



# THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

April 21, 2023

## **PUBLIC NOTICE**

This is to inform you that there will be a Public Hearing before City Council on Wednesday, May 3 at approximately 9:30 a.m. in City Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA to accept comments on a proposed amendment to the City of Erie Zoning Ordinance & Map. The proposed amendment is in response to a request submitted by Vendetti Brothers Associates to rezone three parcels [Index Nos: 18051073010300, 18051074010100 & 18051074010200] located south of East 33<sup>rd</sup> St between McClelland Avenue and Bird Drive from C-2 General Commercial to R-1 Low Density Residential.

The Planning Commission, at their regular meeting on March 21, 2023, voted unanimously to recommend that Council approve the proposed rezoning of the three parcels and amendment to the zoning map. The Planning Commission recommends the amendment be adopted in consideration of the following factors:

- 1) The rezoning is necessary to allow for the proposed development of the property for residential lots and single family dwellings;
- 2) The rezoning would be an appropriate expansion of an adjacent existing R-1 district;
- 3) The rezoning is consistent with the City of Erie Comprehensive Plan – Future Land Uses: Plan Implementation Scenario, which identifies this general area for residential development;
- 4) The rezoning is generally consistent with the Erie County Comprehensive Plan, which states that residential uses are suitable in the County's Designated Growth Area.

In addition, after Planning Department review, it is recommended to rezone parcel 18051073010700, located in the same block, from C-3 to C-2 to correct a previous zoning map error. The C-3 district is reserved for the downtown central business district only. The rezoning of the parcel will also be a logical extension of the surrounding adjacent C-2 district.

If you have an interest in these proposed amendments, the Public Hearing provides you with an opportunity to be heard.

Please contact Jake Welsh at (814) 870-1273 or [jwelsh@erie.pa.us](mailto:jwelsh@erie.pa.us) with any questions regarding the proposed amendments. Any individuals requiring special assistance for the meeting may contact the ADA Coordinator at (814) 870-1469.

Jake S. Welsh, AICP  
Chief Zoning Officer

