

Legislation Text

File #: 080253-A, **Version:** 2

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Front Street, Lombard Street, 2nd Street, and Pine Street.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. 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 Front Street, Lombard Street, 2nd Street, and Pine 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. No zoning permits shall issue with respect to any property rezoned by this Ordinance unless:

(a) The applicant shall have first submitted to the City Planning Commission, and the City Planning Commission shall have approved, a Plan of Development, which shall be approved by the Commission only if the Commission, in its discretion, has determined that the Plan of Development provides for development appropriate in scale, density, character and use for the surrounding community.

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

SECTION 3. Sunset provision.

(a) This Ordinance shall lapse on April 16, 2009, unless, on or before such date, either:

(1) A building permit has been issued pursuant to a Plan of Development approved pursuant to Section 2 hereof; provided, further, that, should such building permit or any zoning permit issued pursuant to an approved Plan of Development expire due to a failure to construct, this Ordinance shall lapse at such time; or

(2) The City Planning Commission has granted an extension of up to one (1) year upon a determination by the Commission that the applicant is making substantial progress toward completion of the approved Plan of Development.