



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Planning Commission

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Tuesday, February 9, 2021

12:15 PM

<https://rebrand.ly/ACPC-February-9>  
(717) 740-2323  
Conference ID: 964 856 242#

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### CALL TO ORDER

Minutes of Public Meeting of December 8, 2020

Minutes of Public Meeting of January 12, 2021

### SIDEWALK POSTPONEMENT REQUEST

--- 1049 E. Turner Street, S20-11, requested by George Saunders, Inc. (Tabled at January 12, 2021 meeting)

### NEW BUSINESS

--- 438-440 North Street, LMI-2020-00018, request of HADC to waive Section 1385.11.B of the Land Development Controls Ordinance which requires that the horizontal distance from either the toe or top of an excavation or fill slope line shall be five (5) feet or one-half (1/2) the vertical height of the fill or excavation from any adjoining property or easement line, whichever is greater of the City's Land Development and Subdivision Ordinance (SALDO).

### LAND DEVELOPMENTS

--- Parkway Community Building, 2335 Parkway Boulevard, LMA-2020-00023, preliminary/final plan approval requested by Muhlenberg College. (Tabled at January 12, 2021 meeting)

Applicant proposes to demolish the former Sigma Phi epsilon Fraternity building and construct a new 3-story office building.

--- Little Lehigh Redevelopment Phase 1, Lehigh Street and Franklin Court, LMA-2020-00024, preliminary/final plan approval requested by Little Lehigh Redevelopment, LLC.

The applicant proposes to create 3 lots, demolish 50 units and community building, and construct 50 new units and a community building.

--- 1811 SW Glenwood St., LMA-2020-00007, revised preliminary/final plan approval requested by MFB Allentown L.P.

The applicant proposes to revise the previously approved plan from two industrial buildings to one 148,104 SF industrial building.

- Llyod Street & North Irving Street, LMA-2020-00025, preliminary/final plan approval requested by A. Duie Pyle.

The applicant proposes to construct a 174,000 SF industrial building.

- Request of A. Duie Pyle for the following waivers from the Land Development and Subdivision Ordinance:

From Section 1377.03.A to permit a plan size of 30"x42".

From Section 1379.04.C.13 to permit a plastic impermeable liner in lieu of clay liner/core.

From Section 1379.04.D.2 to permit stormwater calculations to be prepared using the SCS Method (TR-55) for a site under 200 acres, for consistency with NPDES requirements.

From Section 1379.04.E.3 to permit high-density polyethylene (HDPE) pipe in lieu of reinforced concrete pip (RCP) for on-site facilities.

From Section 1387.03.7.I to permit an orifice size of 1.0 inches in order to mete release rate requirements in lieu of the 3-inch minimum required.

From Article 911.05.A.4 to permit street trees to be located beyond the street right-of-way due to an existing high-voltage overhead line easement along American Parkway and grading constraints along Airport Road and Irving Street.

## REZONING

- Amends the rezoning of certain parcels to B-5 urban Commercial District, (ii) providing for a new Urban Transition Multi-Family Development use within the B-5 Urban Commercial District and the B-2 Central Business District and providing a definition of, and regulations relating to, such use, (iii) permitting Adaptive Reuse in the B-5 Urban Commercial District by Special Exception, (iv) increasing the height limitation for Hotels and Motels in the B-5 urban Commercial District, (v) modifying parking requirements for Urban Transition Multi-Family Development, and (vi) providing for a repealer clause, a severability clause, and an effective date as requested by The Manhattan Building Company, Inc.

## ADJOURN

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