

## Legislation Text

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**File #:** 100448, **Version:** 0

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Approving the development contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the West Oak Lane Redevelopment Area, designated as Parcel No. 2 also sometimes identified by house number and street address as 2502-2506 West Cheltenham avenue; authorizing the Redevelopment Authority to execute the development contract with Ogontz Avenue Revitalization Corporation and to take such action as may be necessary to effectuate the development contract and disposition supplement.

**WHEREAS,** In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia has in May, 2005, certified the West Oak Lane Redevelopment Area as a redevelopment area and has completed a detailed redevelopment area plan for the West Oak Lane Redevelopment Area dated May 2005 (hereinafter “West Oak Lane”); and

**WHEREAS,** The Redevelopment Authority has prepared a development contract for a portion of West Oak Lane, designated as Parcel No. 2 also sometimes identified by house number and street address as 2502-2506 West Cheltenham avenue (hereinafter the “Property”). The area of said Property to be conveyed is bounded as follows:

**Parcel No. 2 (2502-06 West Cheltenham avenue).**

ALL THAT CERTAIN lot or piece of ground situate in the Fiftieth Ward of the City beginning at a point on the southwesterly side of Cheltenham avenue (forty five feet wide) at the distance of one hundred ten feet northwestwardly from the intersection of the said southwesterly side of Cheltenham avenue with the northwesterly side of Upsal street (sixty feet wide); Containing in front or breadth on the said southwesterly side of Cheltenham avenue, fifty feet and extending of that width in length or depth southwestwardly on the northwesterly

line, one hundred thirty one feet nine and one-half inches and on the southeasterly line, one hundred thirty three feet one and seven-eighths inches to the centerline of a certain fifteen feet wide driveway which extends northwestwardly from the said Upsal street to Limekiln pike (sixty feet wide), containing on the rear thereof fifty feet one-quarter inch; Together with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a passageway and driveway at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject to the proportionate part of the expense of keeping the said driveway in good order and repair.

The said development contract is in substantial conformity with the West Oak Lane Redevelopment Area Plan.

**WHEREAS**, Ogontz Avenue Revitalization Corporation (“Developer”) desires to enter into the said development contract for the Property; and

**WHEREAS**, The Redevelopment Authority has prepared a disposition supplement providing inter alia for development controls and regulations to be imposed upon the Property.

**RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA** That the development contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of a portion of West Oak Lane, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved development contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved development contract with Ogontz Avenue Revitalization Corporation (hereinafter "Developer"). The Redevelopment Authority and the Developer are authorized to take such action in substantial conformity to the

development contract as may be necessary to carry it out.

**RESOLVED**, The Redevelopment Authority and the Developer are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the development contract and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the development contract and disposition supplement and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the development contract and disposition supplement.