



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final-revised

### Planning Commission

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Tuesday, February 13, 2018

12:15 PM

Council Chambers

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#### Call to Order

#### Approval of Minutes of January 9, 2018 meeting

#### Sidewalk Construction Postponement Request

- 1747 S. Aubrey Street and 1950 S. Bradford Street (frontage on S. Aubrey Street and E. Martin Street), S18-1, requested by Edward J. McCarthy, Jr.

#### Street Vacations

- Portion of South 10th Street from Devonshire Road to Rhodes Street, 18-1 (v) requested by Maria Cubano & Joel Cancel
- Portion of Wye Street approximately 100 feet west from Jordan Street, 18-2 (v) requested by Kenneth A. Simons, Smart Living Barber St. LLC - **RESCHEDULED TO MARCH 13, 2018 MEETING**

#### Rezoning

- Amends the Zoning Code by rezoning a portion of the property known as 2701 Barnes Lane from Low Density Residential District (R-L) to Medium Low Density Residential (R-ML) 17-2 (Z) requested by Brian L. and Suzanne Borzak. **(Tabled at November 14, 2017 meeting)**

#### Land Developments / Subdivision

- 215-221 N. Fenwick Street, 215-221 N. Fenwick Street (14th Ward), SMA-2017-00001, preliminary/final approval requested by John W. Troxell, Jr. **(Tabled at August 8, 2017 meeting)**

The application proposes to construct two sets of twin homes and a single home on five lots.

- Five City Center Office Tower, 734 Hamilton Street, LMA-2018-00001 & LDC-2018-00002, preliminary/final plan approval requested by Five City Center, OP, LP.

The application proposes to construct a 320,000 sq. ft. thirteen-story office structure with street-level retail.

- Walnut Street Commons, 13 South Sixth Street, LMA-2018-00002 & SMI-2018-00001, preliminary/final plan requested by Walnut Street Commons, LP.

The application proposes to construct a 61-unit residential apartment building wrapping around the existing Community Deck parking structure.

- Southside Homes by Smart Living, 327 Market Street, SMA-2017-00002, preliminary/final approval for Phase 1 of the project and preliminary approval for Phase 2 of the project requested by Smart Living Barber St., LLC.

The application proposes to construct a fee simple townhouse community consisting of 53 three-story units. Phase 1 consisting of 23 units and Phase 2 consisting of 30 units.

- Trout Creek Cottages, S. 6th & Cumberland Streets, LMA-2014-00007, request of Cottage Communities LP to extend conditional preliminary/final approval that includes waivers from Section 1385.11(B) and Section 1379.03 (A4b) for a period of 12-months. Conditional preliminary/final plan approval had been granted on February 16, 2015 and a 12-month extension granted on February 14, 2017.

The application proposes the construction of a 52-unit pocket neighborhood development on the former Montex Mills property located at 6th and Cumberland Streets.

### **Hamilton Street Overlay District Review**

- Trust Building Inc., 634 Hamilton St, design review to install non-illuminated channel letters (1.5'x31.83') (47.74 sq. ft.) on front facade requested by Greg Holland of L & H Companies.

### **New Business**

- Informational discussion regarding the Comprehensive Plan - First Step

### **Old Business**

### **Adjourn**

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