



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

## Legislation Details (With Text)

**File #:** 090472      **Version:** 1      **Name:**

**Type:** Bill      **Status:** ENACTED

**File created:** 6/4/2009      **In control:** Committee on Rules

**On agenda:**      **Final action:** 12/3/2009

**Title:** Amending Bill No. 080588 (approved December 22, 2008), entitled "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 18th Street, Cuthbert Street, and 19th Street, by amending Section 14-305 of the Zoning Code entitled 'C-4' Commercial and 'C-5' Commercial District and by amending Section 14-1611 of the Zoning Code, entitled 'Benjamin Franklin Parkway Controls', under certain terms and conditions," by amending the conditions set forth in that ordinance for the issuance of zoning permits with respect to any property rezoned by that Ordinance, under certain terms and conditions.

**Sponsors:** Councilmember Clarke

**Indexes:** ZONING

**Code sections:**

**Attachments:** 1. CertifiedCopy09047201.pdf

Date	Ver.	Action By	Action	Result	Tally
12/16/2009	1	MAYOR	SIGNED		
12/3/2009	1	CITY COUNCIL	PASSED	Pass	16:0
12/3/2009	1	CITY COUNCIL	READ		
11/19/2009	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
11/19/2009	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
11/19/2009	0	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
11/16/2009	0	Committee on Rules	HEARING NOTICES SENT		
11/16/2009	0	Committee on Rules	HEARING HELD		
11/16/2009	0	Committee on Rules	AMENDED		
11/16/2009	1	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
6/4/2009	0	CITY COUNCIL	Referred		
6/4/2009	0	CITY COUNCIL	Introduced	Pass	

Amending Bill No. 080588 (approved December 22, 2008), entitled "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 18th Street, Cuthbert Street, and 19th Street, by amending Section 14-305 of the Zoning Code entitled 'C-4' Commercial and 'C-5' Commercial District and by amending Section 14-1611 of the Zoning Code, entitled 'Benjamin Franklin Parkway Controls', under certain terms and conditions," by amending the conditions set forth in that ordinance for the issuance of zoning permits with respect to any property rezoned by that Ordinance, under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Section 3 of Bill No. 080588 (approved December 22, 2008) is hereby amended to read as follows (additions shown in ***bold italics***):

SECTION 3. ~~No zoning permits shall issue with respect to any property rezoned by (A) Section 6 of this Ordinance unless~~ ***shall not take effect until:***

(1) The applicant shall have first submitted to the City Planning Commission, and the City Planning Commission shall have approved, a Plan of Development in accordance with this Ordinance, which shall be approved by the Commission only if:

(a) such Plan of Development includes an impact study that evaluates the effect of the proposed development on the surrounding community; and

(b) the Commission, in its discretion, has determined that the Plan of Development provides for development appropriate in scale, density, character and use within the surrounding community;

(c) the Plan of Development is accompanied by an Economic Opportunity Plan that comports with the requirements of Chapter 17-1600, as determined by the Mayor's Office of Economic Opportunity, or such other agency assigned by the Mayor to promote the economic development of M/W/DSBEs.

~~(2) The City Planning Commission certifies that the requested permits are in conformity with the approved Plan of Development.~~

***(2) The Plan of Development is approved by Council by ordinance.***