City of Philadelphia

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

Legislation Details (With Text)

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File created:	11/30/2006			**In control:**	Committee on Rules
On agenda:				**Final action:**	3/22/2007
Title:	To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Girard Avenue, Pennsylvania Avenue, 32nd Street, a Railroad Right-of-Way, Oxford Street, and 30th Street.				
Sponsors:	Councilmember Clarke				
Indexes:	ZONING				
Code sections:					
Attachments:	1. CertifiedCopy060901-A02.pdf				

Date	Ver.	Action By	Action	Result	Tally
4/12/2007	2	MAYOR	SIGNED		
3/22/2007	2	CITY COUNCIL	READ		
3/22/2007	2	CITY COUNCIL	PASSED	Pass	17:0
3/15/2007	1	CITY COUNCIL	READ		
3/15/2007	2	CITY COUNCIL	AMENDED		
3/15/2007	2	CITY COUNCIL	ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING.		
2/15/2007	1	CITY COUNCIL	READ		
2/15/2007	1	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK`S SECOND READING CALENDAR		
2/8/2007	0	CITY COUNCIL	ORDERED PRINTED AND PLACED ON NEXT FIRST READING CALENDAR		
2/7/2007	1	Committee on Rules	REPORTED FAVORABLY		
2/7/2007	0	Committee on Rules	AMENDED		
2/7/2007	0	Committee on Rules	HEARING HELD		
2/7/2007	0	Committee on Rules	HEARING NOTICES SENT		
11/30/2006	0	CITY COUNCIL	Referred		
11/30/2006	0	CITY COUNCIL	Introduced	Pass	

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Girard Avenue, Pennsylvania Avenue, 32nd Street, a Railroad Right-of-Way, Oxford Street, and 30th 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 Girard Avenue, Pennsylvania Avenue, 32nd Street, a Railroad Right-of-Way, Oxford Street, and 30th Street

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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. Pursuant to Section 14-217(3)(A) of The Philadelphia Code, the Master Plan Narrative and Illustrative Site Plan attached hereto as Exhibit "A," having been reviewed by the City Planning Commission, is here by approved by the Council for the district depicted therein. The Chief Clerk shall keep on file for public inspection a copy of said Exhibit "A."

SECTION 3. This Ordinance to become effective immediately.

EXHIBIT "A"

Brewerytown Master Plan Narrative

The proposed Industrial Transformation District ("ITD") is a former industrial site located adjacent to Fairmount Park in the city's Brewerytown neighborhood. The site is positioned along 31st Street, between Girard Avenue and Oxford Street, and is approximately 709,500 SF (16 acres) in size. Commercal buildings, residential buildings and accessory parking are proposed for the site. The residential units will consist of duplex, multi-family and residential over retail units, both 'for sale' and rental.

A total of 595 units are proposed for the ITD; 484 'for sale' units and 111 rental units. Of the 'for sale' units, approximately 302 stacked townhouses (duplexes), 120 condo units and 62 residential over retail condo units are proposed. The heights of the stacked townhouses will not exceed 4 stories or 50 feet. The remaining units will be provided in mid-rise buildings. New buildings in the district will not exceed 6 stories or 65 feet in height. Parking for the development will consist of individual in-house garage parking for the stacked townhouses and either open-air parking lots or structured parking below the building for condo and rental units. Surface or structured parking will be provided for the retail use.

Parking for the proposed development shall be provided in compliance with the ITD requirements. A total of 722 parking spaces are proposed. All residential units will have one dedicated off-street parking space for the first two bedrooms and one space for each additional two bedrooms. The retail use will have a minimum of 1 space for every 3,000 SF of retail floor area. One loading dock is proposed for the retail use.

The proposed development shall also meet all area requirements for the ITD, including minimum lot area, open area, occupied area, maximum gross floor area (GFA) and setback requirements. Minimum lot area in the ITD district shall be 2 acres. Open area, including open area above ground level, shall be a minimum of 25% of the total site area. Maximum occupied area shall not exceed 80% of the total site area, and the Gross Floor Area shall not exceed 250%.

In residential areas, signage at the site shall be limited to direction signs and signs identifying buildings, streets and the development as a whole. A monument sign not to exceed 48 square feet per side shall be located at the entry to the ITD. Monument signs of the same size are permitted for each building in the district excluding stacked townhouses. Commercial signage shall conform to the requirements of the C-2 Commercial district, 14-303(8).

In compliance with the district's public benefit requirement, the developer agrees to use its best efforts to locate desirable commercial uses including, if economically feasible, a supermarket within the district. The developer additionally agrees

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to provide support and financial assistance to local community organizations and to include public recreational space within the district boundaries. *(Memorandum Of Understanding is attached herewith).*

Conceptual plans for the proposed development, showing proposed uses and the configuration of such uses, are submitted with this narrative.