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March 16, 2021

The Honorable Julio Guridy  
President, City Council  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

**Re:** Bill No. 4 amends the rezoning of certain parcels to B-5 urban Commercial District, (ii) providing for a new Urban Transition Multi-Family Development use within the B-5 Urban Commercial District and the B-2 Central Business District and providing a definition of, and regulations relating to, such use, (iii) permitting Adaptive Reuse in the B-5 Urban Commercial District by Special Exception, (iv) increasing the height limitation for Hotels and Motels in the B-5 urban Commercial District, (v) modifying parking requirements for Urban Transition Multi-Family Development, and (vi) providing for a repealer clause, a severability clause, and an effective date as requested by The Manhattan Building Company, Inc.

Dear Mr. Guridy:

Please be advised that at the monthly meeting of the Allentown City Planning Commission held on Tuesday, March 9, 2021, the Commission reviewed the above-referenced Bill requested by Fitzpatrick Lentz & Bubba, P.C. to amend the zoning code and zoning map. The Commission voted to RECOMMEND APPROVAL of this Bill to City Council. The Commission asked that the draft minutes from the meeting be made available to City Council. The Commission had some concerns with the parcels that were being rezoned from RMH to B5.

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

Yours very truly,

Irene Woodward, AICP  
Director of Planning

**Enclosures**

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