

Legislation Text

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December 15, 2021

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning without my signature Bill No. 210808, which was passed by Council at its session on December 2, 2021. This bill changes the zoning designations of certain areas of land located within an area bounded by Oxford, Shelmire, Rising Sun, Solly Avenues, the County Line, Borbeck, Hasbrook, and Hartel Avenues, all in the Tenth Council District.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. It noted that this zoning change will prevent the redevelopment of these lots for mixed-use development projects and limit each property to one residential unit.

The Planning Commission's Central Northeast District Plan recommended keeping CMX-2 zoning in this area to encourage mixed-use redevelopment of under-utilized properties to strengthen the Fox Chase business district and to encourage a strong walkable commercial corridor. The new CMX-1 zoning designation would fail to capitalize on potential redevelopment by prohibiting restaurants and ground floor commercial spaces greater than 2,000 square feet.

For these reasons, I am returning without my signature, Bill No. 210808.

Respectfully,

JAMES F. KENNEY
Mayor