

**MICHAEL P. HANLON**

[Michael.Hanlon@allentownpa.gov](mailto:Michael.Hanlon@allentownpa.gov)

435 West Hamilton Street

Allentown, PA 18101

Phone: (610) 437-7556

Fax: (610) 437-7554



**CITY CLERK**

June 7, 2019

David Kimmerly  
Chief Planner  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

Dear Mr. Kimmerly:

Allentown City Council received a request from St. Elmo Development, LLC to rezone the following as described on the attachment:

**Parcel ID 549646507548**

**Parcel ID 549645774014**

**from P (Parks District) to R-M (Medium Density Residential District)**

The petition is hereby referred to the Allentown City Planning Commission for your advisory review. A copy of their petition and supporting documentation is enclosed.

Please submit your report to this office, and the appropriate ordinances to be introduced by City Council.

Very truly yours,

Michael P. Hanlon  
City Clerk

Cc: Mickey K. Thompson, St. Elmo Development, LLC  
Leonard Lightner, Director - Community and Economic Development  
Council  
Frances Fruhwirth, Associate Solicitor

## REZONING REQUEST PETITION

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

Date 5-21-19

[michael.hanlon@allentownpa.gov](mailto:michael.hanlon@allentownpa.gov)  
[tawanna.whitehead@allentownpa.gov](mailto: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:

PARCEL ID NO. 549646507548

PARCEL ID NO. 549645774014

from P PARKS zoning classification to RM MEDIUM RES. 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: PROPERTY IS ZONED P PARKS WHICH IS

PRIMARYLY USED FOR MUNICIPAL RECREATION USES THOUGH PROPERTY

IS PRIVATELY OWNED AND EXISTS AS NONCONFORMING INDUSTRIAL

AND LIGHT INDUSTRIAL USES. REQUEST TO CHANGE TO RM MEDIUM

DENSITY RESIDENTIAL MATCHES EXISTING NEIGHBORHOOD TO THE EAST.

NAME

ADDRESS

X

STEPHEN R. BARRACK PRES.

425 N. MAIN ST.

FARLAND DEVELOPMENT CORP

ALLENTOWN PA 18104

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

See additional  
 sheet

## REZONING REQUEST PETITION

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

Date 5.21.19

[michael.hanlon@allentownpa.gov](mailto:michael.hanlon@allentownpa.gov)  
[tawanna.whitehead@allentownpa.gov](mailto:tawanna.whitehead@allentownpa.gov)

Members of City Council:

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Parcel ID No. 549646507548

Parcel ID No. 549645774014

from \_\_\_\_\_ zoning classification to \_\_\_\_\_ 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: \_\_\_\_\_

NAME



Abraham R. Atiyeh

ADDRESS

1177 Sixth Street

Whitehall, PA 18052

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City Clerk  
 City Hall  
 Room 510  
 435 Hamilton Street

**FILE COPY**

St. Elmo Development, LLC

1177 6th Street  
Whitehall, PA 18052  
Tel. 610-403-6666  
Fax No. 610-443-0627

May 17, 2019

Michael Hanlon, City Clerk  
c/o City Council of Allentown  
435 Hamilton Street  
Allentown, PA 18101

**RE: Matter: Rezoning Request for Tax Parcel IDs:  
Parcel ID No. 549646507548  
Parcel ID No. 549645774014**

Dear Mr. Hanlon:

On behalf of St. Elmo Development, LLC, please accept this letter as our request to rezone the above-captioned parcels within the City of Allentown from the existing P Parks District to R-M Medium Density Residential District. The reasons for this request are as follows:

1. Parcel 549646507548 is presently operated as a self-storage facility. The facility is underutilized and underserved. There have been multiple attempts made via zoning to transition the present use to another type of use that have been denied in the zoning process. However, the P Parks District severely limits the use of the property as it is own privately and not by the City of Allentown as part of its park system.

2. Parcel 549645774014 is presently operated as a industrial quarry within the P Parks District.

3. The subject premises borders the existing RM Medium Density Residential District so there can be no issues regarding "spot zoning". As such, the proposed change from P Parks Zoning District will be compatible with the existing neighborhood.

4. The City of Allentown has a severe shortage of owner-occupied homes within the downtown corridor. The RM Zoning District would allow for the development of owner occupied homes with easy access to public transportation and is within walking distance to several large-scale business operations.

5. Owner-occupied housing would expand the City of Allentown's tax base more so than keeping the existing P Park Designation which allows for no private development of any kind.

6. The need for medium density residential development is necessary because of the high financial development costs required to bring infrastructure including streets, water and sewer service, electricity, gas and high speed cable and internet services to the site.

Enclosed with this Application is two exhibits depicting the existing zoning of the subject premises and an additional exhibit with the proposed change from P Parks to RM Medium Density Residential.

Please notify us when we are to be placed on any municipal agenda. Thank you for your time in this matter. If you have any questions, please feel free to contact me.

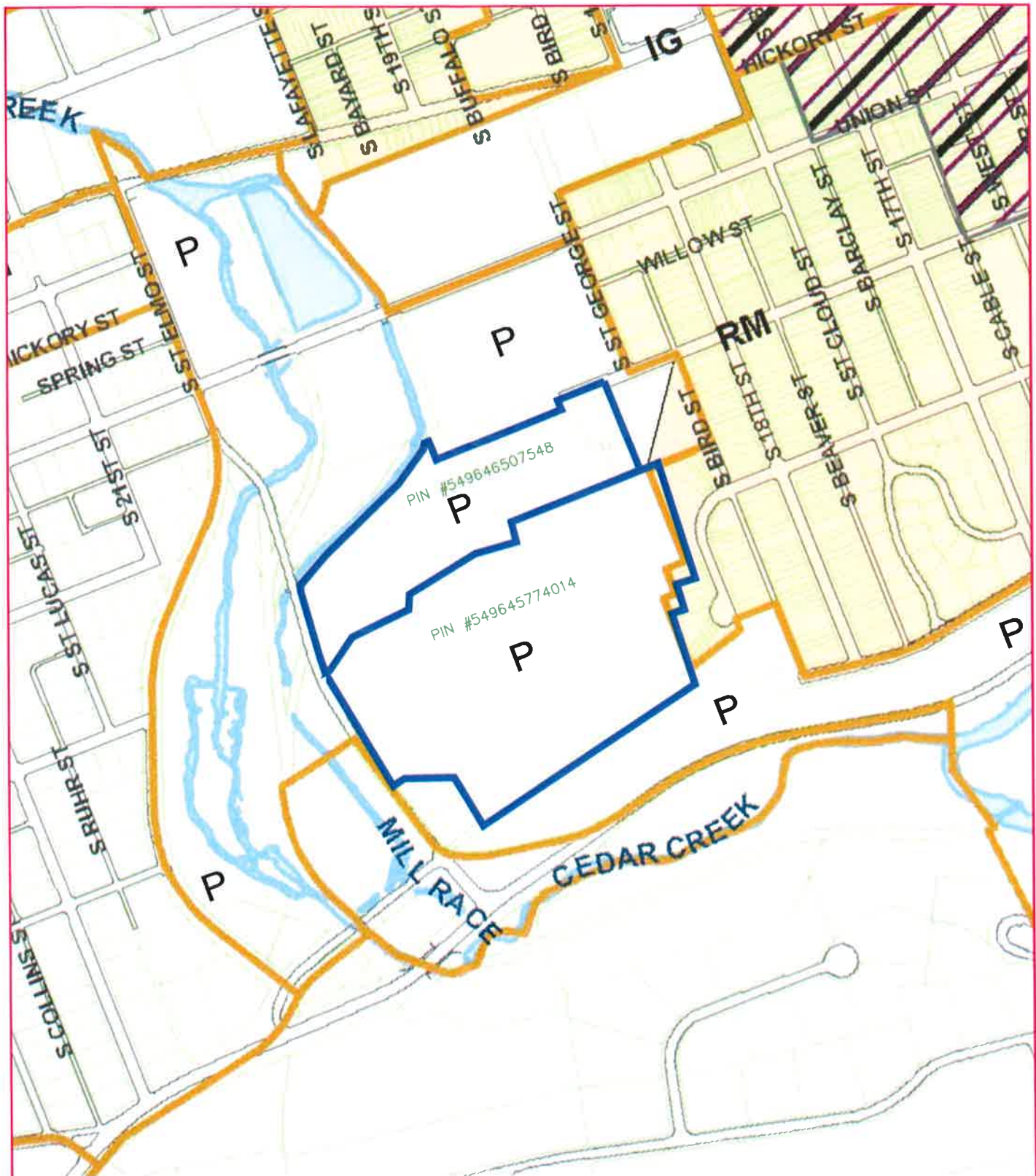
Very truly yours,

A handwritten signature in black ink, appearing to read "Mickey K. Thompson", with a stylized, flowing script.

Mickey K. Thompson

MKT/owk  
cc: Steven Rohrbach  
Enclosures





## EXISTING ZONING EXHIBIT

PROJECT: **REZONING REQUEST FOR PARCEL #'S 549646507548 & 549645774014**

**CITY OF ALLENTOWN  
LEHIGH COUNTY  
PENNSYLVANIA**

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
1 OF 2	05/20/19	1"=200'	NJMH

**PENNSYLVANIA**  
VENTURE CAPITAL INC.

823 Third Street, Whitehall, PA. 18052 (610) 403-6666



# PROPOSED ZONING EXHIBIT

**PROJECT: *REZONING REQUEST FOR PARCEL #'S 649646507548 & 649645774014***

**CITY OF ALLENTOWN  
LEHIGH COUNTY  
PENNSYLVANIA**

<b>SHEET NUMBER:</b>	<b>DATE:</b>	<b>SCALE:</b>	<b>DRAFTER:</b>
2 OF 2	05/20/19	1"=200'	NJMIII

**PENNSYLVANIA**  
**VENTURE CAPITAL INC.**

823 Third Street, Whitehall, PA. 18052 (610) 403-6666