



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### City Council

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Wednesday, September 30, 2020

6:00 PM

Council Chambers

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#### Public Hearing

Notice is hereby given that the Allentown City Council will consider for possible adoption an Ordinance amending the City of Allentown Zoning Ordinance and Zoning Map. This proposed amendment, of which this Notice is a summary, proposes to amend the Zoning Ordinance To Allow The Existing "Pocket Neighborhood Development" Option In The R-MP Zoning District And To Revise The Zoning Map To Apply The R-MP District To Land East Of S. St. Elmo Street And Generally South Of W. Fairview Street. Under the authority and procedures of Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Allentown, Lehigh County, Pennsylvania hereby approves and enacts the following map change and amendment to the City of Allentown Zoning Ordinance:

**Part One.** The Official Zoning Map shall be revised so that the R-MP district shall apply to 3 parcels located east of S. St. Elmo Street and south of W. Fairview Street, as identified specifically on the attached map, which is labeled "Exhibit A."

**Part Two:** In Section 1313.01.A., which lists allowed uses in Residential Districts, the existing use of "Pocket Neighborhood Development" shall be changed to "P" for permitted by right in the column for the R-MP zoning district.

**Part Three. Repealer.** All ordinances or parts thereof inconsistent with the provisions of this Ordinance Amendment are hereby repealed to the extent of the inconsistency.

**Part Four. Severability.** The provisions of this Ordinance Amendment are declared to be severable. If any provision of this Ordinance Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance Amendment or other sections of the Zoning Ordinance.

**Effective Date.** That this Ordinance will take effect ten (10) days after final passage.

City Council will consider the foregoing at a Public Hearing on Wednesday, September 30, 2020 at 6:00 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101.

Copies of the full text of this Ordinance are available to any interested party for examination and copying at cost at the City Clerk's Office or for inspection during regular business hours at the offices of this newspaper and the Lehigh County Department of Law. All interested parties are invited to comment. The meeting will be livestreamed. The link to the meeting can be found on the city website with the agenda and legislation at <https://www.allentownpa.gov>. Council will receive comments on the legislation prior to the meeting and will consider all comments from city residents. All comments must include name and address, including your city, and be emailed to [Michael.Hanlon@AllentownPa.gov](mailto:Michael.Hanlon@AllentownPa.gov) by 2:00 PM on the date of the meeting or you can enter your comments directly on the website. Comments received from city residents by that deadline will be forwarded to the Mayor and Council members prior to the meeting, timely received comments will also be posted on the City's webpage as a supporting document to the meeting. In addition, if you would like to speak during the meeting, please send your name, address and telephone number to the email address above indicating what issue you would like to speak on or call the office at 610.437.7555 and do the same, and you will be called during the meeting. City Council may adopt this amendment to the Zoning Ordinance and Zoning Map at a Special Council Meeting at 7:00 pm immediately following this Public Hearing.

## Roll Call

### Bill 20

AN AMENDMENT TO THE CITY OF ALLENTOWN ZONING ORDINANCE TO ALLOW THE EXISTING "POCKET NEIGHBORHOOD DEVELOPMENT" OPTION IN THE R-MP ZONING DISTRICT AND TO REVISE THE ZONING MAP TO APPLY THE R-MP DISTRICT TO LAND EAST OF S. ST. ELMO STREET AND GENERALLY SOUTH OF W. FAIRVIEW STREET.

**Attachments:**

[Bill 20 Elmo Rezone](#)  
[St Elmo Public Comments](#)  
[St. Elmo Rezoning Materials](#)  
[st elmo zoning change Map dec 2019](#)  
[st elmo zon September 30](#)  
[Example Home Designs](#)  
[January 29, 2020 Community and Economic Development Committee Meeting I](#)  
[10-8-19 new](#)  
[7-9-19](#)  
[2-11-20 final](#)  
[S. St. Elmo Street Map - Exhibit A](#)  
[Letter from Mike Hanlon regarding Bill 20 Rezoning St. Elmo Street and Fairview](#)  
[Elmo Rezone \(Posting Picture I\)](#)  
[Elmo Rezone \(Posting Picture II\)](#)  
[Elmo Rezone \(Posting Picture III\)](#)  
[Elmo Rezone \(Posting Picture IV\)](#)  
[Elmo Rezone \(Posting Picture V\)](#)  
[Elmo Rezone \(Posting Picture VI\)](#)  
[Elmo Rezone \(Posting Picture VII\)](#)  
[Elmo Rezone \(Posting Picture VIII\)](#)  
[Elmo Rezone \(Posting Picture VIII\)](#)  
[Elmo Rezone \(Posting Picture X\)](#)  
[Elmo Rezone \(Posting Picture XI\)](#)  
[Elmo Rezone \(Posting Picture XII\)](#)  
[Elmo Rezone \(Posting Picture XIII\)](#)  
[St. Elmo Rezoning Labels 2](#)  
[Elmo Rezone \(Posting Picture Updated I\)](#)  
[Elmo Rezone \(Posting Picture Updated II\)](#)  
[Elmo Rezone \(Posting Picture Updated III\)](#)  
[Elmo Rezone \(Posting Picture Updated IV\)](#)  
[Elmo Rezone \(Posting Picture Updated V\)](#)  
[Elmo Rezone \(Posting Picture Updated VI\)](#)  
[Elmo Rezone \(Posting Picture Updated VII\)](#)  
[Elmo Rezone \(Posting Picture Updated VIII\)](#)  
[Elmo Rezone \(Posting Picture Updated IX\)](#)  
[Elmo Rezone \(Posting Picture Updated X\)](#)  
[Elmo Rezone \(Posting Picture Updated XI\)](#)  
[Elmo Rezone \(Posting Picture Updated XII\)](#)

[Elmo Rezone \(Posting Picture Updated XIII\)](#)

[The Morning Call Ad 6753668](#)

## ADJOURN

*Council meetings are held on the first and third Wednesday of each month beginning at 7:00 pm in Council Chambers. For copies of the agenda or meeting announcements, please visit our website at [www.allentownpa.gov](http://www.allentownpa.gov) or contact the Clerk at [Michael.Hanlon@allentownpa.gov](mailto:Michael.Hanlon@allentownpa.gov) to receive an email notice of the meetings.*