

City of Philadelphia



(Bill No. 180101)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Silverwood Street, Gay Street, Baker Street, and Carson Street; and to adopt a Master Plan for the former St. Mary of the Assumption Catholic Church and adjacent parcels; all under certain terms and conditions.

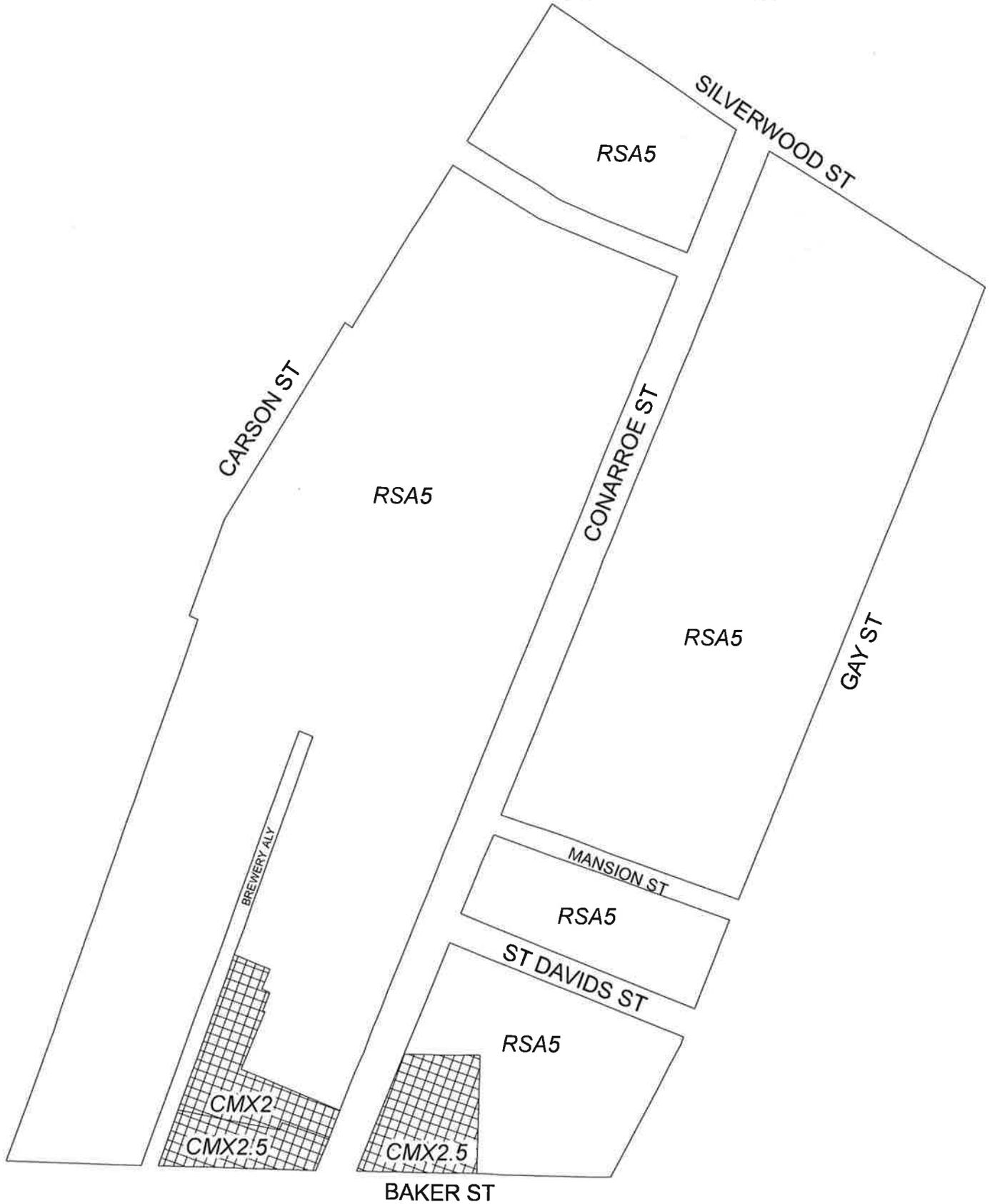
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Silverwood Street, Gay Street, Baker Street, and Carson Street, from the existing zoning designations indicated on Map "A" set forth below to the zoning designations indicated on Map "B" set forth below.

SECTION 2. Pursuant to Section 14-304(4) of The Philadelphia Code, a Master Plan for the St. Mary of the Assumption Catholic Church and adjacent parcels is hereby adopted and various construction projects are approved, as set forth in attached Exhibit "A", which is on file with the Chief Clerk's Office, and a copy of which is attached hereto for reference.

EXHIBIT A

Map A Existing Zoning



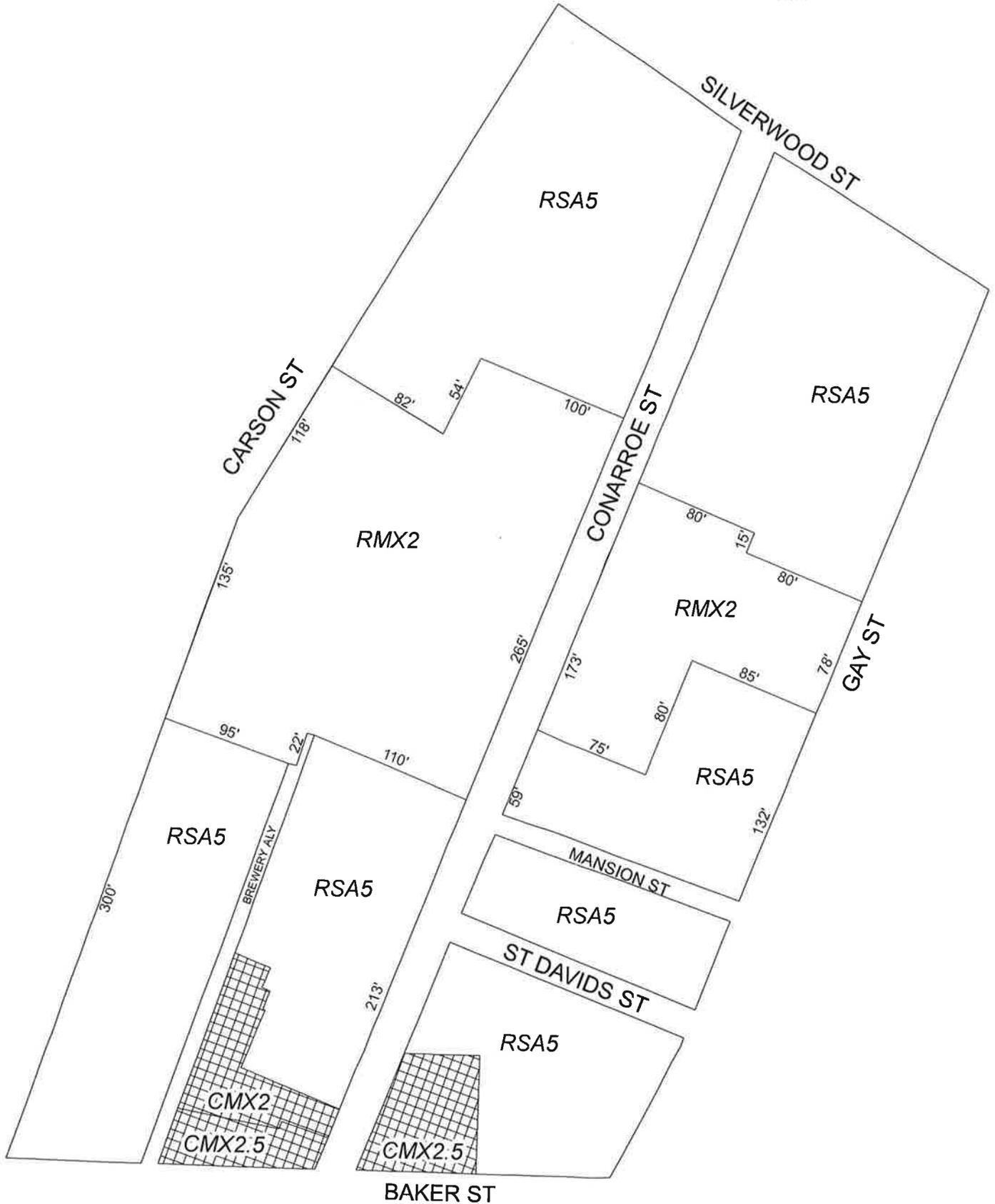
Zoning Districts

 CMX-2/CMX-2.5, Neighborhood Commercial Mixed-Use

 RSA-5, Residential Single-Family Attached



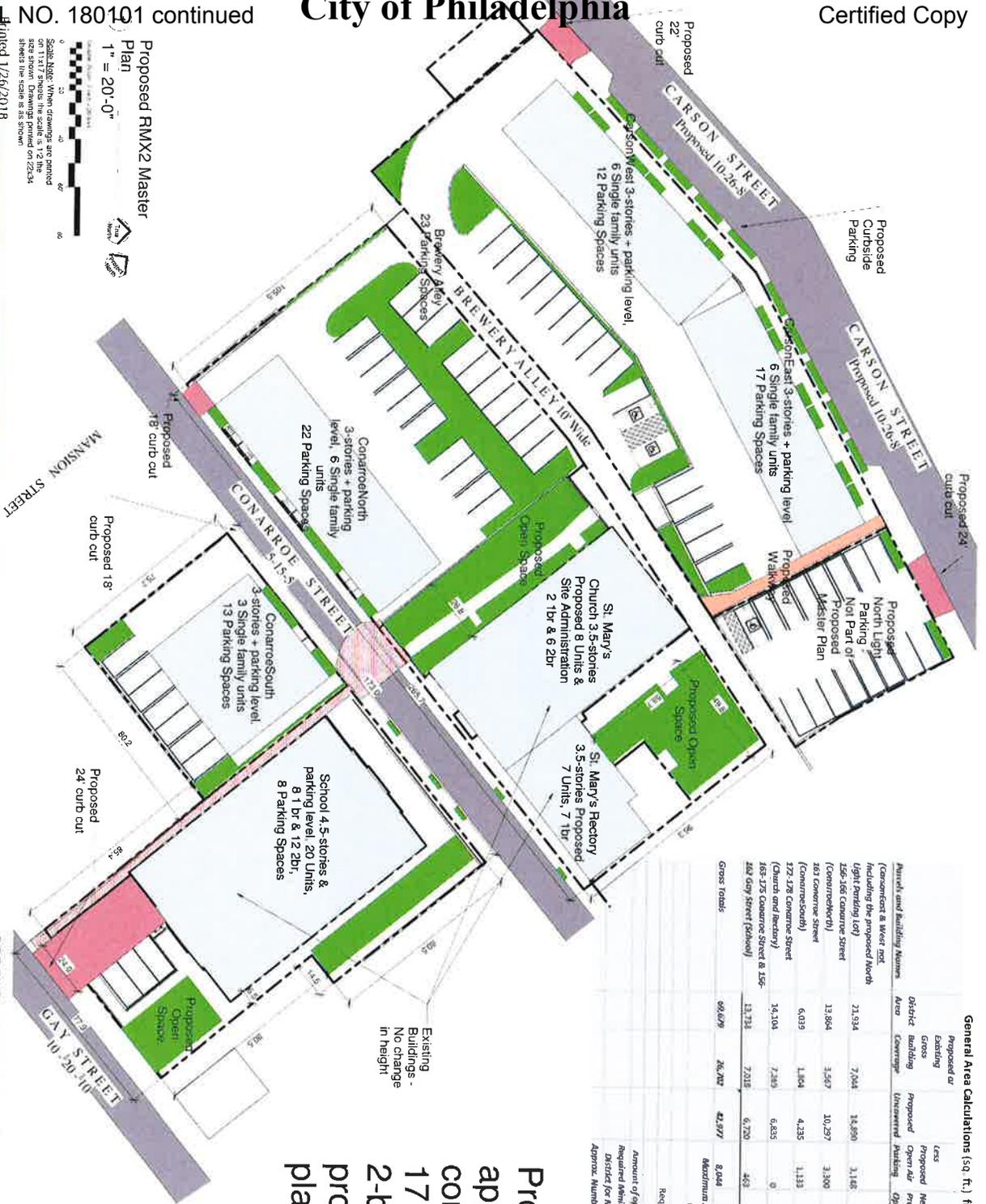
Map B Proposed Zoning



Zoning Districts

-  CMX-2/CMX-2.5, Neighborhood Commercial Mixed-Use
-  RMX-2, Residential Mixed-Use; RSA-5, Residential Single-Family Attached





General Area Calculations (sq. ft.) for Proposed Updated RMX2 Master Plan District														
Avenue and Building Names (Concurrent & West not including the proposed North 156-166 Conarroe Street)	Proposed or Existing District Building Coverage	Less Proposed Open Air Unimproved Building Coverage	Net Proposed Open Air Building Coverage	% of Blg Coverage	% of Site Uncovered	Proposed Number of Floors	Proposed Gross Floor Area	Proposed FAR (%)	Existing Height		Proposed Height			
									East	West	East	West		
156-166 Conarroe Street	21,934	7,004	14,930	31.6%	11.2%	4.0	14,268	103	0	0	40'-11"	41'		
261 Conarroe Street (ConarroeNorth)	13,864	3,567	10,297	20.6%	7.6%	5.0%	4.0	7,215	119	40'	40'-11"	41'		
172-178 Conarroe Street (Church and Rectory)	6,039	1,804	4,235	1.1%	3.0%	7.0%	5.1%	4.0	7,215	119	40'	40'-11"	41'	
163-175 Conarroe Street & 156-166 Gay Street (School)	14,104	7,249	6,855	0	0.0%	4.8%	4.6%	3.3	25,442	380	37.75'	48'	48'	
Gross Totals	69,609	26,702	42,907	8.0%	34.5%	25%	34,533	250%	99,639	1,743	17,430	34,233	17,233	17
Maximum Allowed FAR(%) - 250% of District Area (excluding streets and other)										17,430 sq. ft.		34,233 sq. ft.		
Required 25% Open of District Area										17,430 sq. ft.		34,233 sq. ft.		
Amount of open area in excess of minimum required										17,430 sq. ft.		34,233 sq. ft.		
Required minimum number of parking spaces in Rezoned District for future family units - 9/10 units sq. ft. for 50										17,430 sq. ft.		34,233 sq. ft.		
Approx. Number of parking spaces proposed for district										17		17		

Proposed Construction of approximately 56 Units consisting of approximately 17 1-bedroom units and 39 2-bedroom units to fit into a proposed rezoned master plan for the complex.

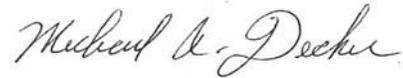
See approved Parcel Consolidation Plans and Building Plans for detailed site dimensions.

City of Philadelphia

BILL NO. 180101 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on April 5, 2018. The Bill was Signed by the Mayor on April 18, 2018.



Michael A. Decker
Chief Clerk of the City Council