



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Planning Commission

Tuesday, March 9, 2021

12:15 PM

<https://rebrand.ly/ACPC-March-9>
(717) 740-2323
Conference ID: 483 316 696#

CALL TO ORDER

Minutes of Public Meeting of February 9, 2021

WAIVER REQUEST

- 812 South Front Street, LMI-2020-00019 & SMI-2020-00014, request of Black Forest Engineering, LLC 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).

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.

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.

- Central Park Apartments, 605 Wahneta Street, LMA-2021-00001, preliminary plan approval requested by Central Park Apartments, LP.

The applicant proposes to construct 118 apartments.

ADJOURN

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