



City of Allentown Staff Report

All comments in the report are advisory.

To: Allentown City Planning Commission
From: Bureau of Planning & Zoning
Brandon Jones, brandon.jones@allentownpa.gov

Meeting Date: October 10, 2023

Proposal: Vacation of South 6th Street from Mason Street to Dixon Street
Applicant: City of Allentown
Case Number: V-23.06

Figure 1 Aerial showing the vicinity, adjoining roadways, and abutting properties of the proposed portion of South 6th Street to be vacated.

Description

1. The applicant (City of Allentown) proposes to vacate a portion of 6th Street from Mason Street to Dixon Street to secure the ability to repair or replace the existing foot bridge located within the Right of Way.
2. The subject roadway directly abuts two properties. Property A, owned by the Lehigh County Humane Society which is composed of three adjoining parcels and Property B, owned by the City of Allentown (Fig. 1)



Findings /Comments

3. On September 21, 2023 staff conducted a site visit to observe the surrounding area. It was observed that this subject roadway is a paper street and was never opened to vehicular traffic. Within the Right of Way lies a dormant pedestrian bridge in need of repair with no accessibility. (Fig. 2)

4. In accordance with Section 545-36.D of the City’s Codified Ordinances (re: Street Vacations), Planning Staff reviewed the proposed vacation against criteria prescribed therefor:

Figure 2 Staff site photo showing current conditions and inaccessible pedestrian bridge.



a. **Whether the right-of-way vacation will adversely affect the street pattern or circulation of the immediate area or of the community.**

- i. Re: Street Pattern – No. The vacated the subject street segment would have no adverse effect on the current street pattern being as though it has never serviced vehicular traffic.
- ii. Re: Circulation – No, the circulation would not be affected. There currently is no circulation due the current state of the pedestrian bridge.

b. **Whether the public need will be adversely affected.**

- i. No, both abutting parcels serve no purpose for vehicular or pedestrian circulation.

c. **Whether the public right-of-way may be needed for future public use.**

- i. Planning Staff defers to the PW Staff as to future plans for the subject street.

d. **Whether any abutting property owner will become landlocked or will have his access substantially impaired.**

- i. No. Both abutting parcels will retain accessibility and will not be landlocked.

5. Meanwhile, Staff Report from the City’s Public Works Dept informs of the following:

a. Comments from abutting properties were obtained with the following results:

Parcel Label	Property Owner	Response
A	Lehigh County Humane Society	N/A --Section 915.05 Ordinance Sponsored by the Mayor
B	City of Allentown	N/A

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

Utility Agency	Response
PPL	No objection
UGI	Objects due to existing facilities and will need easements.
LCA	Objects due to existing facilities and will need easements.
Verizon	No objection.

- c. City units that have a conceivable interest in vacating the subject street were also polled with the following results:

City Staff /Department	Response
A P D	Has not responded.
A F D	No objection.
Traffic Engineer	No objection.
Stormwater Engineer	No objection.
Communications /EMS	Has not responded.

- d. Staff from the City's PW Dept. recommends the subject portion of South Sixth Street be vacated with easements given to UGI and LCA.

Summary

6. Planning Staff agrees with the recommendations by PW staff to vacate the subject street. Staff also concurs with Public Works to provide easements for existing utilities.