

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. 20 - 2020

MARCH 18, 2020

AN ORDINANCE

AMENDING THE CITY OF ALLENTOWN ZONING ORDINANCE TO ALLOW THE EXISTING "POCKET NEIGHBORHOOD DEVELOPMENT" OPTION IN THE R-MP ZONING DISTRICT AND TO REVISE THE ZONING MAP TO APPLY THE R-MP DISTRICT TO LAND EAST OF S. ST. ELMO STREET AND GENERALLY SOUTH OF W. FAIRVIEW STREET

Under the authority and procedures of Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Allentown, Lehigh County, Pennsylvania hereby approves and enacts the following map change and amendment to the City of Allentown Zoning Ordinance:

Part One. The Official Zoning Map shall be revised so that the R-MP district shall apply to 3 parcels located east of S. St. Elmo Street and south of W. Fairview Street, as identified specifically on the attached map, which is labeled "Exhibit A."

Part Two: In Section 1313.01.A., which lists allowed uses in Residential Districts, the existing use of "Pocket Neighborhood Development" shall be changed to "P" for permitted by right in the column for the R-MP zoning district.

Part Three. Repealer. All ordinances or parts thereof inconsistent with the provisions of this Ordinance Amendment are hereby repealed to the extent of the inconsistency.

Part Four. Severability. The provisions of this Ordinance Amendment are declared to be severable. If any provision of this Ordinance Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance Amendment or other sections of the Zoning Ordinance.

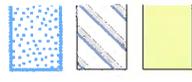
Effective Date. That this Ordinance will take effect ten (10) days after final passage.

P
Car

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For



SOUR

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S. 17th St.

St. Cloud Terrace

S. Beaver St.

South St.

S. 18th St.

Elin St.

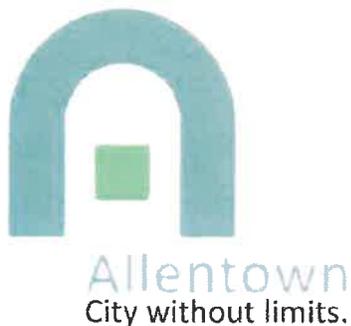
S. Bird St.

S. St. George St.

Martin Luther King Jr. Dr.

W. 1st St.

Sen



Irene Woodward, AICP
Planning Director
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Irene.Woodward@allentownpa.gov

May 20, 2020

The Honorable Daryl Hendricks
President, City Council
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: Amends the City of Allentown Zoning Ordinance to allow the existing "pocket neighborhood development" option in the R-MP Zoning District and revises the Zoning Map to apply the R-MP District to land east of S. Elmo Street and generally South of W. Fairview Street as requested.

Dear Mr. Hendricks:

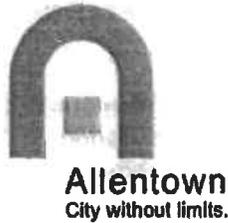
Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, May 12, 2020, the Commission reviewed the above-referenced amendment to the City's Zoning Map requested by Mr. Abraham Atiyeh and Mr. Stephen Rohrbach of St. Elmo Development, LLC to amend the zoning code by rezoning two parcels of land. The Commission voted to move ordinance to City Council with no recommendation.

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

Yours very truly,

Irene Woodward, AICP
Director of Planning

Enclosures



Hannah Clark
Senior Planner
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Hannah.Clark@allentownpa.gov

STAFF REPORT TO THE ALLENTOWN CITY PLANNING COMMISSION

October 9, 2019

SUBJECT: Request to amend the Zoning Code by rezoning two contiguous properties located at 303-319 St. Elmo St. (Parcel ID: 549645774014) and 1940 Fairview St. (Parcel ID: 549646507548) from P Parks to a new zoning district R-MP(A) Residential Medium Density – Planned (A) Zoning District and to revise the Zoning map to apply the R-MP(A) District to those parcels.

(Note: The actual limits of the proposed map change and new zoning district are shown on the attached map, labeled 'Exhibit A'.)

BACKGROUND: Allentown City Council received a request from Mr. Abraham Atiyeh and Mr. Stephen Rohrbach of St. Elmo Development, LLC to amend the Zoning Code by rezoning two parcels of land: Parcel ID 549645774014 and Parcel ID 549646507548 from P Parks District to a new R-MP(A) Zoning District and to revise the Zoning map to apply the R-MP(A) District to those parcels.

The applicant has submitted a Draft Allentown Zoning Amendment to establish a new R-MP(A) Zoning District and to revise the Zoning Map to apply the R-MP(A) District to land east of S. St. Elmo Street and generally south of W. Fairview Street for consideration by the Allentown City Planning Commission. (Please see attached Draft Allentown Zoning Amendment 'Exhibit B'.)

Previously, St. Elmo Development, LLC appeared before the Allentown City Planning Commission on July 9, 2019 with a request to rezone the aforementioned parcels from P Parks District to R-M Medium Density Residential District. The Commission agreed, with the applicant's consent, to table the rezoning request to a future meeting citing more discussion was needed on the future development of the parcels and concerns over the issues addressed by the neighbors.

EXISTING LAND USE AND ZONING:

The land use around the property requested to be a new R-MP(A) Zoning District is mostly residential with open space and park land. Immediately adjacent to the parcel, to the east, are residences in the R-M zoning district.

FINDINGS:

Staff is in agreement that the current zoning designation of P Park is not appropriate for the parcels as they do not have the characteristics of park land, and due to environmental



GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February 21, 2020

Mr. Michael P. Hanlon
Allentown City Clerk
435 Hamilton Street
Allentown, PA 18101

**RE: Zoning Map Amendment – Parks to Medium Density Residential - Planned District
City of Allentown
Lehigh County**

Dear Mr. Hanlon:

The Lehigh Valley Planning Commission's (LVPC) Comprehensive Planning Committee will consider the subject amendment at its meeting on February 25, 2020, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The LVPC will issue a second letter on or after the Committee meeting should the Committee have any additional comments.

The subject application proposes to amend the zoning map by rezoning two parcels from Parks (P) to Medium Density Residential – Planned District (R-MP). The site is located at St. Elmo Street and Fairview Street (PINs 549645774014 and 549646507548).

This proposal is generally inconsistent with *FutureLV: The Regional Plan* because it conflicts with the LVPC policy to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' (Policy 3.2).

While the site is located in an area designated for Development in the General Land Use Plan, mapping provided by the Bureau of Topographic and Geologic Survey at the Pennsylvania Department of Conservation and Natural Resources indicates the presence or previous existence of a surface mine on the site. Development is not recommended on sites containing surface mines because of the environmental hazard posed by unpacked and unstable earth, resulting in sinkholes. The existing Parks zoning designation for this property is far more suitable because it is unlikely that the site is able to withstand the weight of medium-density development, utilities and infrastructure.

The LVPC urges the City of Allentown to ensure that development is viable prior to

MICHAEL P. HANLON



CITY CLERK

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

March 19, 2020

Irene Woodward
Director of Planning
City Hall, Allentown, PA 18101

Peter M. Barnard
Director of Community Planning
Lehigh Valley Planning Commission
961 Marcon Boulevard
Suite 310
Allentown, PA 18103-9397

Hello Irene and Peter:

The attached Bill 20 was introduced at the March 18, 2020 City Council meeting. The Bill amends the City of Allentown Zoning Ordinance to allow the existing "pocket neighborhood development" option in the R-MP Zoning District and revises the Zoning Map to apply the R-MP District to land east of S. St. Elmo Street and generally South of W. Fairview Street.

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 Ray O'Connell
Leonard Lightner, Director - Community and Economic Development
Oldrich Foucek, Chairman of the Planning Commission
Brian Borzak, Engineering
Matthew Kloiber, City Solicitor
Ronald Corkery, Esq - Corkery & Almonti
Charlie Schmehl, Vice President - Urban Research and Development Corporation
Abraham Atiyeh
Andrew Wagaman, The Morning Call

*Council meetings are held on the first and third Wednesday of each month beginning at 7:00 pm in Council Chambers.
For copies of the agenda or meeting announcements, please visit our website at www.allentownpa.gov.*

Allentown Zoning Map Change Request

Pennsylvania Venture
Capital Inc. December 2019

"Exhibit A"

- 2' Contours
- Creeks
- Parcels Proposed for Rezoning to the R-MP Residential District

For information purposes only:

- 100 Year Floodway
- Floodfringe
- Park Land

SOURCE OF BASE INFORMATION:
Lehigh County and PASDA.



Community Planning Consultants
Urban Research & Development Corporation
URDC
81 Highland Ave. Suite 120 Berthleem, Pa. 18018 610-865-0701



Ordinance No. ____

AN AMENDMENT TO THE CITY OF ALLENTOWN ZONING
ORDINANCE TO ALLOW THE EXISTING “POCKET NEIGHBORHOOD
DEVELOPMENT” OPTION IN THE R-MP ZONING DISTRICT AND
TO REVISE THE ZONING MAP TO APPLY THE R-MP
DISTRICT TO LAND EAST OF S. ST. ELMO
STREET AND GENERALLY SOUTH OF W. FAIRVIEW STREET.

Under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Allentown, Lehigh County, Pennsylvania hereby approves and enacts the following amendment to the City of Allentown Zoning Ordinance:

Part One. The Official Zoning Map shall be revised so that the R-MP district shall apply to 3 parcels located east of S. St. Elmo Street and south of W. Fairview Street, as identified specifically on the attached map, which is labeled “Exhibit A.”

Part Two. In Section 1313.01.A., which lists allowed uses in Residential Districts, the existing use of “Pocket Neighborhood Development” shall be changed to “P” for permitted by right in the column for the R-MP zoning district.

Part Three. Repealer. All ordinances or parts thereof inconsistent with the provisions of this Ordinance Amendment are hereby repealed to the extent of the inconsistency.

Part Four. Severability. The provisions of this Ordinance Amendment are declared to be severable. If any provision of this Ordinance Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance Amendment or other sections of the Zoning Ordinance.

Effective Date. This Ordinance shall be effective immediately following its legal enactment.

This Ordinance is hereby ENACTED and ORDAINED this _____ date of _____, 20__.

ATTEST: **CITY COUNCIL OF THE CITY OF ALLENTOWN**

City Clerk

President

REZONING REQUEST PETITION

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

Date 12/11/2019

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 ID Nos. 549646507548, 549645774014, 549656024925, as shown on the attached map

labeled Exhibit A, which are generally east of S. St. Elmo St., south of W. Fairview St. and

north of City-owned land. This is a revision of a previous zoning map change application.

from P Parks zoning classification to R-MP Medium Planned 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: The current zoning of Parks does not allow for a reasonable use of privately-owned lands. The applicant wishes to revise the previous application to follow the recommendation of the City Planning Commission and the City Planning Staff. The land would be rezoned to the R-MP district to be compatible with adjacent residential neighborhoods. Then the existing "Pocket Neighborhood Development" housing option would be added to parcels in the R-MP district, as the Planning Staff and City Planning Commission had also recommended.

NAME



ADDRESS

1177 Sixth St., Whitehall PA 18052

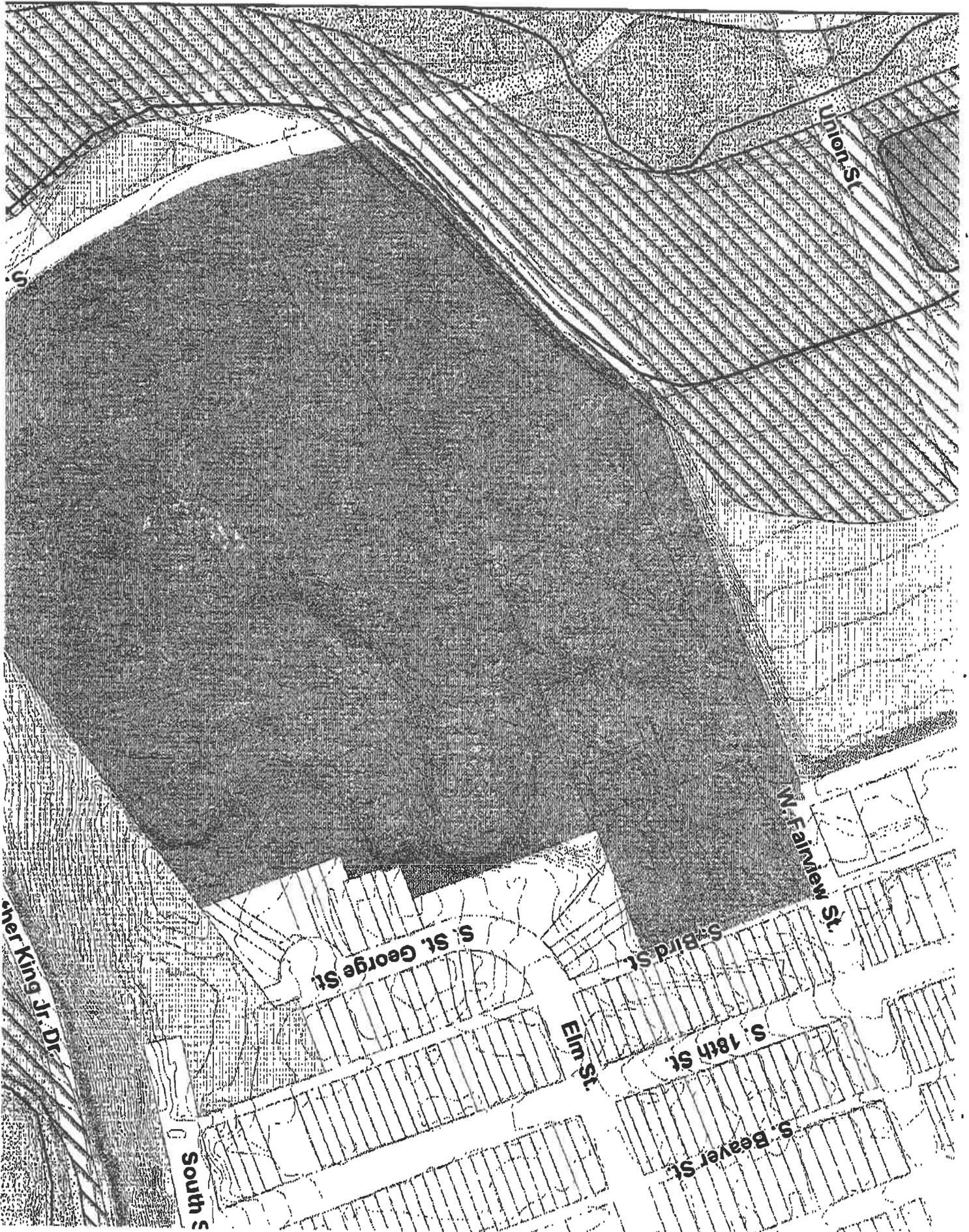
Pennsylvania Venture Capital, Inc., Mr. Abe Atiyeh

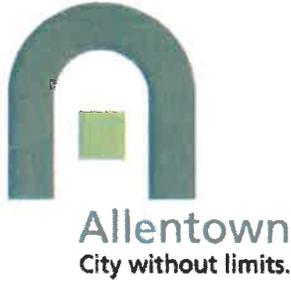
610-403-3400

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





Irene Woodward, AICP
Director of Planning
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Irene.Woodward@allentownpa.gov

October 14, 2019

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

Re: Amend the Zoning Code by rezoning the following tracts of land known as 1940 W. Fairview Street and 303 S. Saint Elmo Street from P (Parks) to R-M (Medium Density Residential District)

Dear Mr. MacLean:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, October 8, 2019, the Commission reviewed the above-referenced amendment to the City's Zoning Map requested by St. Elmo Development, LLC. The Commission voted to RECOMMEND APPROVAL of rezoning the two parcels from P to R-MP to City Council.

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

Yours very truly,

A handwritten signature in black ink that reads "Irene Woodward". The signature is written in a cursive, flowing style.

Irene Woodward
Director of Planning

Enclosures

Xc: Mayor Ray O'Connell
Joseph McMahon, Managing Director
Michael Hanlon, City Clerk
Leonard Lightner, Director of Community & Economic Development

Allentown Zoning Map Change Request

Farland Development Co.
September 2019

" Exhibit A "

- 2' Contours
- Creeks
- ▭ Parcels Proposed for Rezoning to the New R-MP(A) Residential District

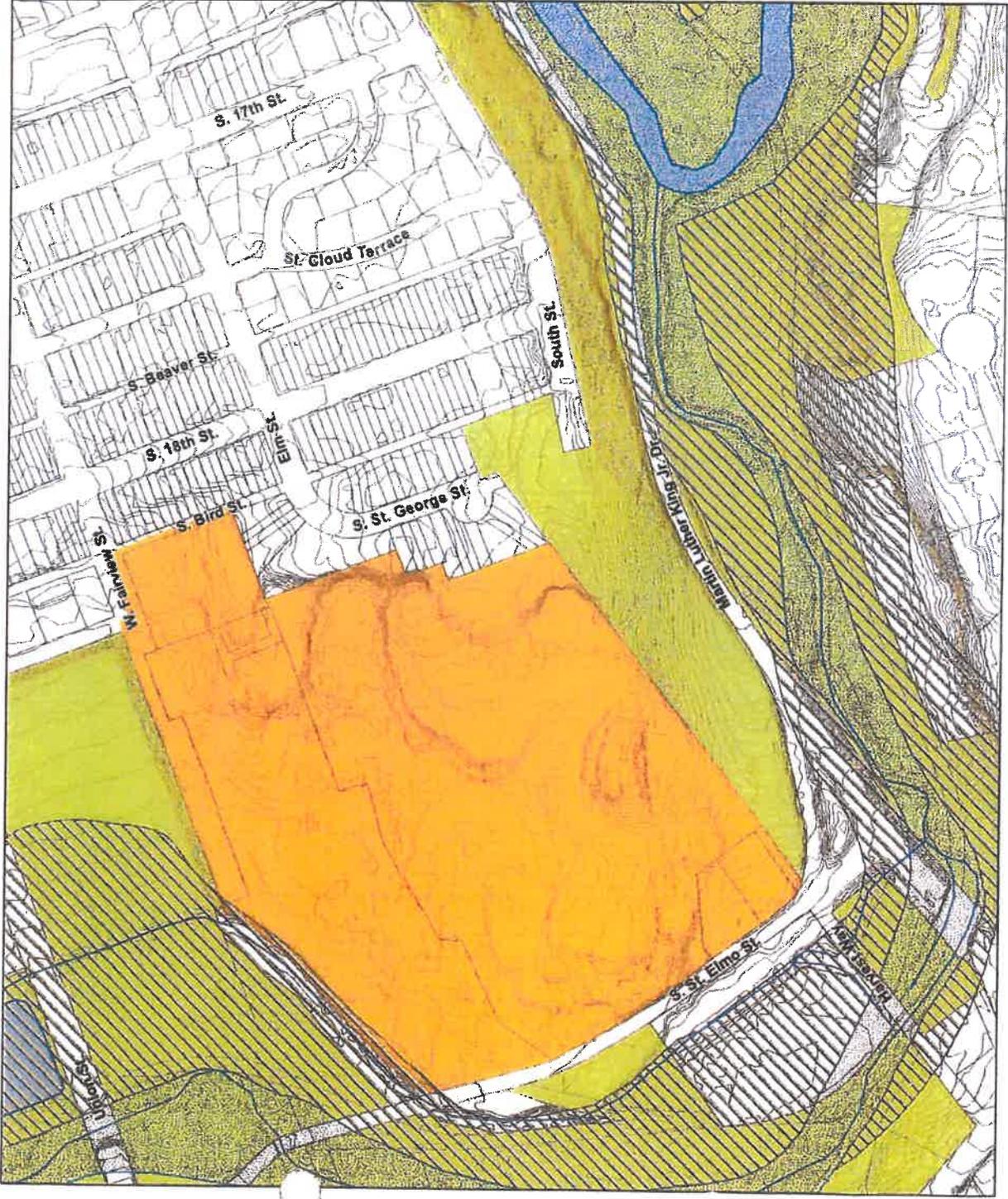
For information purposes only:

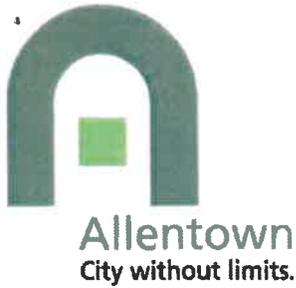
- ▭ 100 Year Floodway
- ▨ Floodfringe
- ▭ Park Land

SOURCE OF BASE INFORMATION:
Lehigh County and PASDA.



Community Planning Consultants
Urban Research & Development Corporation
URDC 81 Highland Ave. Suite 120 Bethlehem, Pa. 18018 610-865-0701





Irene Woodward, AICP
Director of Planning
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Irene.Woodward@allentownpa.gov

October 14, 2019

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

Re: Amend the Zoning Code by rezoning the following tracts of land known as 1940 W. Fairview Street and 303 S. Saint Elmo Street from P (Parks) to R-M (Medium Density Residential District)

Dear Mr. MacLean:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, October 8, 2019, the Commission reviewed the above-referenced amendment to the City's Zoning Map requested by St. Elmo Development, LLC. The Commission voted to RECOMMEND APPROVAL of rezoning the two parcels from P to R-MP to City Council.

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

Yours very truly,

A handwritten signature in black ink that reads "Irene Woodward". The signature is written in a cursive, flowing style.

Irene Woodward
Director of Planning

Enclosures

Xc: Mayor Ray O'Connell
Joseph McMahon, Managing Director
Michael Hanlon, City Clerk
Leonard Lightner, Director of Community & Economic Development

Allentown Zoning Map Change Request

Farland Development Co.
September 2019

"Exhibit A"

- 2' Contours
- Creeks
- Parcels Proposed for Rezoning to the New R-MP(A) Residential District

For information purposes only:

- 100 Year Floodway
- Floodfringe
- Park Land

SOURCE OF BASE INFORMATION:
Lehigh County and PASDA.



Community Planning Consultants
Urban Research & Development Corporation
URDC 81 Highland Ave Suite 120 Bethlehem, PA 18018 610-865-0701



"Exhibit B"

9/5/2019 - Draft Allentown Zoning Amendment.

Ordinance No. ____

AN AMENDMENT TO THE CITY OF ALLENTOWN ZONING
ORDINANCE TO ESTABLISH A NEW R-MP(A) ZONING DISTRICT AND
TO REVISE THE ZONING MAP TO APPLY THE R-MP(A)
DISTRICT TO LAND EAST OF S. ST. ELMO
STREET AND GENERALLY SOUTH OF W. FAIRVIEW STREET.

Under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Allentown, Lehigh County, Pennsylvania hereby approves and enacts the following amendment to the City of Allentown Zoning Ordinance:

Part One. A new R-MP(A) residential zoning district is hereby created. The Official Zoning Map shall be revised so that the R-MP(A) district shall apply to parcels east of S. St. Elmo Street and generally south of W. Fairview Street, as identified on the attached map, which is labeled "Exhibit A."

The following new district is added to Section 1309.02: "R-MP(A) Residential Medium Density - Planned (A) District."

The following is added as a new Section 1309.06.Y.:

"R-MP(A) Residential Medium Density - Planned (A) District - In addition to serving the purposes of the R-MP district, this district is intended to provide an option to serve the needs of older persons in residential developments that meet the requirements for "Housing for Older Persons," as defined in Federal law. These provisions recognize that, compared to housing that is not age-restricted, the average household of persons aged 55 and older does not create burdens upon the public school system, creates little demand for athletic fields, generates less traffic per housing unit, generates lower water and sewage flows, and needs fewer parking spaces. These trends are particularly pronounced as the residents of the development age in place."

Part Two. The following new Section 1315.02.2 is added;

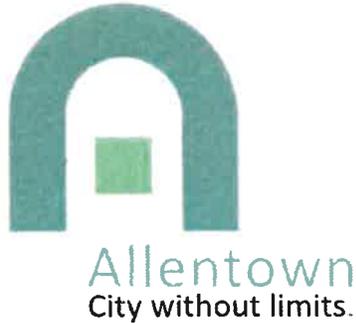
"1315.02.2. Requirements of the R-MP(A) District.

- A. Uses other than an Age-Qualified Residential Development. For uses in the R-MP(A) district that do not meet the requirements of this section for an Age-Qualified Residential Development, all of the same requirements shall apply within the R-MP(A) district that apply in the R-MP district. This includes, but is not limited to, the same allowed uses and same dimensional requirements being applied within the R-MP(A) zoned areas as apply within the R-MP district. However, the following two standards of the R-MP district shall differ within the R-MP(A) district:

- a. A 50 feet minimum building and vehicle parking setback shall apply from the rights-of-way of pre-existing public streets and from the lot lines of any pre-existing dwellings. A 20 feet minimum building and parking setback shall apply from all other perimeter lot lines.
- b. A minimum 20 feet separation shall apply between the adjacent sides of principal buildings, and a minimum 30 feet separation shall apply between the rears or side to rear of principal buildings.
- c. A 12 feet minimum setback shall apply from the front of a principal building to a parking court, and from any front parking spaces if a front garage is not provided, and such setback area shall be maintained in landscaped yard areas.
- d. A minimum 25 feet setback shall apply from the right-of-way of an internal through-street. If the street is a private street, then the setback shall be measured from the edge of the travel lane.
- e. Each dwelling unit may include a lot area equal in size to the building footprint and space as appropriate for a deck and/or porches.
- f. Dwelling Width - 18 feet, except 24 feet if garage door(s) for 2 or more vehicles enter the front of the dwelling.
- g. Maximum Building Height. 3 stories or 40 feet, whichever is more restrictive.
- h. Maximum Building Coverage: 50 percent for the Total Tract Area.
- i. Maximum Impervious Coverage: 70 percent for the Total Tract Area.
- j. Parking - A minimum of two off-street spaces shall be required for every dwelling unit.
- k. Perimeter planting areas. A minimum 30 foot wide planting area shall be provided along any perimeter of the Age-Qualified Residential Development abutting the lot line of a pre-existing principal dwelling.
 - (1) This planting area shall be outside of any required future/ ultimate street right-of-way, but may overlap a required setback and may include a recreation trail.
 - (2) No buildings or vehicle parking shall be permitted in the planting area.
 - (3) The planting area shall include a minimum average of one tree for every 10 feet of planting area length, except where such planting is infeasible considering rock or utility restrictions.
 - (4) Trees are not required to be evenly spaced apart, in order to allow for a naturalistic arrangement.
 - (5) New trees are not required to be planted where existing healthy trees will be preserved.
 - (6) The size, species and spacing of the required trees shall be shown on a Landscaping Plan.

Part Three. Repealer. All ordinances or parts thereof inconsistent with the provisions of this Ordinance Amendment are hereby repealed to the extent of the inconsistency.

Part Four. Severability. The provisions of this Ordinance Amendment are declared to be severable. If any provision of this Ordinance Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no



Irene Woodward, AICP
Director of Planning
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Irene.Woodward@allentownpa.gov

July 12, 2019

Michael Hanlon
City Clerk
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: Amends the Zoning Code by rezoning 1940 W. Fairview Street and 303 S. Saint Elmo Street from P (Parks District) to R-M (Medium Density Residential District) 19-3(Z) requested by St. Elmo Development, LLC.

Dear Mr. Hanlon:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, July 9, 2019, the Commission reviewed the above-referenced amendment to the City's Zoning Map requested by St. Elmo Development, LLC. The Commission agreed, with the applicant's consent, to TABLE the rezoning request to a future meeting, citing more discussion is needed on the future development of the parcels and concerns over the issues addressed by the neighbors.

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

Yours very truly,

A handwritten signature in black ink that reads "Irene Woodward".

Irene Woodward, AICP
Director of Planning

Enclosure

IW:jmm

Xc: Mayor Ray O'Connell
Leonard Lightner, Director of Community & Economic Development
Abraham Atiyeh, St. Elmo Development, LLC
Steven Rohrbach

Order ID: 6753668

GROSS PRICE * : **\$1,660.46**

PACKAGE NAME: TMC Legal/Public Notices

Order ID: 6753668

* Agency Commission not included

GROSS PRICE * : \$1,660.46

PACKAGE NAME: TMC Legal/Public Notices

Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance Amendment or other sections of the Zoning Ordinance.

Effective Date. That this Ordinance will take effect ten (10) days after final passage.

City Council will consider the foregoing at a Public Hearing on Wednesday, September 30, 2020 at 6:00 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101. Copies of the full text of this Ordinance are available to any interested party for examination and copying at cost at the City Clerk's Office or for inspection during regular business hours at the offices of this newspaper and the Lehigh County Department of Law. All interested parties are invited to comment. The meeting will be livestreamed. The link to the meeting can be found on the city website with the agenda and legislation at <https://www.allentownpa.gov>. Council will receive comments on the legislation prior to the meeting and will consider all comments from city residents. All comments must include name and address, including your city, and be emailed to Michael.Hanlon@AllentownPa.gov by 2:00 PM on the date of the meeting or you can enter your comments directly on the website. Comments received from city residents by that deadline will be forwarded to the Mayor and Council members prior to the meeting, timely received comments will also be posted on the City's webpage as a supporting document to the meeting. City Council may adopt this amendment to the Zoning Ordinance and Zoning Map at a Special Council Meeting at 7:00 pm immediately following this Public Hearing.

Michael P. Hanlon
City Clerk
#6753668 — 9/13,20/20

MICHAEL P. HANLON

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
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 _____ 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: _____

<u>NAME</u>	<u>ADDRESS</u>
	<u>1177 Sixth Street</u>
<u>Abraham R. Atiyeh</u>	<u>Whitehall, PA 18052</u>

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

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,



Mickey K. Thompson

MKT/owk
cc: Steven Rohrbach
Enclosures

