

MICHAEL P. HANLON

Michael.Hanlon@allentownpa.gov
435 West Hamilton Street
Allentown, PA 18101
Phone: (610) 437-7556
Fax: (610) 437-7554



CITY CLERK

November 11, 2019

Irene Woodward
Director of Planning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Dear Ms. Woodward:

Allentown City Council received a request from Davison & McCarthy to rezone the following tracts of land as described on the attachment from B5 – Urban Commercial to B/LI – Business/Light Industrial:

201 – 221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1)
115 – 143 N. Front Street, Allentown, PA (PIN 640742997610-1)
51 – 97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1)
113 N. Front Street, Allentown, PA (PIN 640752078227-1)

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: Andrew V. Schantz, Esq. – Davison & McCarthy
Leonard Lightner, Director - Community and Economic Development
Council
Frances Fruhwirth, Associate Solicitor

**Davison &
McCarthy**
PROFESSIONAL CORPORATION

Andrew V. Schantz, Esq.
aschantz@davisonmccarthy.com
Direct Dial: 610-435-0799

Two City Center
645 Hamilton Street, Suite 510
Allentown, Pa 18101
610.435.0450 • 610.435.3089 fax

October 29, 2019

Mr. Michael Hanlon, City Clerk
City of Allentown
Room 510
435 Hamilton Street
Allentown, PA 18101

RE: REZONING REQUEST PETITION

201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1)
115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1)
51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1)
113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1)

Dear Michael:

With respect to the above and on behalf of my client, Charles Street Capital, LLC, I am submitting the enclosed Rezoning Request Petition which is accompanied by Exhibits and a Check made payable to The City of Allentown in the amount of \$1,000.00.

It is noted that my client, pursuant to an Agreement of Sale with ACIDA, is the equitable owner of 201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1); 115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1) and 51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1). ACIDA is aware of this Petition and is in support of the request.

It is further noted that PPL is the current owner of 113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1). PPL is aware of the Petition but, because PPL is a public Utility not impacted by zoning laws, PPL does not take a favorable position with respect to any rezoning matter. However PPL does not object to this specific request.

Davison & McCarthy

PROFESSIONAL CORPORATION

Can you please confirm receipt and acceptance of this Petition and provide me with updates as this request proceeds through the City channels.

Very truly yours,



Andrew V. Schantz

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Notary Public

Commonwealth of Pennsylvania - Notary Seal
Lauren Scholler, Notary Public
Lehigh County
My commission expires December 24, 2021
Commission number 1280895
Member, Pennsylvania Association of Notaries

Enclosures

248656

cc: Mr. Jeff Brown, Charles Street Capital, LLC - Manager Member (w/encs.)
Mr. Scott Unger, ACIDA - Executive Director (w/encs.)
Ms. Mallory Sweeney, PPL, Legal Council (w/encs.)

**Davison &
McCarthy**
PROFESSIONAL CORPORATION

Andrew V. Schantz, Esq.
aschantz@davisonmccarthy.com
Direct Dial: 610-435-0799

Two City Center
645 Hamilton Street, Suite 510
Allentown, Pa 18101
610.435.0450 • 610.435.3089 fax

October 29, 2019

Mr. Michael Hanlon, City Clerk
City of Allentown
Room 510
435 Hamilton Street
Allentown, PA 18101

RE: REZONING REQUEST PETITION
201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1)
115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1)
51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1)
113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1)

Dear Michael:

With respect to the above and on behalf of my client, Charles Street Capital, LLC, I am submitting the enclosed Rezoning Request Petition which is accompanied by Exhibits and a Check made payable to The City of Allentown in the amount of \$1,000.00.

It is noted that my client, pursuant to an Agreement of Sale with ACIDA, is the equitable owner of 201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1); 115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1) and 51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1). ACIDA is aware of this Petition and is in support of the request.

It is further noted that PPL is the current owner of 113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1). PPL is aware of the Petition but, because PPL is a public Utility not impacted by zoning laws, PPL does not take a favorable position with respect to any rezoning matter. However PPL does not object to this specific request.



Can you please confirm receipt and acceptance of this Petition and provide me with updates as this request proceeds through the City channels.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Andrew V. Schantz".

Andrew V. Schantz

Enclosures

248656

cc: Mr. Jeff Brown, Charles Street Capital, LLC - Manager Member (w/encs.)
Mr. Scott Unger , ACIDA – Executive Director (w/encs.)
Ms. Mallory Sweeney, PPL, Legal Council (w/encs.)

REZONING REQUEST PETITION

City Council
Allentown, PA 18101

Date: October 29, 2019

TELEPHONE: (610) 437-7556
FAX: (610) 437-7554
EMAIL: Michael Hanlon
Tawanna L. Whitehead

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:

Parcel A: 201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1)
Parcel B: 115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1)
Parcel C: 51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1)
Parcel D: 113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1)

from **B5 – Urban Commercial** zoning classification to **B/LI – Business/Light Industrial** Zoning Classification. A legal description of the property to be rezoned must be included with this application. Attach any necessary additional information. **See Attached Legal Description.**

The reason for the rezoning is: See Attached

PARCELS A, B and C

Applicant as Equitable Owner:
CHARLES STREET CAPITAL LLC
612 W. Hamilton Street, Floor 2
Allentown, PA 18101
Attn: Jeff Brown, Manager Member

Owner:
**ALLENTOWN COMMERCIAL AND
INDUSTRIAL DEVELOPMENT AUTHORITY**
905 Harrison Street
Allentown, PA 18103
Attn: Scott Unger, Executive Director

PARCEL D

Owner:
PPL
2 W. Hamilton Street
Allentown, PA 18101

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**

Reason for the Rezoning Request

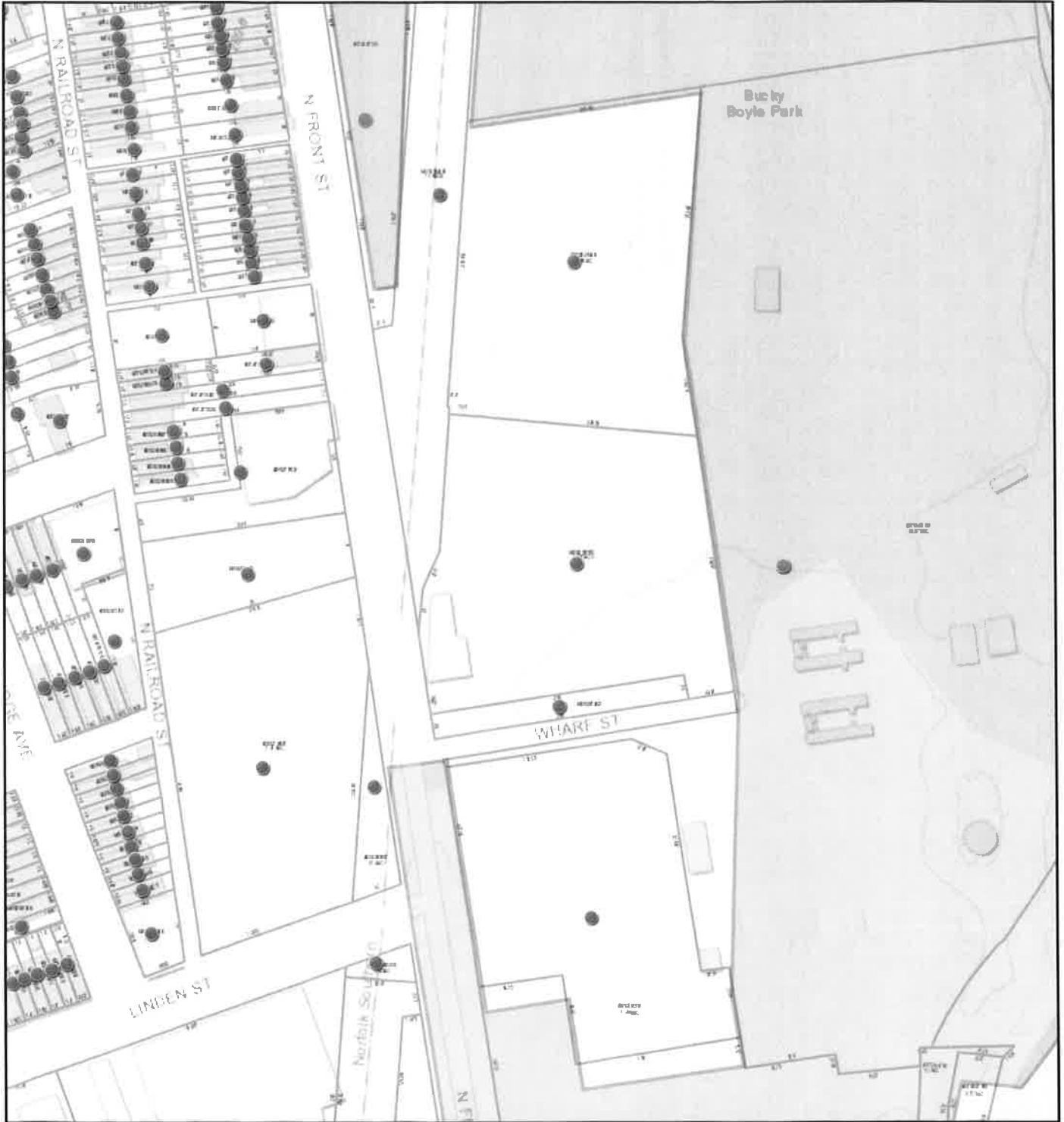
The reasoning for the request of a Zoning Map change from **B5 – Urban Commercial** zoning classification to **B/LI – Business/Light Industrial** is that the B/LI zoning district provides for uses that are more compatible with the bordering properties and would have the potential for development which would drive job growth and add to the tax base without further straining the school system. It is further argued that the uses permitted under the existing B5 Zoning are not compatible with the surrounding area which includes the PPL Sub-Station; America on Wheels, Bucky Boyle Park and other properties. Evidence of this argument is in the form of the fact that these parcels remain undeveloped.

It is submitted that the requested map change would put this land to its best possible use, would be consistent with the City's Comprehensive Plan, and would align well with and would be in the best interest of Allentown's Vision 2030 Plan.

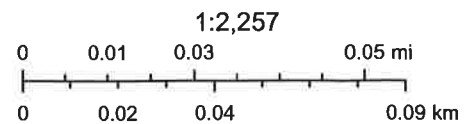
The B/LI district would also have the potential to create real benefits for the neighboring properties by facilitating a viable commercial development project. The requested map change would create transitional zoning from B5 to the neighboring I2 and I3 Districts. Zoning Officers and Planners recognize that, in order to promote the orderly development of a community, the use of transition zones must be allowed to put a piece of property to the use which is most beneficial to the comprehensive plan, i.e., establish a land use which best blends in with surrounding different uses.

A B/LI zoning district would be compatible with the bordering properties and would have the potential to drive job growth and add to the tax base without further straining the school system.

Lehigh County Parcel Viewer



October 21, 2019



Lehigh County GIS, Lehigh County IT, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

Exhibit B



PENNSYLVANIA POWER & LIGHT CO.
V. 625 PG. 249

PARCEL A
ALLENTOWN COMMERCIAL AND INDUSTRIAL
DEVELOPMENT AUTHORITY
36,021 S. FRONT STREET
V. 148 PG. 89
78,000 SQ. FT. OF 1,400 ACRES ±

CITY OF ALLENTOWN
V. 251 PG. 340

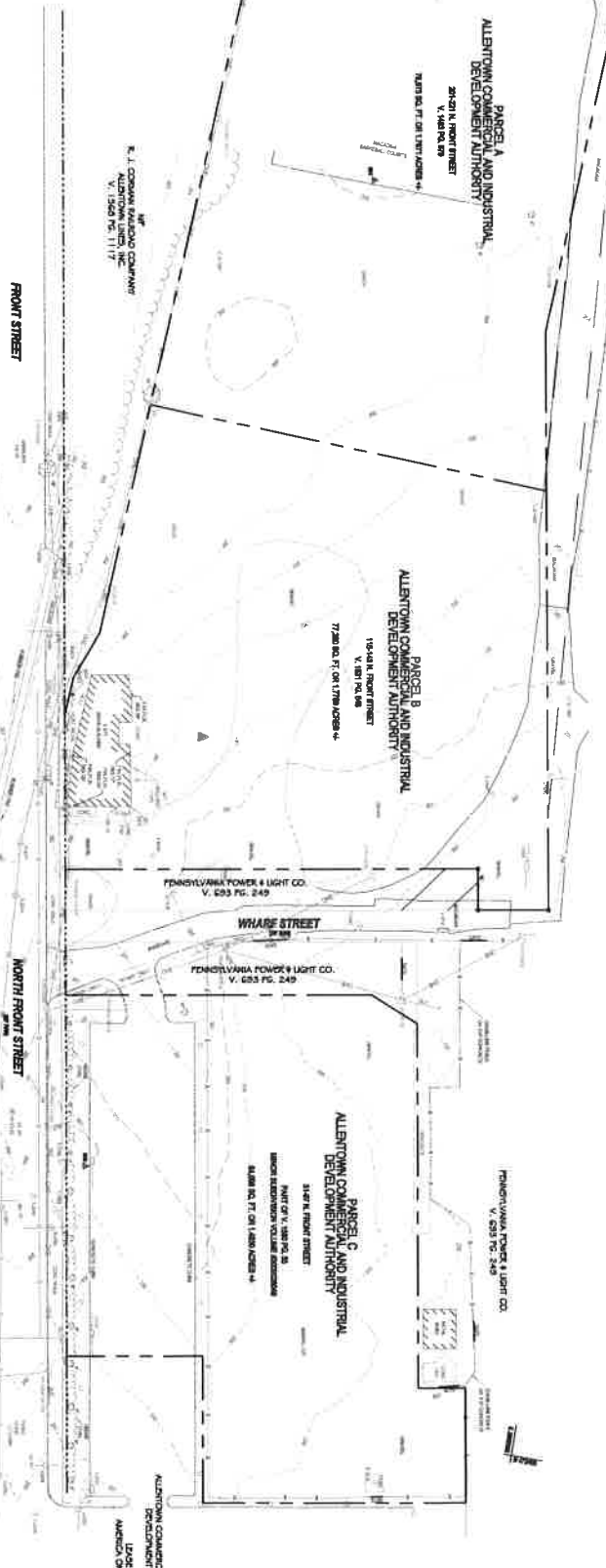
PARCEL B
ALLENTOWN COMMERCIAL AND INDUSTRIAL
DEVELOPMENT AUTHORITY
18,443 S. FRONT STREET
V. 187 PG. 48
77,280 SQ. FT. OF 1,400 ACRES ±

PENNSYLVANIA POWER & LIGHT CO.
V. 625 PG. 249

PENNSYLVANIA POWER & LIGHT CO.
V. 625 PG. 249

PARCEL C
ALLENTOWN COMMERCIAL AND INDUSTRIAL
DEVELOPMENT AUTHORITY
31,417 S. FRONT STREET
V. 148 PG. 89
84,000 SQ. FT. OF 1,400 ACRES ±

PENNSYLVANIA POWER & LIGHT CO.
V. 625 PG. 249



INVERT SCHEDULE

STATION DATA

STATION	INVERT	DESCRIPTION
1+00.00	8.75	8.75
1+10.00	8.75	8.75
1+20.00	8.75	8.75
1+30.00	8.75	8.75
1+40.00	8.75	8.75
1+50.00	8.75	8.75
1+60.00	8.75	8.75
1+70.00	8.75	8.75
1+80.00	8.75	8.75
1+90.00	8.75	8.75
2+00.00	8.75	8.75
2+10.00	8.75	8.75
2+20.00	8.75	8.75
2+30.00	8.75	8.75
2+40.00	8.75	8.75
2+50.00	8.75	8.75
2+60.00	8.75	8.75
2+70.00	8.75	8.75
2+80.00	8.75	8.75
2+90.00	8.75	8.75
3+00.00	8.75	8.75
3+10.00	8.75	8.75
3+20.00	8.75	8.75
3+30.00	8.75	8.75
3+40.00	8.75	8.75
3+50.00	8.75	8.75
3+60.00	8.75	8.75
3+70.00	8.75	8.75
3+80.00	8.75	8.75
3+90.00	8.75	8.75
4+00.00	8.75	8.75
4+10.00	8.75	8.75
4+20.00	8.75	8.75
4+30.00	8.75	8.75
4+40.00	8.75	8.75
4+50.00	8.75	8.75
4+60.00	8.75	8.75
4+70.00	8.75	8.75
4+80.00	8.75	8.75
4+90.00	8.75	8.75
5+00.00	8.75	8.75
5+10.00	8.75	8.75
5+20.00	8.75	8.75
5+30.00	8.75	8.75
5+40.00	8.75	8.75
5+50.00	8.75	8.75
5+60.00	8.75	8.75
5+70.00	8.75	8.75
5+80.00	8.75	8.75
5+90.00	8.75	8.75
6+00.00	8.75	8.75
6+10.00	8.75	8.75
6+20.00	8.75	8.75
6+30.00	8.75	8.75
6+40.00	8.75	8.75
6+50.00	8.75	8.75
6+60.00	8.75	8.75
6+70.00	8.75	8.75
6+80.00	8.75	8.75
6+90.00	8.75	8.75
7+00.00	8.75	8.75
7+10.00	8.75	8.75
7+20.00	8.75	8.75
7+30.00	8.75	8.75
7+40.00	8.75	8.75
7+50.00	8.75	8.75
7+60.00	8.75	8.75
7+70.00	8.75	8.75
7+80.00	8.75	8.75
7+90.00	8.75	8.75
8+00.00	8.75	8.75
8+10.00	8.75	8.75
8+20.00	8.75	8.75
8+30.00	8.75	8.75
8+40.00	8.75	8.75
8+50.00	8.75	8.75
8+60.00	8.75	8.75
8+70.00	8.75	8.75
8+80.00	8.75	8.75
8+90.00	8.75	8.75
9+00.00	8.75	8.75
9+10.00	8.75	8.75
9+20.00	8.75	8.75
9+30.00	8.75	8.75
9+40.00	8.75	8.75
9+50.00	8.75	8.75
9+60.00	8.75	8.75
9+70.00	8.75	8.75
9+80.00	8.75	8.75
9+90.00	8.75	8.75
10+00.00	8.75	8.75
10+10.00	8.75	8.75
10+20.00	8.75	8.75
10+30.00	8.75	8.75
10+40.00	8.75	8.75
10+50.00	8.75	8.75
10+60.00	8.75	8.75
10+70.00	8.75	8.75
10+80.00	8.75	8.75
10+90.00	8.75	8.75
11+00.00	8.75	8.75
11+10.00	8.75	8.75
11+20.00	8.75	8.75
11+30.00	8.75	8.75
11+40.00	8.75	8.75
11+50.00	8.75	8.75
11+60.00	8.75	8.75
11+70.00	8.75	8.75
11+80.00	8.75	8.75
11+90.00	8.75	8.75
12+00.00	8.75	8.75
12+10.00	8.75	8.75
12+20.00	8.75	8.75
12+30.00	8.75	8.75
12+40.00	8.75	8.75
12+50.00	8.75	8.75
12+60.00	8.75	8.75
12+70.00	8.75	8.75
12+80.00	8.75	8.75
12+90.00	8.75	8.75
13+00.00	8.75	8.75
13+10.00	8.75	8.75
13+20.00	8.75	8.75
13+30.00	8.75	8.75
13+40.00	8.75	8.75
13+50.00	8.75	8.75
13+60.00	8.75	8.75
13+70.00	8.75	8.75
13+80.00	8.75	8.75
13+90.00	8.75	8.75
14+00.00	8.75	8.75
14+10.00	8.75	8.75
14+20.00	8.75	8.75
14+30.00	8.75	8.75
14+40.00	8.75	8.75
14+50.00	8.75	8.75
14+60.00	8.75	8.75
14+70.00	8.75	8.75
14+80.00	8.75	8.75
14+90.00	8.75	8.75
15+00.00	8.75	8.75
15+10.00	8.75	8.75
15+20.00	8.75	8.75
15+30.00	8.75	8.75
15+40.00	8.75	8.75
15+50.00	8.75	8.75
15+60.00	8.75	8.75
15+70.00	8.75	8.75
15+80.00	8.75	8.75
15+90.00	8.75	8.75
16+00.00	8.75	8.75
16+10.00	8.75	8.75
16+20.00	8.75	8.75
16+30.00	8.75	8.75
16+40.00	8.75	8.75
16+50.00	8.75	8.75
16+60.00	8.75	8.75
16+70.00	8.75	8.75
16+80.00	8.75	8.75
16+90.00	8.75	8.75
17+00.00	8.75	8.75
17+10.00	8.75	8.75
17+20.00	8.75	8.75
17+30.00	8.75	8.75
17+40.00	8.75	8.75
17+50.00	8.75	8.75
17+60.00	8.75	8.75
17+70.00	8.75	8.75
17+80.00	8.75	8.75
17+90.00	8.75	8.75
18+00.00	8.75	8.75
18+10.00	8.75	8.75
18+20.00	8.75	8.75
18+30.00	8.75	8.75
18+40.00	8.75	8.75
18+50.00	8.75	8.75
18+60.00	8.75	8.75
18+70.00	8.75	8.75
18+80.00	8.75	8.75
18+90.00	8.75	8.75
19+00.00	8.75	8.75
19+10.00	8.75	8.75
19+20.00	8.75	8.75
19+30.00	8.75	8.75
19+40.00	8.75	8.75
19+50.00	8.75	8.75
19+60.00	8.75	8.75
19+70.00	8.75	8.75
19+80.00	8.75	8.75
19+90.00	8.75	8.75
20+00.00	8.75	8.75
20+10.00	8.75	8.75
20+20.00	8.75	8.75
20+30.00	8.75	8.75
20+40.00	8.75	8.75
20+50.00	8.75	8.75
20+60.00	8.75	8.75
20+70.00	8.75	8.75
20+80.00	8.75	8.75
20+90.00	8.75	8.75
21+00.00	8.75	8.75
21+10.00	8.75	8.75
21+20.00	8.75	8.75
21+30.00	8.75	8.75
21+40.00	8.75	8.75
21+50.00	8.75	8.75
21+60.00	8.75	8.75
21+70.00	8.75	8.75
21+80.00	8.75	8.75
21+90.00	8.75	8.75
22+00.00	8.75	8.75
22+10.00	8.75	8.75
22+20.00	8.75	8.75
22+30.00	8.75	8.75
22+40.00	8.75	8.75
22+50.00	8.75	8.75
22+60.00	8.75	8.75
22+70.00	8.75	8.75
22+80.00	8.75	8.75
22+90.00	8.75	8.75
23+00.00	8.75	8.75
23+10.00	8.75	8.75
23+20.00	8.75	8.75
23+30.00	8.75	8.75
23+40.00	8.75	8.75
23+50.00	8.75	8.75
23+60.00	8.75	8.75
23+70.00	8.75	8.75
23+80.00	8.75	8.75
23+90.00	8.75	8.75
24+00.00	8.75	8.75
24+10.00	8.75	8.75
24+20.00	8.75	8.75
24+30.00	8.75	8.75
24+40.00	8.75	8.75
24+50.00	8.75	8.75
24+60.00	8.75	8.75
24+70.00	8.75	8.75
24+80.00	8.75	8.75
24+90.00	8.75	8.75
25+00.00	8.75	8.75
25+10.00	8.75	8.75
25+20.00	8.75	8.75
25+30.00	8.75	8.75
25+40.00	8.75	8.75
25+50.00	8.75	8.75
25+60.00	8.75	8.75
25+70.00	8.75	8.75
25+80.00	8.75	8.75
25+90.00	8.75	8.75
26+00.00	8.75	8.75
26+10.00	8.75	8.75
26+20.00	8.75	8.75
26+30.00	8.75	8.75
26+40.00	8.75	8.75
26+50.00	8.75	8.75
26+60.00	8.75	8.75
26+70.00	8.75	8.75
26+80.00	8.75	8.75
26+90.00	8.75	8.75
27+00.00	8.75	8.75
27+10.00	8.75	8.75
27+20.00	8.75	8.75
27+30.00	8.75	8.75
27+40.00	8.75	8.75
27+50.00	8.75	8.75
27+60.00	8.75	8.75
27+70.00	8.75	8.75
27+80.00	8.75	8.75
27+90.00	8.75	8.75
28+00.00	8.75	8.75
28+10.00	8.75	8.75
28+20.00	8.75	8.75
28+30.00	8.75	8.75
28+40.00	8.75	8.75
28+50.00	8.75	8.75
28+60.00	8.75	8.75
28+70.00	8.75	8.75
28+80.00	8.75	8.75
28+90.00	8.75	8.75
29+00.00	8.75	8.75
29+10.00	8.75	8.75
29+20.00	8.75	8.75
29+30.00	8.75	8.75
29+40.00	8.75	8.75
29+50.00	8.75	8.75
29+60.00	8.75	8.75
29+70.00	8.75	8.75
29+80.00	8.75	8.75
29+90.00	8.75	8.75
30+00.00	8.75	8.75
30+10.00	8.75	8.75
30+20.00	8.75	8.75
30+30.00	8.75	8.75
30+40.00	8.75	8.75
30+50.00	8.75	8.75
30+60.00	8.75	8.75
30+70.00	8.75	8.75
30+80.00	8.75	8.75
30+90.00	8.75	8.75
31+00.00	8.75	8.75
31+10.00	8.75	8.75
31+20.00	8.75	8.75
31+30.00	8.75	8.75
31+40.00	8.75	8.75
31+50.00	8.75	8.75
31+60.00	8.75	8.75
31+70.00	8.75	8.75
31+80.00	8.75	8.75
31+90.00	8.75	8.75
32+00.00	8.75	8.75