



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Planning Commission

Tuesday, November 14, 2023

12:15 PM

Council Chambers
<https://rebrand.ly/ACPC-NOVEMBER-14>
(717) 740-2323
Conference ID: 490 488 155#

Call To Order

1. Approval of Minutes of Public Meeting of October 10th.

REZONING

2. **Project:** Northridge Development Project
Applicant: Northridge Development Project- City Center Investment Corporation
Location: Hanover Ave
Description: Zoning Amendment to establish a new "Mixed Use Overlay" to include a mix of residential, and commercial uses and to apply the new district to land formerly occupied by the Allentown State Hospital
File: (Bill No. 93-2023)

WAIVERS

3. **Project:** Cumberland Apartments
Applicant: Paul Szewczak
Location: 6th and Cumberland
Description: Request for a waiver from § 660-63 Development standards for steep slopes in order to exceeding maximum slope disturbance in areas of 35% slope or greater (0% permitted; 3.47% proposed).

E. Standards and criteria for applications. The following shall apply whenever areas of steep slopes are proposed for development or disturbance.

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(2) <https://ecode360.com/36444828> In areas of 35% slope or greater, no area shall be altered, regraded, cleared, built upon or otherwise altered.

(3) <https://ecode360.com/36444829> The Planning Commission may grant exceptions to the limitations set forth in Subsection E(1) <https://ecode360.com/36444827> and (2) <https://ecode360.com/36444828> above to permit the construction of a public street, driveway or other suitable access; public or private utility or other required facility where it determines that no other alternative exists for providing access to the remainder of the parcel or other required facilities. Such exceptions shall require the minimum amount of disturbance required to install the necessary facility.

ADAPTIVE RE-USE

4. **Project:** Residential Building
Applicant: CDC Developers Inc.
Location: 546-548 Hamilton Street
Description: Construction of 26 residential apartments on floors 2, 3, 4, 5 and 2 handicap residential units in the rear on 1st floor.
File: 23-8 (SP)

5. **Project:** Residential Building
Applicant: 302 Carlisle LLC / Gus Elias
Location: 301 S. Carlisle Street
Description: Convert warehouse and automotive garage to 36 dwelling units.
File: 23-9 (SP)

6. **Project:** Residential Building
Applicant: SAXA Homes LLC
Location: 1002-1010 Walnut Street
Description: Convert machine shop/ storage/ warehouse/ wholesale to 31 dwelling units
File: 23-10 (SP)

LAND DEVELOPMENT

7. **Project:** New mixed - use project
Submission: Sketch Plan
Applicant: James Buckley
Location: 801, 805, 807, 809 Hamilton Street
Description: Complete Property Redevelopment: It is our intention to demolish the existing structures on the four current parcels owned by 801 Hamilton, LLC and develop the entire consolidated property into a 21 story.
File: LMA-2023-00016

ADJOURN

!! APPLICANTS ARE REQUIRED TO ATTEND !!
ANY QUESTIONS? CALL 610-437-7611