



City of Philadelphia

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

Legislation Text

File #: 090472, Version: 1

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.

