

Legislation Text

File #: 140437-A, **Version:** 1

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Powelton Avenue, Lancaster Avenue, 37th Street, Warren Street, 36th Street, Filbert Street and 38th Street, and by revising use and dimensional regulations in that area of the City, under certain terms and conditions.

WHEREAS, This site is the location of the former University City High School and the Charles R. Drew elementary school; and

WHEREAS, Drexel University in a joint venture with Wexford Science and Technology propose a redevelopment of the site to include educational uses, research, retail, office, residential and off-street parking; and

WHEREAS, The School District of the City of Philadelphia will retain an option, for a period of five years, to build a new K-8 public school on the site; and

WHEREAS, The demolition of the existing buildings on the site is necessary for any redevelopment and will be done at great expense to Drexel University and Wexford Science and Technology; and

WHEREAS, The development plan for the 14 acre site includes approximately 2.7 million square feet of total development at a cost of almost \$1 billion; and

WHEREAS, Approximately 3,700 full time permanent jobs will be provided at this location; and

WHEREAS, A wide variety of commercial, residential, institutional, laboratory, office and parking uses as well as neighborhood based residential, retail and recreational uses are included in the plan; and

WHEREAS, The construction of the proposal will provide significant construction jobs for a significant period of time as well as provide permanent jobs upon the completion of construction; and

WHEREAS, The placement of streets on the City Plan within this site will result in an overall diminution in the allowable gross floor area for the site; and

WHEREAS, The construction of significant above ground parking facilities as part of the development of the site will serve those who reside and those who are employed at the site as well as visitors and students and will serve to minimize potential impacts on parking in the surrounding community; and

WHEREAS, Proposed height restrictions for buildings to be constructed along Powelton Avenue, Lancaster Avenue, 37th Street and Warren Street respect the heights of existing buildings in the surrounding neighborhood and will serve as a transition from the taller and denser currently existing and proposed buildings along Market, Filbert and 38th Streets; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

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§14-516. West Overlay District.

(1) Boundaries. The West Overlay District applies to lots located within the following area:

(a) The area bounded by Powelton Avenue, Lancaster Avenue, 37th Street, Warren Street, 36th Street, Filbert Street and 38th Street.

(2) Use Regulations.

(a) For properties zoned CMX-4 located in the West Overlay District, special exception approval shall not be required for portions of a parking garage that are located above ground level;

(3) Dimensional Standards.

(a) The maximum floor area ratio for lots zoned CMX-4 located within the West Overlay District shall be seven hundred and fifty percent (750%) of the area of the lot. Within this area, no floor area bonuses pursuant to §14-702 shall be available. Notwithstanding the provisions of §14-202(4)(a)(.9), within this area, floor area attributable to parking in above ground public and private parking garages shall not be included in the allowable gross floor area calculation of such facilities.

(b) The maximum height for lots zoned CMX-4 and located within the West Overlay District shall be as follows:

(.1) Drawing an imaginary line from the west end of Warren Street (at the proposed extension of 37th Street) along the center of the bed of the former Warren Street to 38th Street, the maximum building height to the north of that line shall be no higher than 65 feet for a distance of 10 feet from and parallel to Powelton Avenue and Lancaster Avenue and thereafter, no higher than 75 feet for the remaining portion of the area bounded by 38th Street, Powelton Avenue, Lancaster Avenue, 37th Street (and the proposed extension of 37th Street) and the bed of the former Warren Street;

(.2) For lots with frontage on the south side of Warren Street between 36th Street and 37th Street, the maximum building height shall be 65 feet for the first 50 feet of depth on a line measured parallel to Warren Street.

SECTION 2. 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 Powelton Avenue, Lancaster Avenue, 37th Street, Warren Street, 36th Street, Filbert Street and 38th 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 3. Economic Opportunity Plan. The Economic Opportunity Plan, comporting with the requirements of Chapter 17-1600 of The Philadelphia Code is set forth below.

SECTION 4. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.