



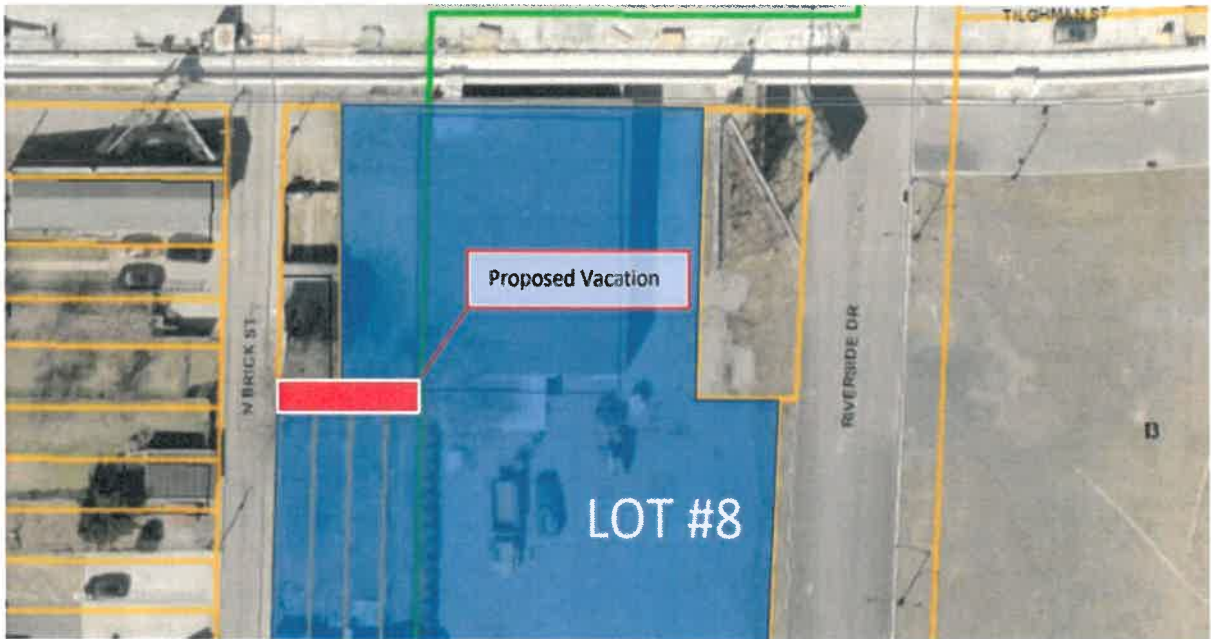
STAFF REPORT TO THE
ALLENTOWN CITY PLANNING COMMISSION
ALL COMMENTS IN THE REPORT ARE ADVISORY

CPC Case: #22-3 Vacating Utica St. from N. Brick Street to its East Terminus
Petitioner: Greystone Abbey 1, LP-Owner of 13-19 Sycamore St.
DATE: June 14, 2022

Background

1. This request comes from Greystone Abbey 1, LP
2. The subject roadway is located in the 6th ward and extends east, perpendicular to Brick Street.

Figure 1. Aerial. Portion of Utica Street proposed to be vacated.



3. The purpose of the street vacation, as indicated by the applicant, is to consolidate vacated Utica Street with The Waterfront Phase 1/ Lot 8 (Fig.1)

Findings

1. The subject roadway is a 10' wide right of way and was adopted by the Official City Map dated 1870 and prepared by G.A. Aschbach.
2. The road segment is an opened dead end public street that is undeveloped and currently has no access to the short segment of Utica Street from North Brick Street.

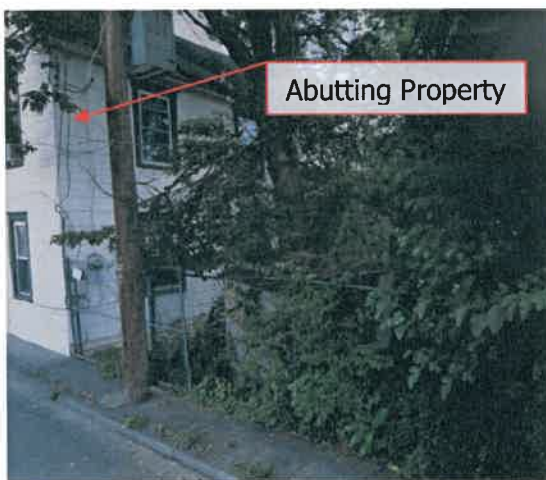
3. This subject portion of Utica Street was never developed as a roadway although the road segment appears in the official city street map, meaning it was never opened to vehicular traffic. Unimproved streets such as this are referred to as “paper streets”.

Figure 2. Current condition of Utica Street



4. There is currently sidewalk that spans north and south across the proposed origin of the street vacation along Brick Street. (Fig. 2)
5. To the north, the subject roadway directly abuts a residential property. (Fig. 3)

Figure 3. Abutting property to the North



6. Planning Staff also evaluated the proposed vacation against criteria prescribed under Article 915 (re: Street Vacations) of the Codified Ordinances of the City of Allentown, as follows:
 - a. Whether the right-of-way vacation will adversely affect the street pattern or circulation of the immediate area or of the community.
 - i. *The proposed street vacation will have no adverse impact on the street pattern or existing circulation because it has never been opened to traffic.*
 - b. Whether the public need will be adversely affected.
 - i. *No adverse effect is anticipated as a result of the street vacation.*
 - c. Whether the public right-of-way may be needed for future public use.
 - i. *It is noted in the LVPC letter that a parking study be conducted to mitigate impacts or obstructions to the access of emergency response personnel. Maintaining access for emergency services should be a consideration.*
 - d. Whether any abutting property owner will become landlocked or will have his access substantially impaired.

a. *No parcel will be landlocked if vacation is granted. The segment roadway is undeveloped and currently provides no access to the abutting property.*

4. A Staff Report from the City's Public Works Dept informs of the following:

b. There has been no response from the adjoining property owner, Esperanza De Polanco.

c. Utility agencies were also polled with the following results:

Utility Agency	Response
PPL	Objects: Existing facilities within the subject area
Verizon	No Objection
UGI	No Objection
LCA	No Objection

d. City units that have a possible interest in vacating the subject street were also polled with the following results:

City Staff /Department	Response
A P D	No response
Communications /EMS	No response
A F D	No objection
Traffic Engineer	No objection
Stormwater Engineer	No objection

Summary

1. Based on evaluation, Planning Staff is inclined to endorse the proposed vacation provided all concerns and comments from relevant City departments and utility entities are satisfactorily addressed.
2. The Bureau of Engineering has no objection to the subject street vacation with the condition that easements are provided for the existing utilities within the right-of-way of the subject street vacation.

