

City of Philadelphia



(Bill No. 130062)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by City Avenue, Cardinal Avenue, Overbrook Avenue, and 59th Street.

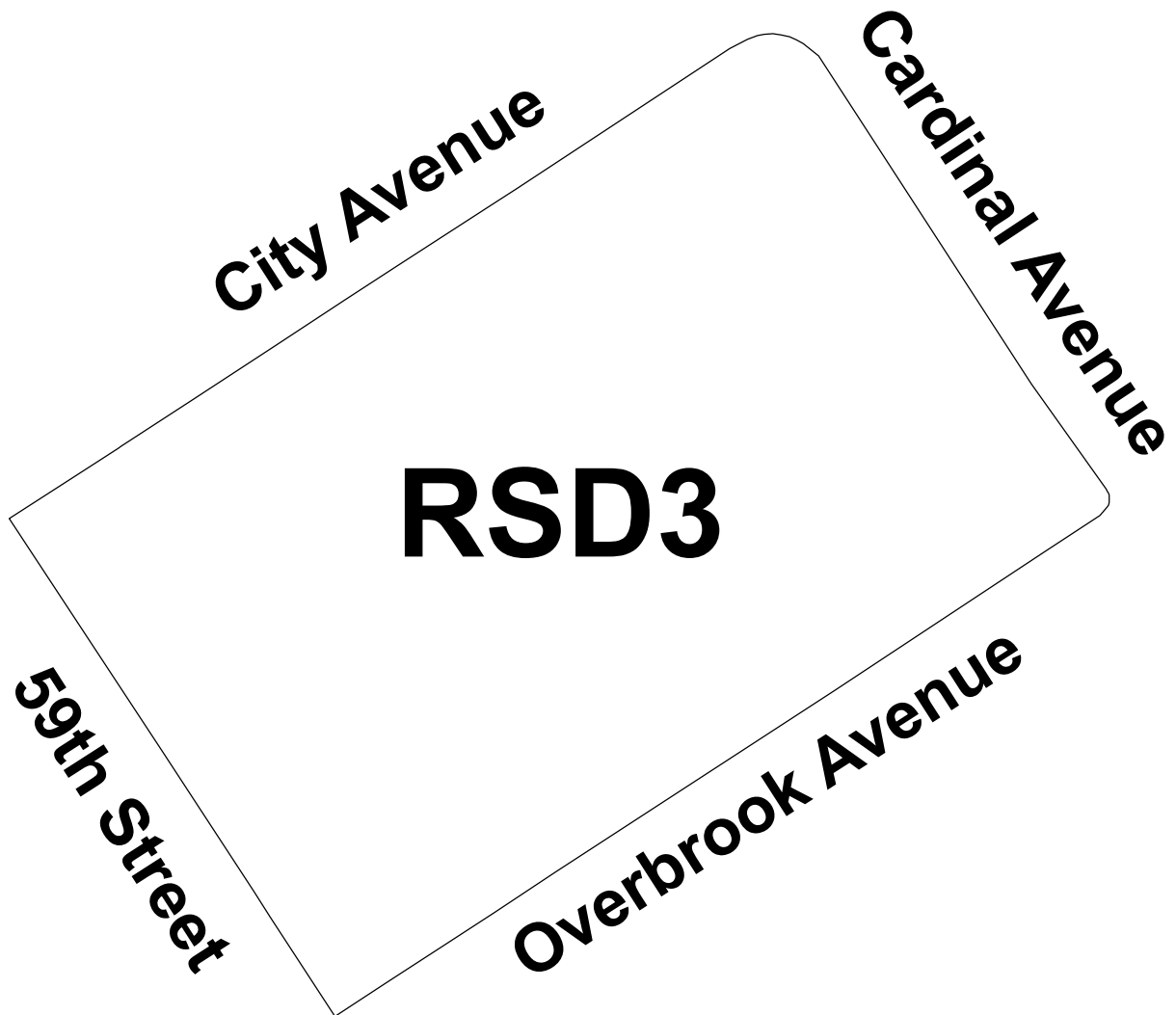
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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 City Avenue, Cardinal Avenue, Overbrook Avenue, and 59th Street, from the existing zoning designations indicated on Map "A" attached hereto, to the zoning designations indicated on Map "B" attached hereto.

SECTION 2. The Special Purpose Institutional (SP-INS) Development Master Plan of Saint Joseph's University is hereby amended with respect to the area bounded by City Avenue, Cardinal Avenue, Overbrook Avenue, and 59th Street, as set forth in Exhibit "1," on file with the Chief Clerk's Office and a copy of which is attached hereto for reference.

SECTION 3. This Ordinance shall become effective immediately.

Map A - Existing Zoning

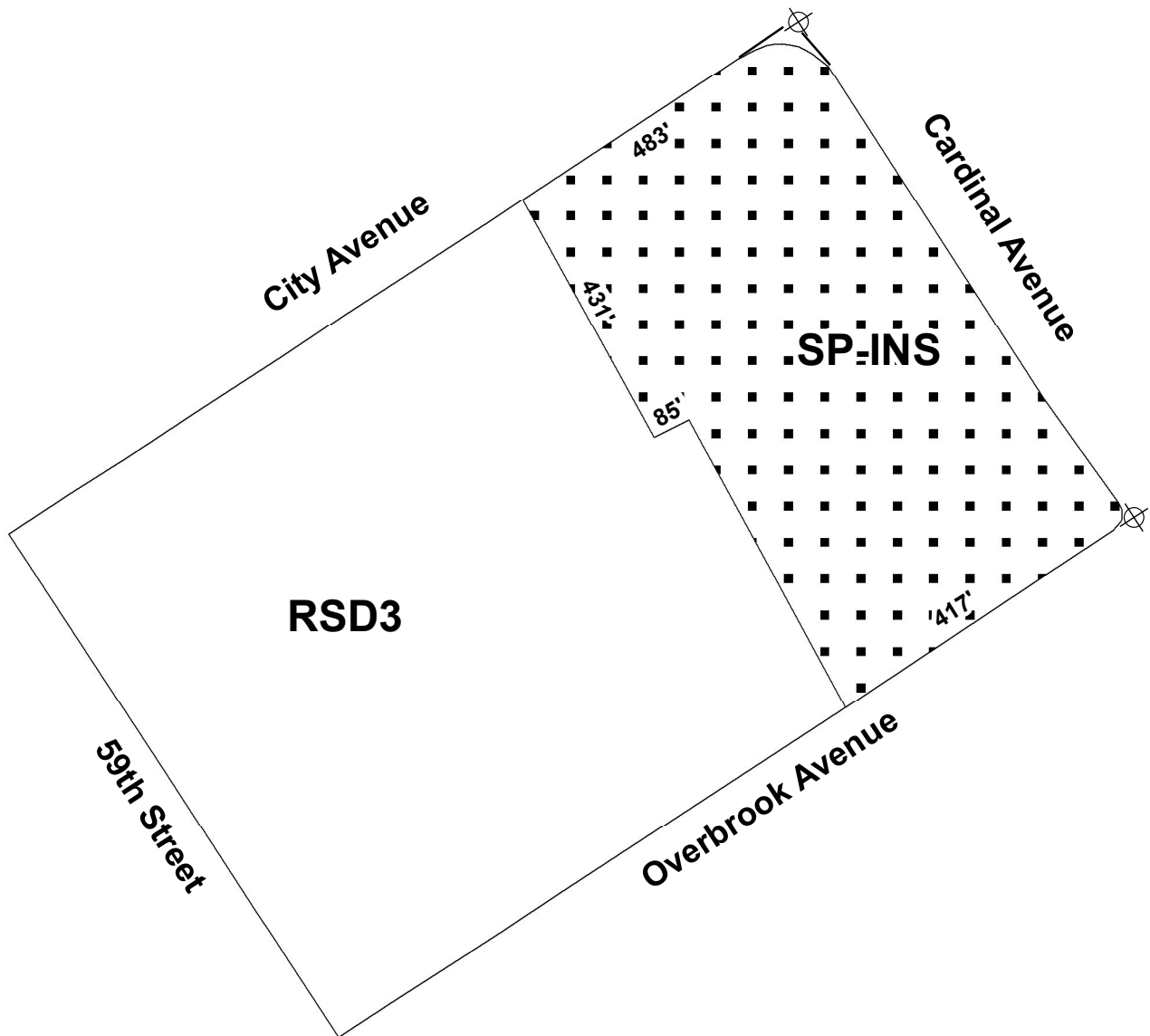


Legend


RSD3 Residential Single-Family Detached



MAP B - PROPOSED ZONING



Legend

 SP-INS Institutional (Special Purpose) District

 RSD3 Residential Single-Family Detached





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Consultants

Legend

Notes

- 1. THE PURPOSE OF THIS PLAN IS TO DECT EXISTING PROPERTIES AND PHYSICAL FEATURES WITHIN THE EXISTING SP-INS ZONING DISTRICT IN THE PHILADELPHIA CITY CENTER AND TRANSFORM THEM INTO PROPERTIES OWNED BY SAINT JOSEPH'S UNIVERSITY WHICH PROPOSED TO BE INCORPORATED INTO THE SP-INS ZONING DISTRICT PER THIS PLAN. INFORMATION USED TO PREPARE THIS PLAN IS BASED ON THE FOLLOWING: a. AN AERIAL SURVEY BY AEROMETRIC, 4199 BUSINESS COURT, BULLES, VA PERFORMED ON MARCH 12, 2009. b. A PLAN FILED "PLAN OF PROPOSAL FOR 5400 CITY AVENUE", DRAWING NO. 14-101 BY LANGAN ENGINEERING & ENVIRONMENTAL, INC. ON JANUARY 16, 2013. c. A PLAN FILED "INSTITUTIONAL DEVELOPMENT DISTRICT PLAN - 2007 AMENDMENT", DRAWING NO. 00-1-12, BY BART HILL, INC. DATED APRIL 1, 2007. d. A PLAN FILED "INSTITUTIONAL DEVELOPMENT DISTRICT 2010 PROPOSED AMENDMENT", DRAWING NO. 00-1-14, BY PFS ARCHITECTS, LLC, DATED JANUARY 15, 2010. e. A PLAN FILED "PLAN OF PROPOSAL FOR 2443-45 N 54th STREET", DRAWING NO. 14-101 BY SAINT JOSEPH'S CONSULTING SERVICES, INC. DATED JANUARY 16, 2013. f. A PLAN FILED "PLAN OF PROPOSAL FOR 5400-14 OVERBROOK AVENUE", DRAWING NO. 14-101 BY SAINT JOSEPH'S CONSULTING SERVICES, INC. DATED JANUARY 16, 2013. g. THE ACCURACY OF THE FEATURES SHOWN ON THIS PLAN ARE CORRELATED WITH THE METHODS USED TO OBTAIN INFORMATION (I.E. AERIAL SURVEY, AND CONVEY ZONING BOUNDARY INFORMATION).

City of Philadelphia Exhibit 1

Certified Copy

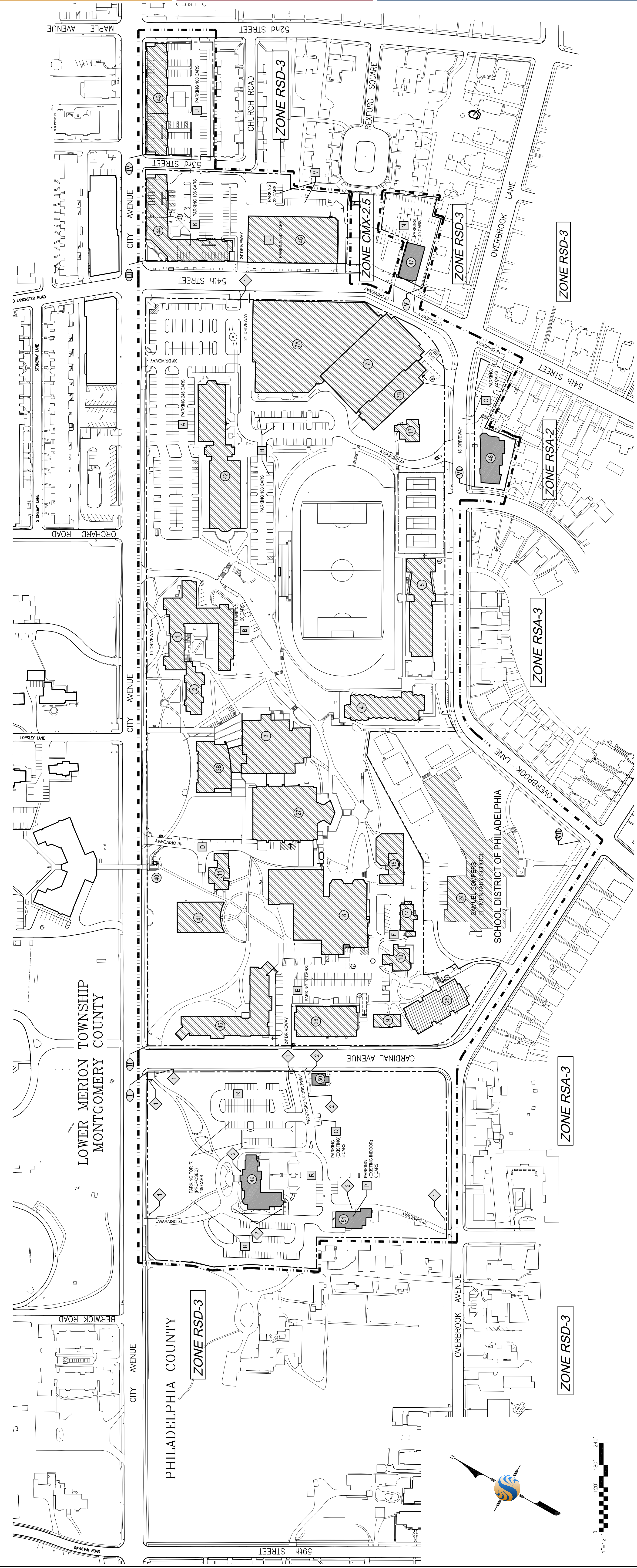


Table with columns: SUMMARY, PROPOSED, INCREASE/DECREASE FROM 2010 AMENDMENT. Rows include Total District Site Area, Total Gross Floor Area, Building Coverage Area, Floor Area Ratio, Occupied Area, and Parking spaces.

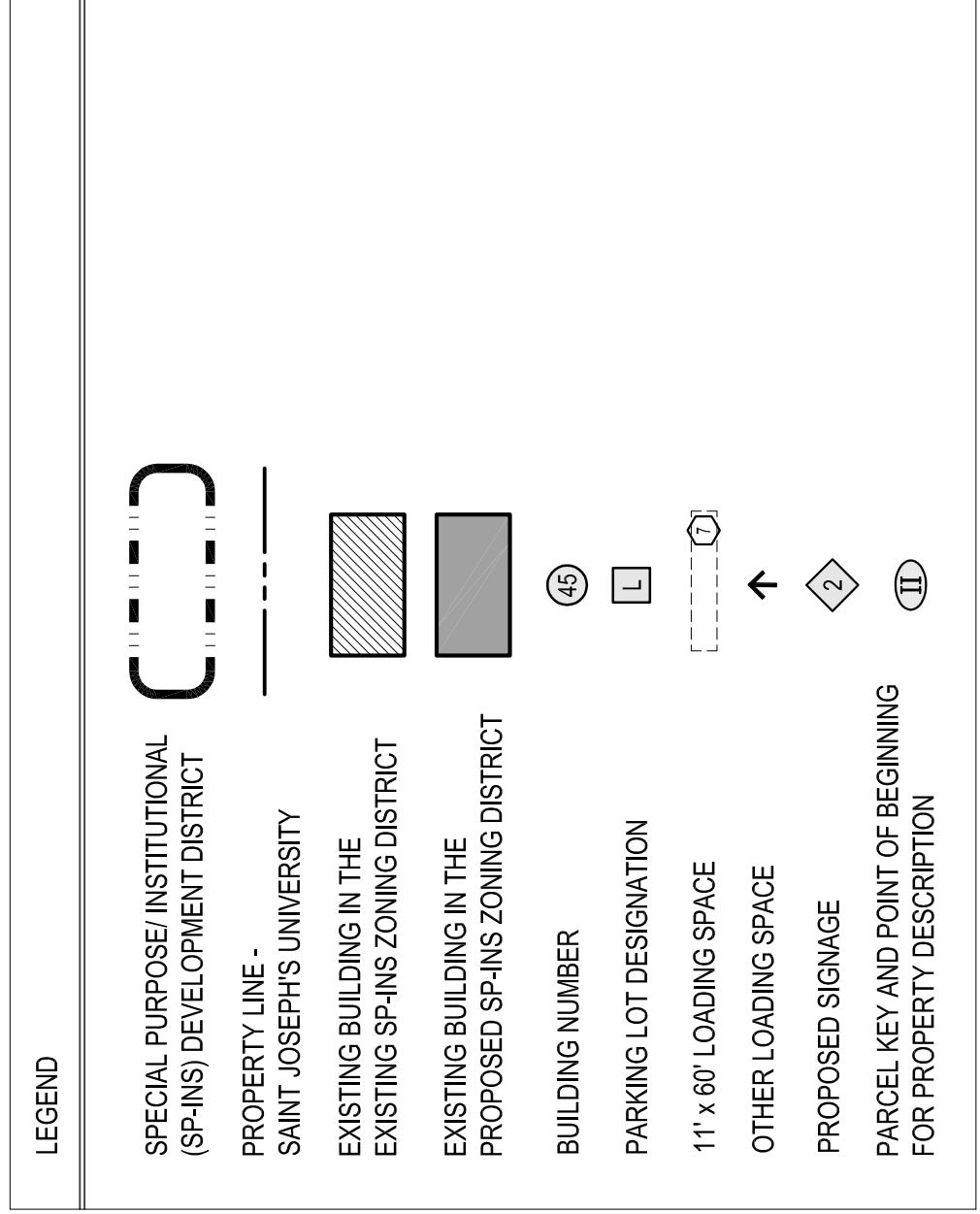


Table with columns: NO., BUILDING, BUILDING HEIGHT, GROSS FLOOR AREA, BUILDING COVERAGE, PARKING LOT. Lists individual buildings and their characteristics.

Table with columns: EXISTING BUILDINGS, NEW BUILDINGS, GRAND TOTALS. Summarizes building counts and areas.

Table for Building 24 (Samuel Compers School) showing bearings, distances, and area calculations.

Table for Building 44 (Lanxon & 45 Hawks Landing) showing bearings, distances, and area calculations.

Table for Building 47 (AfroTC) showing bearings, distances, and area calculations.

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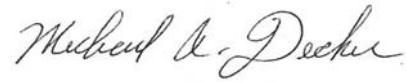
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BILL NO. 130062 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 9, 2013. The Bill was Signed by the Mayor on May 21, 2013.



Michael A. Decker
Chief Clerk of the City Council