



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### City Council

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Wednesday, March 17, 2021

6:30 PM

Council Chambers

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#### Public Hearing

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Allentown City Council will consider for possible adoption an Ordinance amending the City of Allentown Zoning Map and Zoning Ordinance. This proposed amendment, of which this Notice is a summary, proposes to amend the Zoning Map and Zoning Ordinance by (i) rezoning 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.

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:

(i) rezoning 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.

That the areas on the Zoning Map of the City of Allentown, as depicted by the shaded areas on Exhibit A, be rezoned to B-5 Urban Commercial District.

That all Ordinances, Resolutions, and/or other Regulations, including but not limited to prior Zoning Maps, inconsistent with the above provisions are repealed to the extent of their inconsistency.

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, March 17, 2021 at 6:30 PM, with a final vote scheduled during the City Council meeting at 7:00 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.

#### Bill 4

Amending the Zoning Map and Zoning Ordinance of the City of Allentown by (i) rezoning 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.

**Attachments:**

[PH - March 17 Script](#)  
[Bill 4 The Manhattan Building Company Inc. Ordinance](#)  
[Staff Report Front Street Rezone \(Manhattan\) Workshop](#)  
[acpc action](#)  
[2-9-21 ACPC minutes](#)  
[3-9-21 draft ACPC minutes](#)  
[ACP - Man P](#)  
[Letter from Mike Hanlon regarding Bill 4 Amending rezoning certain parcels to E](#)  
[The Manhattan Building Company Inc. List of Affected Parcels](#)  
[The Manhattan Building Company Inc. Ordinance -- 11-17-2020](#)  
[The Manhattan Building Company Inc. Proposed Zoning Map](#)  
[The Manhattan Building Company Inc. Rezoning Request Petition -- 11-17-2020](#)  
[The Manhattan Building Company Inc. Transmittal Letter -- Zoning Amendment](#)  
[Bill 4 Lehigh County Receipt](#)  
[Bill 4 Lehigh County Received Timestamp](#)  
[Letters of Support \(MBC Rezoning\)](#)  
[The Manhattan Building Company Inc. Planning Commission Presentation](#)  
[APA - Support Letter \(MBC Rezoning\)](#)  
[Rezoning Petition - Manhattan Building Co](#)  
[Letter from Lehigh Valley Planning Commission regarding - B5 Zoning Ordinance](#)  
[Manhattan Bldg Co 6](#)  
[Manhattan Bldg Co 7](#)  
[Manhattan Bldg Co 8](#)  
[Manhattan Bldg Co 9](#)  
[Manhattan Bldg Co 10](#)  
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[Manhattan Bldg Co 3 \(002\)](#)  
[Manhattan Bldg Co 4 \(002\)](#)  
[Manhattan Bldg Co 5 \(002\)](#)  
[The Morning Call Ad 6886216-Bill 4](#)  
[ACCP](#)

## 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.*