



Allentown
City without limits.

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February 13, 2019

The Honorable Roger MacLean
President, City Council
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: Amends the Zoning Code by rezoning 1811 Glenwood Street from B-4 Shopping Center Business District to I-2 Limited Industrial District

Dear Mr. MacLean:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, February 12, 2019, the Commission reviewed the above-referenced amendment to the City's Zoning Map requested by Fitzpatrick Lentz & Bubba, Attorneys at Law for MFB Allentown, LP. The Commission voted to RECOMMEND APPROVAL of this amendment to City Council.

If you have any questions concerning this action, please contact me.

Yours very truly,

David Kimmerly, AICP
Chief Planner

Enclosures

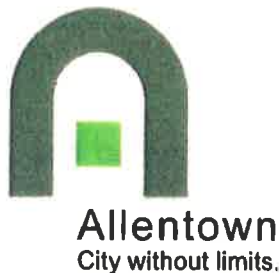
DK:jmm

Xc: Mayor Ray O'Connell
Leonard Lightner, Director of Community & Economic Development
Michael Hanlon, City Clerk ✓
Atty. Erich Schock, Fitzpatrick Lentz & Bubba

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STAFF REPORT TO THE ALLENTOWN CITY PLANNING COMMISSION

February 12, 2019

SUBJECT: Request to rezone 1811 S. Glenwood St. (Parcel ID 549567205959-1) from B-4 Shopping Center Business District to I-2 Limited Industrial.

(**Note:** the actual limits of the proposed map change are shown on the attached map, Exhibit A).

BACKGROUND:

Allentown City Council received a request from Fitzpatrick, Lentz and Bubba, LP representing MFB Allentown, LP, to rezone a vacant parcel of land (Parcel ID 549567205959-1) from B-4 (Shopping Center Business District) to I-2 (Limited Industrial District). The property contains approximately 9.8 acres and is currently vacant. It is proposed to develop the parcel as a distribution, logistics, or warehouse use.

EXISTING LAND USE AND ZONING:

The land use around the property requested to be included in the I-2 zone is mostly mixed highway interchange development including commercial, residential, industrial and vacant land. Immediately adjacent to the parcel is the Queen City Airport. The property is currently zoned B-4. It shares boundaries with other parcels zoned I-2 (including the airport) and is adjacent to a developed parcel that is zoned B-4 and has a Home Depot on it.

FINDINGS:


The zoning districts around 1811 S Glenwood St include I-2 making the change compatible with adjacent zoning. However, changing 1811 S. Glenwood Street from B-4 to I-2 will result in the Home Depot parcel being surrounded on all sides by I-2.

Future cumulative effect of the zoning change is proposed use for distribution, logistics or warehousing which may result in increased truck. There is good highway access however, and the roads, as currently configured, may be able to handle additional truck traffic. Also to be considered is the interaction and combination of traffic that will access Home Depot and the newly developed use on the parcel.

The proposed rezoning will spur development that will convert a vacant parcel that provides limited tax revenue to a parcel that generates considerable revenue. In addition, the development will create limited industrial jobs for Allentown residents and the surrounding area.

RECOMMENDATION:

It is recommended that the Planning Commission approve the rezoning provided that traffic increases and traffic patterns be discussed along with the impact on the zoning map. Economic development and job creation should be considered as well.





David Kimmerly
Chief Planner




Exhibit A 1811 S Glenwood St.






February 5, 2019

drawGraphics_poly

-  User drawn polygons
-  City Tax Parcels

-  Address
-  City Boundary
-  Road Edges (Private)

-  Road Edges
-  Airport
-  Railroads

