

## REZONING REQUEST PETITION

City Council

Allentown, PA 18101

TELEPHONE: (610) 437-7556

FAX: (610) 437-7554

EMAIL: Michael Hanlon

Tawanna L. Whitehead

Date April 1, 2025

[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. The rezoning request shall be attached to this form in the exact manner the petitioner expects the legislative body to act on and meet all the requirements relating to the legislation.

2851-2865 College Drive; PIN 548685625829-1

from R-L zoning classification to I-G 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: See attached Memorandum.

### NAME

Cedar Crest College

### ADDRESS

100 College Drive

By: Elizabeth M Meade

Dr. Elizabeth M. Meade, President

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**

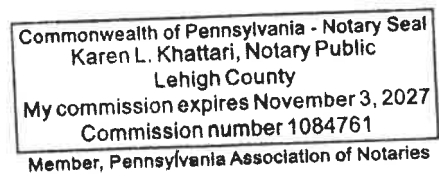
**435 Hamilton Street**

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF LEHIGH )

On this, the 1st day of April, 2025, before me, the undersigned officer, personally appeared Dr. Elizabeth M. Meade, who acknowledged herself to be the President of Cedar Crest College, a Pennsylvania non-profit corporation, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of such non-profit corporation by herself as such officer.

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

Karen Z. Shattain  
Notary Public



## **BEFORE THE ALLENTOWN CITY COUNCIL**

### **APPLICANT'S STATEMENT OF JUSTIFICATION**

In re: Cedar Crest College Rezoning Request

#### **I. Background**

Cedar Crest College recently acquired the home located at 2851-2865 College Drive, located in Allentown, to which Lehigh County has assigned PIN 548685625829-1 (the "Property"). Cedar Crest seeks to rehabilitate the Property as the academic center for its Harmon Center for Leadership in Technology. Through the Harmon Center for Leadership in Technology, which was made possible through a generous gift from the estate of alumna Elaine Oberkotter Harmon and her husband John, students are afforded an array of opportunities to advance their understanding of how technology is used in their field. This real-world experience, combined with the subject matter expertise gained in the classroom, ensures students graduate prepared to be technically competent leaders in their profession.

Rehabilitation of the home will maintain its external residential character. Existing bedrooms will be converted into offices for staff. The combined living and dining area in the home will be converted into a seminar room for computers and related support. The basement (including a second living room) will be converted into a small conference and meeting room. There is no intention to house students in the home.

The Center will be open during typical business hours. Parking will be provided on the Property (including its large driveway) and on the balance of Cedar Crest's campus, including areas just to the southwest of the Property near Moore Hall.

#### **II. Requested Relief**

Cedar Crest requests the Property be rezoned from its current R-L (Low Density Residential) zoning to I-G (Institutional and Governmental) zoning, to match the zoning of the balance of the Cedar Crest campus.

#### **III. Justification**

The proposed use of the Property as the academic center for the Harmon Center for Leadership in Technology involves a less intense use of the Property than other college-related uses, which has significantly factored into Cedar Crest's plans for the Property. The Property lies immediately adjacent to Cedar Crest's campus. Extending the I-G zoning district to include the Property is a logical extension of the district's current boundary.