



Lehigh Valley Planning Commission

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July 30, 2019

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

**RE: Zoning Map Amendment – Business Light Industrial to General Industrial
City of Allentown
Lehigh County**

Dear Mr. Hanlon:

The Comprehensive Planning Committee of the Lehigh Valley Planning Commission (LVPC) reviewed the proposed amendment to the City of Allentown Zoning Map at its meeting on July 23, 2019, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

The subject bill proposes to amend the Zoning Map by rezoning parcels 640649229609 and 640639668593, located adjacent to Little Lehigh Creek on Basin Street and Martin Luther King Jr. Drive. The parcels are being rezoned from Business Light Industrial (BL-I) to General Industrial (I-3), in order to incentivize development of the site.

While this proposal is generally consistent with the County Comprehensive Plan for Urban Development, the LVPC notes the presence of natural features on the site that are designated for preservation in the General Land Use Plan. Development proposals on the site should avoid being placed near the western and eastern site edges, as well as near the northern border along the creek. Areas of the site are also located within the 100 and 500-year floodplain.

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amended zoning ordinance that is adopted by the Board of Supervisors, per the requirements of the MPC. Thank you very much.

Sincerely,

Jillian Seitz
Senior Community Planner

Cc: David Kimmerly, Chief Planner