

MICHAEL P. HANLON

Michael.Hanlon@allentownpa.gov
435 West Hamilton Street
Allentown, PA 18101
Phone: (610) 437-7555
Fax: (610) 437-7554



CITY CLERK

February 16, 2023

Jennifer Gomez
Director of Planning and Zoning
City Hall, Allentown, PA 18101

Jill Seitz
Senior Community Planner
Lehigh Valley Planning Commission
961 Marcon Boulevard
Suite 310
Allentown, PA 18103-9397

Hello Jennifer and Jill:

Bill 11 was introduced at the February 15, 2023 City Council meeting. The bill, map, and petition are attached.

This Bill is hereby referred to the Planning Commission and the Lehigh Valley Planning Commission for review and recommendations.

Please submit your report to this office.

Very truly yours,

Michael P. Hanlon
City Clerk

Cc: Council
Mayor Matt Tuerk
John Palumbo, Member, Urban residential Properties - jpalambo@urbanresproperties.com
Christian Brown, Chairman of the Planning Commission
Brian Borzak, Engineering
Matthew Kloiber, City Solicitor



January __, 2023

SENT VIA HAND DELIVERY and ELECTRONIC MAIL (PDF)

Allentown City Council
c/o Michael Hanlon, City Clerk 435 Hamilton Street, Room 510
Allentown, PA 18101
Email: Michael.Hanlon@Allentownpa.gov

RE: Zoning Map and Ordinance Amendment

Dear Mr. Hanlon:

I write as a representative of Urban Residential Properties("URP") in connection with the above- referenced matter. We are proposing a zoning map change for two parcels (controlled by URP and/or its affiliated entities as the equitable or beneficial owner), which are situated amongst other parcels currently zoned in the B-5 Commercial district. This serves as the logical extension of existing growth and revitalization while simultaneously preserving and accentuating the character of the surrounding neighborhood. A draft ordinance is enclosed with this letter.

A petition and \$1,000.00 check are also enclosed with this letter. A list of affected parcels is also enclosed. Please note that URP, through its various affiliates and contractual arrangements, owns or controls all of the land proposed to be rezoned, including the following parcels:

115 Riverside Drive (PIN: 640752191198)
51 North Front Street (PIN: 640752151002)

Should you have any questions or concerns, please do not hesitate to contact me. My direct dial number is (201)675-0866 and my email address is jpalumbo@urbanresproperties.com.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John Palumbo', is written over a horizontal line. Below the line, the name 'John Palumbo, Member' is printed in a standard font.

John Palumbo, Member

Enclosures

Cc: Tawanna Whitehead, Deputy City Clerk (via email only)

State of New Jersey

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) SS:

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On this, the 6th day of January, 2023, before me, John Palumbo the undersigned officer, personally appeared John Palumbo, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

M. L. Lerner
(Seal)

(Seal)



REZONING REQUEST PETITION

City Council
Allentown, PA 18101
TELEPHONE: (610) 437-7556
FAX: (610) 437-7554
EMAIL: Michael Hanlon
Tawanna L. Whitehead

Date _____

michael.hanlon@allentownpa.gov
tawanna.whitehead@allentownpa.gov

Members of City Council:

We, the undersigned and interested parties, hereby request your honorable body to rezone the following tract of land or amend the zoning code in the following manner. The rezoning request shall be attached to this form in the exact manner the petitioner expects the legislative body to act on and meet all the requirements relating to the legislation.

Please see transmittal letter

from B/LI zoning classification to B-5 zoning classification. A legal description of the property to be rezoned must be included with this application. Attach any necessary additional information.

The reason for this rezoning is: Please see transmittal letter

NAME

John Palumbo

Urban Residential Properties LLC

ADDRESS

114 West Allen Street

Allentown, PA 18102

Send or deliver this petition, along with \$1,000 check to cover administrative costs, payable to the "City of Allentown." In addition the petitioner must pay in full all costs incurred in publishing the legally required advertising for the Map or Zoning Code Amendment.

Petitions for zoning map and zoning amendments can be found on the City website or by contacting the City Clerk's Office. A written Petition for a Zoning Map Amendment (Rezoning) may be submitted to City Council by a citizen. It must be notarized and signed by the owners of 50% or more of the land proposed to be rezoned, and it must be submitted together with a check in the amount of \$1,000.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. A written petition for a Zoning amendment may be submitted to City Council by a Citizen and it must be submitted together with a check in the amount of \$1,000.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. In addition, the petitioner must pay in full all costs incurred by the City in publishing the legally required advertising for the Map or Zoning Code Amendment prior to final Council Action. (Ordinance 15503 adopted 12/5/18)

City Clerk
City Hall
Room 510
435 Hamilton Street

GENERAL REZONING REQUEST PROCEDURES

1. The request must be submitted in legislative format to City Council, c/o City Clerk, signed by the owners and/or authorized agent on forms supplied by the City. The proposed legislation should include a specific description of the area to be rezoned and/or the zoning changes to be made, appropriate maps and be in the form the petitioner desires the proposal to be acted on. .
2. Upon receipt, the proposal is placed on the next available Council agenda for the First Reading.
3. After First Reading, said bill is referred to the Allentown City Planning Commission and Lehigh Valley Planning Commission for their review and recommendation. This must occur at least thirty (30) days prior to the date of the public hearing. A copy is also placed in the county law library.
4. After receiving all appropriate reports from the Lehigh Valley Planning Commission and the Allentown Planning Commission, and at the discretion of the Council President, the City Clerk scheduled a public hearing.
5. The public hearing is scheduled, based upon the advertising requirement for public notice as required by law, (to be advertised two (2) consecutive weeks, not less than 7 days nor more than 28 days before the public hearing). A good faith effort must be made to notify the effected property owners within 30 days prior to the public hearing.
6. A copy of the request for advertisement is sent to Planning enabling them to "post" the property. This posting must occur at least one (1) week prior to the public hearing.
7. City Council holds the public hearing. If acceptable by City Council said bill may be placed on Council's agenda at its regular meeting the same day as the public hearing. Council will then act on the bill for final adoption.

Should any significant changes to the original bill be made by City Council, said changes must be referred back to the Allentown City Planning Commission and Joint Planning Commission for review.
8. A copy of the amendment to the Zoning Ordinance shall be forwarded to the Joint Planning Commission within thirty (30) days after enactment.
9. Pursuant to Section 108 of the Pennsylvania Municipalities Planning Code, 53 PA. STAT. § 10108, the person providing notice as authorized by this section shall provide proof of publication to the municipality adopting the ordinance or decision for retention with municipal records.

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. [REDACTED] - 2023

[REDACTED], 2023

AN ORDINANCE

Amending the Zoning Map and Zoning Ordinance of the City of Allentown by (i) rezoning certain parcels to B-5 Urban Commercial District, and (ii) providing for a repealer clause, a severability clause, and an effective date.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALLENTOWN:

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

SECTION TWO: 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.

SECTION THREE: That the provisions of this Ordinance are declared to be severable, and if any sentence, clause, section, term, phrase or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this Ordinance.

SECTION FOUR: This Ordinance shall become effective five days after the date of adoption by the City Council.

Exhibit A

Zoning Map Change



Parcels Rezoned to B-5

Address	PIN	Acreage	Current Zoning	Proposed Zoning
115 Riverside Dr	640752191198	1.92	B/LI	B-5
51 N. Front St	640752151002	1.48	B/LI	B-5

December 1, 2022

Allentown City Hall
435 Hamilton Street
Allentown, PA, 18101

To whom it may concern,

I write this letter on behalf of Charles Street Capital, the current owner of the lots located at 115 Riverside Drive and 51 N. Front Street. I would like to issue my support for the Urban Residential Properties request for rezoning, as well as any other relief necessary for them to continue their proposed redevelopment of the Riverside Drive corridor and the area around the America on Wheels Museum. Wards 1 and 6 have not received the same support and development that has revitalized downtown, and Urban Residential Properties' proposal would provide a dramatic improvement for both the surrounding neighborhood and Allentown as a whole.

The America on Wheels Museum building is a local asset around which the surrounding neighborhood can develop. Continuing south along Front Street is the sensible extension of ongoing and proposed development of the riverfront and the area around Bucky Boyle Park. Urban Residential Properties' partnership with the museum and its use as a centerpiece to anchor the surrounding area is a good concept, and along with the additional planned redevelopment of the riverfront, will help Allentown continue to develop as a regional destination. If the city grants Urban Residential Properties the relief and approvals it has requested, Allentown will be better prepared for its future anticipated growth. As such, please provide Urban Residential Properties with their requested approvals.

Sincerely,



W. Jeffrey Brown
Charles Street Capital

December 5, 2022

Allentown City Council
435 Hamilton Street
Allentown, PA, 18101

To the members of the City Council,

I write to you as a representative the America on Wheels Museum. As you may know America on Wheels was founded to educate and entertain children and adults and preserve the historical, social and cultural impact of our nation's over-the-road transportation systems, while also contributing to the revitalization of its community. Since our founding in 2008, I have seen that revitalization occur throughout much of Allentown, however the area surrounding our museum has largely remained stagnant. The reopening of Riverside drive will have a great effect in providing better access to this underutilized neighborhood. Now is our chance to capitalize on this new connectivity.

As part of the granting of the approvals requested, we intend to partner with Urban Residential Properties as they redevelop the surrounding properties, using the museum as a centerpiece around which the surrounding area can grow. With this continued development, along with the future extension work of the D & L Trail, we believe that the museum and surrounding properties will serve as a cornerstone around which the neighborhood and city can continue to grow and expand. This development will truly serve as the activation of the surrounding area and will be an important piece of the continued cultural boom of Allentown and the Lehigh Valley.

At America on Wheels, we have long been believers in the prosperous future of the City of Allentown. With that in mind, we request your support for these projects and any approvals which they may need, and we look forward to continuing to write the story of this great city.

Sincerely,



Keith Flickinger
America on Wheels

PENNSYLVANIA MUNICIPALITIES PLANNING CODE - SECTION 108 FIRST NOTICE

THIS PUBLICATION IS INTENDED TO PROVIDE NOTIFICATION OF AN ORDINANCE OR DECISION AND THAT ANY PERSON CLAIMING A RIGHT TO CHALLENGE THE VALIDITY OF THE ORDINANCE OR DECISION MUST BRING A LEGAL ACTION WITHIN 30 DAYS OF THE PUBLICATION OF THE SECOND NOTICE.

On _____, 2023 the Council of the City of Allentown unanimously passed Bill No. ____ (the "**Ordinance**"). The Ordinance amends the Zoning Map and Zoning Ordinance of the City of Allentown by (i) rezoning certain parcels to B-5 Urban Commercial District, and (ii) providing for a repealer clause, a severability clause, and an effective date. The full text of the Ordinance may be reviewed by members of the public at Allentown City Hall, 435 Hamilton Street, Allentown, PA 18101.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE - SECTION 108 SECOND NOTICE

THIS PUBLICATION IS INTENDED TO PROVIDE NOTIFICATION OF AN ORDINANCE OR DECISION AND THAT ANY PERSON CLAIMING A RIGHT TO CHALLENGE THE VALIDITY OF THE ORDINANCE OR DECISION MUST BRING A LEGAL ACTION WITHIN 30 DAYS OF THE PUBLICATION OF THIS SECOND NOTICE.

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