2025 ACPC Monthly Meetings Activity Summary

January 14, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2024-00018	Major Land Development	1401 Green Street	Industrial / Warehouse	7,225 SF	Minor subdivision and construction of warehouse building	Conditionally Approved
LMI-2024-00013, S25-01	Sidewalk Postponement	1-17 W Allen Street	Transportation Infrastructure	N/A	170 feet from Riverside Dr to N Brick St	Approved 10-Year Postponement

February 11, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2024-00019	Major Land Development	1600 Hanover Avenue	Institutional and Government	195,000 SF	Proposed final plan for public-school complex within the Northridge Project	Conditional Final Approval
SMA-2024-00002	Major Subdivision	1600 Hanover Avenue	Institutional and Government	N/A	Proposed lot consolidation and subdivisions for the Northridge Project	Conditionally Approved
					Waiver from 350-21.B.(3).(h)	Approved
					Waiver from 350-22.B.(3).(e)	Approved
					Waiver from 350-22.B.(3).(k)	Approved
					Waiver from 350-33	Approved

March 11, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2020-00010	Extension Request	902 Union Boulevard	Retail	2,411 SF	Request to extend conditional approval to April 12, 2026	Granted until April 12, 2026
Bill 16-2025	Zoning Amendment	City of Allentown	Administrative	N/A	Amending Chapter 660-6 (Zoning) to remove limitations on preparation of meals only for senior citizens within community center definition	Favorable Recommended to City Council
SMI-2024-00005	Waiver Request	856-860 N Van Buren Street	Residential	2 Units	Waiver from 350-28.C (4)	Approved with Conditions
SP 25-01	Adaptive Re-Use	213-215 N Fountain Street	Residential Conversion	5 Units	Convert warehouse/office to 5 apartment units	Favorable recommendation to Zoning Hearing Board with conditions
SP 25-02	Adaptive Re-Use	701 N 8 th Street	Residential Conversion	6 Units	Convert community center and place of worship to 6 unit apartment building	Favorable recommendation to Zoning Hearing Board with conditions
LMA-2024-00001	Major Land Development	650-720 E Turner Street	Residential	180 units	Proposal to develop an apartment complex of six 30 unit apartment buildings	Tabled to a future meeting

April 8, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2023-00009 + SMI-2023-0000	Extension Request	40 S. 8 th Street	Residential	38 Units	Extension request to extend conditional approval to June 16, 2026	Granted to June 16, 2026
LMA-2025-00004	Sketch Plan	750 E. Turner Street	Residential	180 units	Sketch Plan review for an apartment complex of seven buildings with 180 apartment buildings	No Action Required
LMA-2025-00001	Major land Development	2050 S. 12 th Street	Office / Storage	16,740 SF office / 12,300 SF storage	Demolish 3 existing structures and construct a new office building and storage building	Conditionally Approved
LMA-2025-00002	Major Land Development	555 Union Boulevard	Institutional and Government	126,713 SF	Construction of a multi-sport above ground stadium	Conditionally Approved
S25-02, S25-03	Sidewalk Postponement	North Dauphin Street	Transportation Infrastructure	N/A	Request for a 5 year sidewalk postponement	Approved 2 year postponement until April 8, 2027 with conditions
S25-03	Sidewalk Postponement	North Bradford Street	Transportation Infrastructure	N/A	Request for a 5 year sidewalk postponement	Approved 2 year postponement until April 8, 2027 with conditions

May 13, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2022-00019	Major Land Development Revision	111 N. 6 th Street	Residential	257 units	Reconfiguration and reduction in size and façade changes	Conditionally Approved: 4 Yay, 1 Abstention
S25-04, LMI-2025-00002	Sidewalk Postponement	1037 N. Quebec Street	Transportation Infrastructure	N/A	Request to remove and not replace sidewalks	Denied
LMA-2025-00007	Major Land Development	425 Hamilton Street	Institutional and Government	22,230 SF	Redevelopment and new construction of public safety headquarters	Conditionally Approved
LMI-2025-00003	Minor Land Development	1132 Hamilton Street	Residential	50 units	Reconfigure existing commercial building and construct 3 additional floors for 50 new apartment units	Conditionally Approved
LMA-2025-00003	Major Land Development	2268 S. 12 th Street	Residential	50 units	Construction of a new 5 story 50 unit apartment building	Tabled to a future meeting
LMA-2025-00005	Major Land Development	265 Lehigh Street	Institutional and Government	10,000 sq. ft.	Construction of a 10,000 sq. ft., 2-story addition to Allentown School District Building 21	Conditionally Approved
S25-05, LMA-2025-00005	Sidewalk Postponement	265 Lehigh Street	Transportation Infrastructure	N/A	Request for a 10 year postponement to construct sidewalks	Denied
ACT 537	Sewer Planning Update	City of Allentown	Administrative	N/A	Status update of the ACT 537 Sewer Planning Update	No Action Required

June 10, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
Bill 47	Rezoning	2851-2865 College Drive	Administrative	N/A	Request to rezone from Low Density Residential (R-L) to Institutional-Governmental (I-G)	Favorable recommendation to City Council
LMA-2025-00008	Minor Land Development	420 N. Albright Avenue Rear	Residential	5 units	Construction of a 5 unit multi-family dwelling with parking	Conditionally Approved
LMA-2024-00005	Major Land Development	90 S. 9 th Street	Mixed Use / Residential	12,604 SF / 208 Units	Construction of a 37-story mixed use apartment building	Tabled to a future meeting
LMA-2025-00006	Major land Development	301 N. Front Street (a.k.a. 249 N. Front Street)	Mixed Use / Residential	49,861 SF / 267 units	Construction of a 16-story mixed use apartment building with 6 levels of parking	Conditionally Approved: 4 Yay, 1 abstention
ACT 537	Sewer Planning Update	City of Allentown	Administrative	N/A	Status update of the ACT 537 Sewer Planning Update	No Action Required
Other	Bylaws	Allentown City Planning Commission	Administrative	N/A	Discussion on ACPC Bylaws and proposal of amendments to the bylaws	Adopted

July 8, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2025-00009	Sketch Plan	1401 S. 12 th Street	Industrial / Warehouse	54,000 SF	Sketch review of a 54,000 sq. ft. industrial warehouse use building	No Action Required
LMA-2025-00010	Major Land Development	702 Hamilton Street	Office	87,000 SF	Redevelopment of existing bank building	Preliminary Approval
ZONE Allentown	Public Meeting Rezoning, SALDO and Public Comments	City of Allentown	Administrative	N/A	ZONE Allentown Public Meeting; Re: New Zoning, New SALDO and Public Comments	Favorable Recommendation to City Council

August 12, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2025-00011	Major Land Development – Road Construction	4 Jordan Drive	Transportation Infrastructure	1,976 Linear Feet	Construction of Riverside Dr., from Furnace St. to City Line	Conditionally Approved
LMA-2025-00003	Adaptive Re-Use, Major Land Development	2268 S. 12 th Street	Residential	40 units, readapt; 50 units new (90 total units)	Adaptive Re-Use conversion of building into 40 units, construction of a new 5 story building featuring 50 units	Conditionally Approved
LMA-2025-00013	Major Land Development	2952 Lehigh Street	Retail / Commercial	820 SF	Premanufactured Coffee retail building, remote cooler storage and associated amenities	Tabled to a future meeting

September 9, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2019-00010	Extension Request	1601 S. 12 th Street	Industrial / Warehouse	154,000 SF	Construction of a 154,000 sq. ft industrial building with trailer parking.	Granted until September 30, 2026
LMA-2023-00007	Extension request	826-828 Turner Street	Mixed-Use Residential	142 units	Reinstatement and Extension Request	Tabled to a future meeting
LMA-2025-00014	Major Land Development	385 S. Cedar Crest Boulevard	Retail	820 SF	Premanufactured Coffee retail building, remote cooler storage and associated amenities	Conditionally Approved
LMA-2024-00001	Major Land Development	635 E. Turner Street	Residential	180 units	Construction of seven buildings with a total of 180 apartment units	Conditional Preliminary Approval; 4 day, 1 day
BILL 69-2025	Zoning	City of Allentown	Administrative	N/A	Repealing Chapter 660, Zoning, in its entirety and adopting a new Zoning Ordinance and Zoning Map	Favorable recommendation to City Council
Bill 70-2025	SALDO	City of Allentown	Administrative	N/A	Repealing Chapter 350, Land Development and Subdivision, in its entirety and adopting a new Subdivision and Land Development Ordinance	Favorable Recommendation to City Council

October 14, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2023-00007	Extension Request	826-828 W. Turner Street	Mixed-Use Residential	142 units	Reinstatement and Extension Request	Granted with Conditions to October 14, 2026
25-03 (SP) (ZPM-2025-00467)	Adaptive Re-Use	1935 – 1945 S. 5 th Street	Residential Conversion	12 units	Conversion of vacant warehouse into 12 apartments	Favorable Recommendation to Zoning Hearing Board with Conditions
Other	Administrative	1122 to 1136 W. Turner Street	Institutional and Government	N/A	Disposition of former McKinley elementary school	No Action Required

November 11, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
Other	Presentation	City of Allentown	Administrative	N/A	Presentation of the Allentown Parks Plans 2025: Our City in a Park	No Action Required, Comments Provided
SMI-2025-00010	Waiver Request	230 N. Nagle Street	Residential	2 units	Request to waive Section 350-26.C (4)	Approved with Conditions
SMA-2025-00001	Major Subdivision	401 Harrison Street	Residential	6 lots	Subdivision of Land into 6 lots	Prelim Conditional Preliminary Approval. Final postponed
LMA-2025-00019	Major Land Development	401 Harrison Street	Residential	6 Units	Construction of 6 townhome units	Prelim Conditional Preliminary Approval. Final postponed
LMA-2025-00015	Major Land Development	1813 Green Street	Industrial / Warehouse	8,241 sq. ft.	Construction of 2 flex commercial buildings	Tabled to a future meeting

December 9, 2025						
File	Plan Type	Address	Use	SF/Units	Description	Action
LMA-2022-00020	Extension Request	1901 S. 12 th Street	Industrial / Warehouse	129,450 sq. ft.	Extension of time to until December 13, 2026	Granted until December 13, 2026
SMI-2025-00011	Waiver Request	928 Chew Street	Residential	2 units	Request to waive Section 350-26.C.(4)	Granted with Conditions
SMI-2025-00013	Waiver Request	1418-1420 Walnut Street	Residential	2 units	Request to waive Section 350-26.C.(4)	Granted with Conditions
LMA-2024-00001	Major Land Development	635 E. Turner Street	Residential	180 units	Construction of seven buildings with a total of 180 apartment units	Conditionally Approved
LMA-2024-00005	Major Land Development	90 S. 9 th Street	Mixed-Use / Residential	12,604 SF / 208 Units	Construction of a 37-story mixed-use 208-unit apartment building	Postponed at the request of the applicant

ACPC Action Items By Month	
Month	Items
January	2
February	6
March	6
April	6
May	7
June	5
July	2
August	3
September	5
October	2
November	4
December	4
Total	52

ACPC Actionable Reviews By Type	
Type	Items
Adaptive Re-Use	4
Reinstatement	1
Extension Requests	4
Major Land Developments	20
Major Subdivisions	2
Minor Land Developments	2
Rezoning Request	1
Sidewalk Postponements	5
Waiver Requests	8
Recommendations to City Council	5
Total	52

Residential Units By Month	
Month	Proposed Units
January	0
February	0
March	13
April	64
May	357
June	480
July	0
August	90
September	142
October	0
November	8
December	184
Total	1338

Residential Units by Plan Type	
Plan Type	Proposed Units
Major and Minor Land Developments Reviewed by ACPC	1315
Adaptive Re-Use	23
Total	1338

Non-Residential		
Buildings	Size	
Commercial	7,225	Square Feet
Industrial / Warehouse	345,691	Square Feet
Institutional and Government	360,943	Square Feet
Mixed Use	78,706	Square Feet
Office	93,740	Square Feet
Retail Commercial	3,231	Square Feet
Total	889,536	Square Feet

Infrastructure	Length	
Road Construction (Riverside Drive)	1,776	Linear Feet

Extension of Time Requests Granted for Approved Projects			
File	Address	Description	Extension Date
LMA-2020-00010	902 Union Blvd.	Fast Food Retail with Drive Thru	April 12, 2026
LMA-2023-00009	40 S. 8th St.	Residential Apartments	June 16, 2026
SMI-2023-00004	40 S. 8th St.	Subdivision for Apartments	June 16, 2026
LMA-2019-00010	1601 S. 12th St.	Construction of a warehouse	September 30, 2026
LMA-2022-00020	1901 S. 12th St.	Construction of a warehouse	December 13, 2026

Pending Development Applications			
File	Address	Description	Extension Date
LMA-2025-00015	1813 Green St.	Construction of 2 Flex Buildings	TBD
LMA-2024-00005	90 S. 9th St.	Construction of a 37 Story Building	April 15, 2026
LMA-2025-00018	836 Constitution Dr.	Construct two 4 Story Apartment Buildings with 190 units	February 10, 2026
LMA 2024-00007	2268 S 12 th Street	Construct a 26,934 SF footprint warehouse	February 28, 2026
LMA-2025-00019	401 HARRISON ST	Construct 6 townhomes - FINAL	May 31, 2026
SMA-2025-00001	401 HARRISON ST	Subdivide 6 townhome lots - FINAL	May 31, 2026
LMA 2025-00016	1940 Fairview St	Construction of 3 self storage facilities	March 1, 2026

Activity Comparison of 2024 to 2025

When comparing development activity between 2024 and 2025, the data shows a significant increase in 2025 across nearly every measure. There were more applications overall, a greater number of major projects, higher total unit counts, and a substantially larger percentage increase in non-residential development

Allentown City Planning Commission	2024	2025	Increase
Action Items	40	52	30%
Major Land Developments	13	20	53.85%
Residential Units	845	1338	58.34%
Non-Residential Square Footage	319,195	889,536	178.68%

The figures summarize 2024 versus 2025 activity. Please note that unit counts can vary slightly depending on how they are compiled, as different reports track different metrics. These numbers reflect all projects reviewed by the Planning Commission through its December 9, 2025 meeting; some annual summaries may include additional items reviewed later in the year.



City of Allentown, Lehigh County, Pennsylvania

Department of Community & Economic Development: Bureau of Planning and Zoning