



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Meeting Agenda - Final Planning Commission

Tuesday, June 14, 2022

12:15 PM

Council Chambers
<https://rebrand.ly/ACPC-June-14>
(717) 740-2323
Conference ID: 612 020 533#

Call to Order

--- Minutes of Public Meeting of May 10, 2022.

STREET VACATIONS:

--- Utica Street from the western property line of 16 W. Tilghman Street (Parcel E) to 1 West Allen Street, 22-3(V), requested by Lehigh Engineering Associates, Inc.

ADAPTIVE REUSE:

--- 1101 Menges Avenue, 22-3 (SP). Application of James Henriques and Michael Cornell to convert a vacant medical office to three dwelling units. Section 1327 of the Zoning Ordinance provides the Planning Commission with the opportunity to review and provide comments to the Zoning Hearing Board.

LAND DEVELOPMENTS:

--- Penn Square Section 6, 868 Constitution Drive, LMA-2016-00001, request of Arthur A. Swallow, PLS on behalf of Allentown Community Development Company to extend conditional preliminary/final approval that includes waivers from Section 1379.03 - B.1.a.3 and B.1.c.6 and Section 1379.04 - A.6, B.11 and E.3 until June 11, 2024. Conditional preliminary/final plan approval was granted on June 14, 2016, a 12-month extension granted on June 12, 2018, a 1-year extension was granted on June 11, 2019, and a 2-year extension was granted on June 9, 2020, that expires on June 9, 2022.

The application proposed to construct 54 twin dwellings

--- 1134 Hanover Avenue, LMA-2021-00023, preliminary/final plan approval requested by 1134 Hanover Ave LLC

Applicant proposes to construct a 3,380 SF two-story restaurant.

Applicant requests waiver from Section **§ 355-11B** (formerly 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).

- N. Railroad Street & W. Allen Street, LMA-2022-00008 & LDC-2022-00005, preliminary/final plan approval requested by Riverview Lofts Allentown II, LLC.

Applicant proposes to construct 2,943 SF of retail, 6,898 SF of gym and amenities, and 66,540 SF of apartments (63 units).

- 701 N. 19th Street, LMA-2022-00009, preliminary/final plan approval requested by Allentown PA Development, LLC.

Applicant proposes to construct a 2,475 SF Popeyes Restaurant w/ Drive-thru.

- 2401 W. Emaus Avenue, LMA-2022-00010, preliminary/final plan approval requested by Emmaus Avenue QOZ B, LLC.

Applicant proposes to construct a 224,000 SF warehouse.

NEW BUSINESS:

ADJOURN

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