



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final-revised

### Planning Commission

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Tuesday, February 12, 2019

12:15 PM

Council Chambers

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#### MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE

#### Call to Order

#### Approval of Minutes of January 8, 2019 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. **(Resubmitted - denied at December 2018 meeting)**

#### Rezoning

- Bill No. 4 Amends the Zoning Map by rezoning parcels at 1216, 1224, 1228 and 1236 South Meadow Street from R-ML Residential Medium Low Density to B-3 Highway Business. **(This matter was previously reviewed and recommended favorably by the Planning Commission. Pursuant to the Pa. Municipalities Planning Code, the City Clerk has now referred the formal amendment to the Planning Commission for review.)**
- Amends the Zoning Code by rezoning 1811 Glenwood Street from B-4 (Shopping Center Business District to I-2 (Limited Industrial District) 19-1(Z) requested by Fitzpatrick Lentz & Bubba on behalf of MFB Allentown, LP and its agent RD Management, LLC.

#### Land Developments

- Riverview Lofts - 114-122 Allen Street, LMA-2018-00008, preliminary/final plan approval requested by Riverview Lofts Allentown, LLC. **(Tabled at November 13, 2018 meeting)**

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.

- Wawa Food Market, 1215 S. 4th Street, LMA-2019-00001 & LDC-2019-00001, preliminary/final plan approval requested by HRES Allentown Susquehanna, LLC. **(Tabled by applicant until March 12, 2019 meeting)**

The application proposes to consolidate eight (8) lots, demolish existing buildings and construct a 5,585 sq. ft. Wawa Food Market with fuel sales.

- Allentown Taco Bell, 1901 S. 4th Street, LMA-2018-00007 & SMI-2019-00001, preliminary/final plan approval requested by South 4th Street Investors, LLC. The applicant is also requesting a waiver of the Subdivision and Land Development Ordinance Section 1379.04.E.3 relating to storm sewage system requirements.

The application proposes to subdivide one (1) lot into (2) lots and construct a 2,753 sq. ft. Taco Bell with associated site improvements.

- Apartments in the Parkway, 1605/1625 Lehigh Parkway East, LMA-2019-00002, preliminary/final plan approval requested by Lehigh Parkway Apartments LLC. The applicant is also requesting a waiver from Section 1385.11.B of the Land Development Controls Ordinance which requires the horizontal distance from either the toe or top of an excavation or fill slope line shall be five (5) feet or one-half the height of the fill or excavation from any adjoining property or easement line, whichever is greater.

The application proposes to construct two (2) - five story apartment buildings including a total of 160 units.

### **New Business**

- Election of Officers

### **Old Business**

### **Staff Report**

### **Adjourn**

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