

Legislation Text

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January 18, 2022

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

I am hereby returning without my signature Bill No. 210689, which was passed by Council at its session on December 16, 2021. Bill No. 210689 amends the Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Old York Road, Broad Street, and 65th Avenue. The purpose of this bill is to facilitate redevelopment of a vacant lot with a seven-story mixed-use building including 65 dwelling units, retail sales, restaurant, and office uses, and 49 accessory parking spaces.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. The PCPC noted that the proposed amendment is not consistent with the zoning or land use recommendations from the Upper North District Plan, part of the Philadelphia2035 Comprehensive Plan. Whereas the District Plan recommends “context-sensitive” buildings and neighborhood-serving retail along Old York Road in Oak Lane, the proposed CMX-3 zoning district permits a wide variety of commercial uses and has no height limit, which are not permitted as a matter of right in the existing CMX-2.5 zoning district.

For these reasons, I am returning without my signature Bill No. 210689.

Respectfully,
JAMES F. KENNEY
Mayor