

## Legislation Details (With Text)

**File #:** 100656      **Version:** 1      **Name:**

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

**File created:** 10/7/2010      **In control:** Committee on Rules

**On agenda:**      **Final action:** 12/16/2010

**Title:** Amending Section 14-305 of The Philadelphia Code, entitled "'C-4' Commercial District," all under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Hamilton Street, 19th Street, Callowhill Street and 20th Street.

**Sponsors:** Councilmember Clarke

**Indexes:** ZONING

**Code sections:** 14-305 - "C-4" Commercial and "C-5" Commercial Districts

**Attachments:** 1. 100656 - Map Set - As Introduced.pdf, 2. 100656 Exhibit A, added in committee.DOC, 3. CertifiedCopy10065601.pdf

Date	Ver.	Action By	Action	Result	Tally
1/5/2011	1	MAYOR	SIGNED		
12/16/2010	1	CITY COUNCIL	READ AND PASSED	Pass	16:0
12/9/2010	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
12/2/2010	1	CITY COUNCIL	ORDERED PRINTED AND PLACED ON NEXT FIRST READING CALENDAR		
11/29/2010	0	Committee on Rules	HEARING NOTICES SENT		
11/29/2010	0	Committee on Rules	HEARING HELD		
11/29/2010	0	Committee on Rules	AMENDED		
11/29/2010	1	Committee on Rules	REPORTED FAVORABLY		
11/16/2010	0	Committee on Rules	HEARING NOTICES SENT		
11/16/2010	0	Committee on Rules	HEARING HELD		
11/16/2010	0	Committee on Rules	RECESSED		
10/7/2010	0	CITY COUNCIL	Introduced and Referred		

Amending Section 14-305 of The Philadelphia Code, entitled "'C-4' Commercial District," all under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Hamilton Street, 19th Street, Callowhill Street and 20th Street.

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

SECTION 1. Section 14-305 of The Philadelphia Code is hereby amended to read as follows:

§14-305. "C-4" Commercial District.

\* \* \*

*(16) Notwithstanding anything to the contrary in this Title, the following shall apply in the area bounded by*

*Hamilton Street, 19th Street, Callowhill Street and 20th Street:*

- (a) *Use Regulations. Accessory parking whether structured or open-air is permitted on lot.*
- (b) *Area Regulations. Legally required windows may be located within 25 feet of the property line.*
- (c) *Parking. Parking spaces shall be provided at a ratio of one space per every two dwelling units.*

SECTION 2. Pursuant to Section 14-103 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 Hamilton Street, 19th Street, Callowhill Street and 20th 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 3. This Ordinance shall become effective immediately.

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**Explanation:**

[Brackets] indicate matter deleted.  
*Italics* indicate new matter added.

EXHIBIT A

GRANARY PARTNERS, L.P.

THE GRANARY PROJECT

Economic Opportunity Plan

November 24, 2010

I. Project Description

Granary Partners, L.P. (“Granary”) is an affiliate of Pearl Properties L.P. and the record owner of 402 North 19<sup>th</sup> Street, 407 North 20<sup>th</sup> Street, 1901-1903 Callowhill Street and 1905-1939 Callowhill Street (the “Property”). On the Property, Granary plans to construct a mixed use retail and residential apartment building consisting of approximately 210 residential units, and plans to renovate the existing Granary Building to house twelve residential units, common amenities and retail space (collectively, the “Project”).

As part of the Project, Granary has sought the approval of City of Philadelphia City Council Ordinance No. 100656, which will change zoning for the Property, and allow for the development of the Project. Granary is willing to enter into this Economic Opportunity Plan, to provide assurance to the City of Philadelphia that it will take reasonable efforts to expand its engagement with disadvantaged businesses and locally based workers, during the construction of the Project.

II. Plan Goals



The Granary will provide data and submit reports consistent with current requirements of the City of Philadelphia. Draft reports will be submitted to the City and a final EPO project report will be available for public inspection.

This Plan, executed by an authorized representative of the Granary and the City, shall be effective upon adoption of Ordinance 100656 submitted for City Council's approval, and the Granary's receipt of building permits for the Project.

DATE: \_\_\_\_\_ CITY OF PHILADELPHIA  
By: \_\_\_\_\_

DATE: \_\_\_\_\_ GRANARY PARTNERS, L.P.  
By: \_\_\_\_\_