



Lehigh Valley Planning Commission

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January 27, 2022
Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: **Street Vacation**
Summit Street from 31st Street to Termination Point at the Brass Rail Restaurant.
(Parcel #549574278911-1)
City of Allentown, Lehigh County

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Transportation Planning Committee Meeting
 - February 24, 2022 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - February 24, 2022 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation petition without utilities was submitted by the City of Allentown on behalf of Mr. Jeff Bainbridge of Two Farms, Inc. D/B/A Royal Farms of 3611 Roland Avenue, Baltimore MD 21211 via their legal counsel, Mr. Joseph A. Zator, II of 4400 Walbert Avenue, Allentown PA 18104.

The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the intent of *FutureLV: The Regional Plan*.

Summit Street in this location is a one-way restricted access driveway for the Brass Rail Restaurant and Budget Truck Rental properties. The petitioner is under contract of sale with three of the four properties that adjoin Summit, including the Brass Rail Restaurant, Pacific Pride and Budget Truck Rental parcels.

The fourth parcel, not under contract of sale, is a corner commercial building at 31st Street and Lehigh Street. It is understood that this property will not be part of the forthcoming redevelopment of the properties mentioned in a future Royal Farms Convenience Gas Station. The corner property has no access to Summit Street due to topography and the current one-way access driveway construction.

It is recommended that the frontage of the proposed vacated Summit Street along the frontage of 31st Street maintain and improve the continuity of the existing sidewalk along 31st Street. (of Policy 5.3 of FutureLV: The Regional Plan)

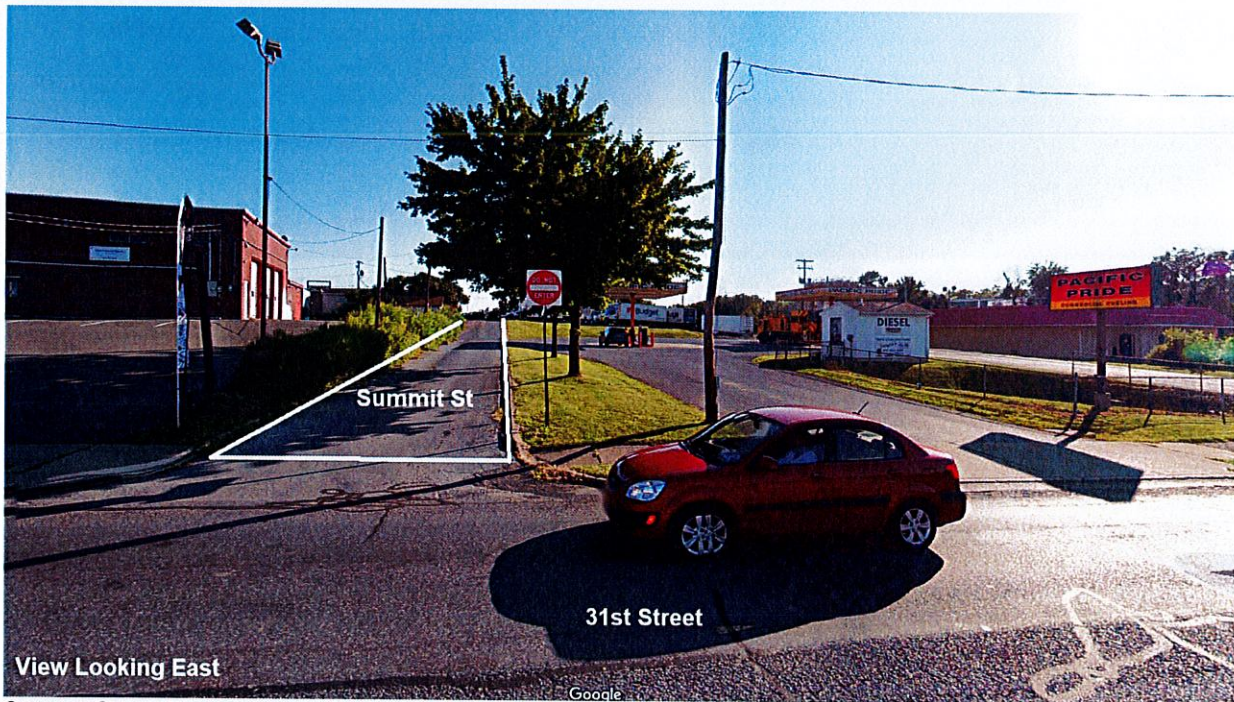
We appreciate the City's consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of Summit Street from 31st Street to the Termination Point at the existing Brass Rail Restaurant.



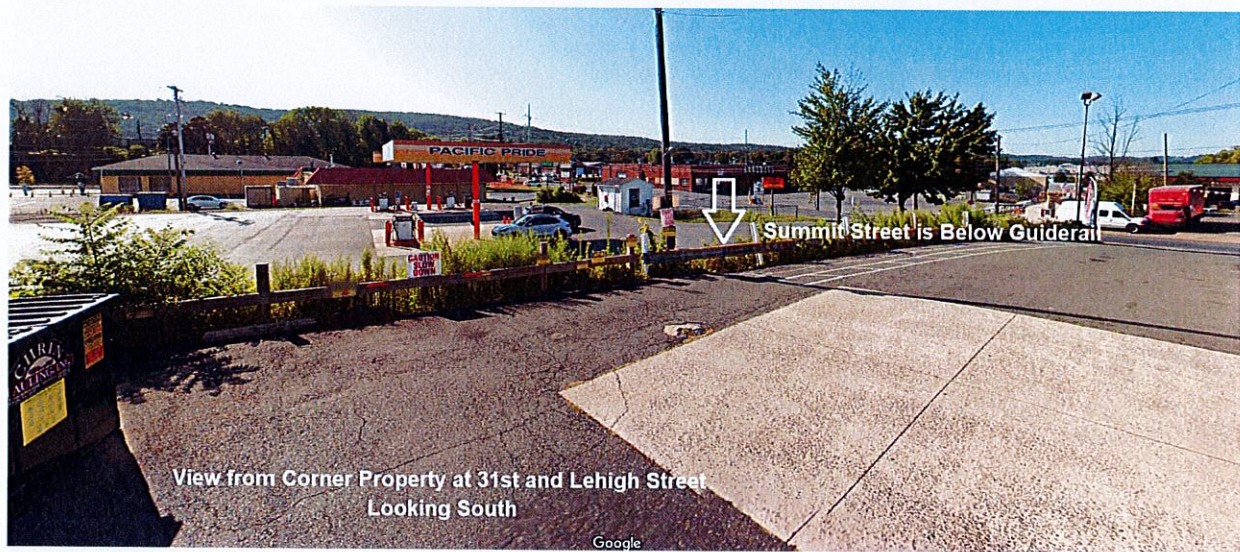
Brian Hite
Transportation Planner



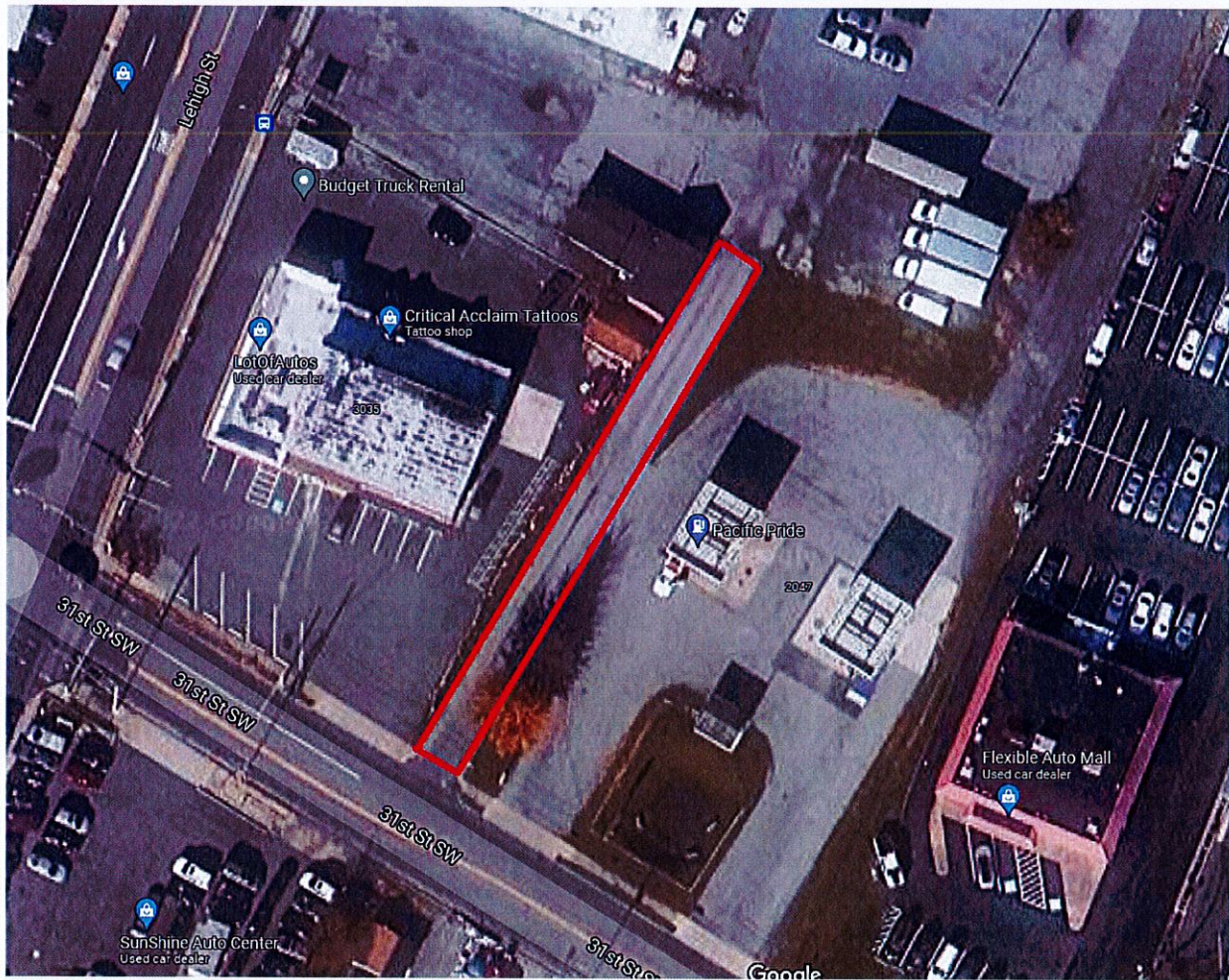
Courtesy Lehigh County Parcel Viewer



Courtesy Google Street View



Courtesy Google Street View



Red box is Summit Street
Courtesy Google Maps