

Legislation Text

File #: 190437, **Version:** 1

Amending Chapter 14-500 of The Philadelphia Code, Section 14-516, entitled “/WST, West Overlay District,” all under certain terms and conditions.

WHEREAS, in 2014, Drexel University acquired the site of the former University City High School and the Charles R. Drew elementary school; and

WHEREAS, following Drexel’s acquisition of the site, Drexel University ground leased portions of the site to affiliates of VTR LS Development, LLC (formerly Wexford Development, LLC); and

WHEREAS, in connection with the planned mixed use redevelopment of the site, City Council adopted Bill No. 140437-A on June 19, 2014, which was subsequently signed by the Mayor; and

WHEREAS, as contemplated by Bill No. 140437-A, Drexel University and VTR LS Development, LLC (formerly Wexford Development, LLC) agreed to construct extensions of North 37th Street, Warren Street and Cuthbert Street through the site; and

WHEREAS, as a planned redevelopment involving various stakeholders of the community, the City’s intention has been to encourage limited density along Lancaster Avenue and higher density south of former Warren Street between North 36th Street and North 38th Street; and

WHEREAS, as to effectuate the intention of the City, it is essential that the entire site be treated as a single lot for zoning purposes notwithstanding a future dedication of North 37th Street, Warren Street and/or Cuthbert Street through the site; and

WHEREAS, it is not the intention of City Council to expand the aggregate amount of permissible development originally contemplated in Bill No. 140437-A; 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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Section 14-516. /WST, West Overlay District.

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(2) Subarea A.

The following standards apply to Subarea A of the West Overlay District.

(a) Use Regulations.

(.1) 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.

(b) Dimensional Standards.

(.1) 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.

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

(a) 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;

(b) 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.

(.3) Notwithstanding the provisions of Sections 14-203(169) and 14-203 (178) of this Title 14 of the Philadelphia Code, provided that all of the parcels within Subarea A are subjected to a zoning lot declaration agreement, recorded against such parcels in the Philadelphia Department of Records, wherein the legal owners of such parcels agree to treat all of such parcels as a single "Lot" for purposes of this Title 14 of the Philadelphia Code, then the Commission, the Department of Licenses and Inspections, and the Department of Planning and Development shall all treat such parcels as a single "Lot" for purposes of this Title 14 of the Philadelphia Code irrespective of the eventual construction and public dedication of North 37th Street, Warren Street and/or Cuthbert Street within or through Subarea A; provided, however, that (i) the beds of such streets (as detailed on the City Plan) within Subarea A shall not contribute to the calculation of permissible gross floor area for such "Lot"; and (ii) such treatment as a single "Lot" for purposes of this Title 14 of the Philadelphia Code shall not (and cannot) be terminated without the prior approval of the Department of Planning and Development.

SECTION 2. Economic Opportunity Plan. The Economic Opportunity Plan as previously approved by

the Office of Economic Opportunity pursuant to Chapter 17-1600 of the Philadelphia Code is attached.

SECTION 3. This Ordinance shall be effective immediately.

Explanation:

Italics indicate new matter added.