

## Legislation Text

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**File #:** 130272-A, **Version:** 2

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To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Master Street, Second Street, Thompson Street, and American Street.

WHEREAS, The Canus Corporation (hereinafter, the “Developer”) proposes to develop three residential structures containing 320 rental units and 140 accessory parking spaces (hereinafter, the “Project”), on a site bounded by Master, Second, Thompson and American Streets (hereinafter, the “Property”); and

WHEREAS, the Property is a 2.6 acre, former Superfund site that is currently vacant; and

WHEREAS, by letter dated May 21, 2013, the Philadelphia Planning Commission recommended the zoning changes provided for herein, which would allow for the development of the Project; and

WHEREAS, The Developer has agreed to build no more than 320 units in the Project, in accordance with the plans that were presented to and approved by the Philadelphia Planning Commission on May 21, 2013; and

WHEREAS, The Developer has agreed that the Project building heights will not exceed those in the approved plans for the Project; and

WHEREAS, The Developer will submit a revised plan, substantially similar to the plan that was approved by the Philadelphia Planning Commission on May 21, 2013, except there will be no parking frontage along American street south of the mid-block Lobby and the ground floor of this frontage will be used as commercial space, live/work units, or an amenity area; and

WHEREAS, The Developer agrees, that if the Developer proposes to make any material changes to the Project which are not in accordance with the plans approved by the Philadelphia Planning Commission on May 21, 2013, except as revised under the immediately preceding paragraph, the Developer will present the proposed changes to South Kensington Community Partners (hereinafter, “SKCP”) for review through SKCP’s community review process for zoning variances; and

WHEREAS, The Developer will provide the SKCP Greening Committee a final landscape plan for its review and comments prior to the construction of the landscaping; and

WHEREAS, The Developer agrees that its successor and assigns with respect to the Project will be bound by the commitments and representations made by the Developer herein; now therefore,

*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 Master Street, Second Street, Thompson Street, and American 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. This Ordinance shall become effective immediately.