



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Planning Commission

Tuesday, November 13, 2018

12:15 PM

Council Chambers

MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE

Call to Order

Approval of Minutes of October 9, 2018 meeting

Street Vacation

- Lawn Street SW from Alton Avenue to Ruby Street, 18-5 (V) requested by James and Annette Stein, Edgar Mendez and Jane Dreher.

Rezoning

- Amends the Zoning Code by rezoning the following tracts of land known as 1216 S. Meadow Street, 1224 S. Meadow Street, 1228 S. Meadow Street and 1236 S. Meadow Street from R-ML (Medium Low Density Residential) to B-3 (Highway Business District) 18-1 (Z) requested by Eastburn and Gray, PC, Attorneys at Law for HRES Allentown Susquehanna, LLC.

Land Developments

- Riverview Lofts - 114-122 Allen Street, LMA-2018-00008, preliminary/final plan approval requested by Riverview Lofts Allentown, LLC.

The application proposes to construct twenty-two (22) dwelling units in an existing, vacant commercial building. Adaptive re-use approval was given by the Planning Commission on May 8, 2018 for twelve (12) dwelling units.

- Five City Center 7th & Walnut -- 36 S. 7th Street, LMA-2018-00011, preliminary/final plan approval requested by City Center Investment Corporation.

The application proposes to construct a multi-story residential apartment building with a parking deck below consisting of 220 units on six levels, with a center courtyard and 239 parking spaces.

- Penn Square Section 7 -- 916 S. Albert Street, LMA-2018-00012, sketch plan review requested by Allentown Community Development Company.

The application proposes to construct three, three-story buildings with 120 apartment units.

Hamilton Street Overlay District Reviews

- Two City Center OP LP, 645 Hamilton Street, design review to remove and replace existing projecting blade sign (2.5 ft. x 2.5 ft.), exterior illumination at front requested by FastSigns at the above address.

- City Center Investment Corp., 806 W. Hamilton Street, design review to erect an internally illuminated channel letter sign (2.53 sq. ft. x 13.03 sq. ft.) above the front entrance requested by And the Sign Says LLC at the above address.
- Ahmad & Saida Suleiman, 1140 Hamilton Street, design review to erect three (3) wall-mounted, non-illuminated signs at front (each 2 ft. x 3 ft.) requested by JFT Group at the above address.
- Americus Investors LP, 541 Hamilton Street, design review to erect projecting sign (2.08 ft. x 2.91 ft.) and two (2) window signs (4.58 ft. x 6.25 ft. each), all non-illuminate, on the west side (N. 6th St) at the above address requested by Mikael Khallouf.

New Business**Old Business**

- Update on Comprehensive and Economic Development Plan

Staff Report**Adjourn**

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