



Legislation Text

File #: 220918-AA, Version: 3

Amending Chapter 14-500 of the Philadelphia Zoning Code, entitled "Overlay Zoning Districts," by creating a new subsection, entitled "Cobbs Creek Golf Course Overlay District," all under certain terms and conditions.

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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§ 14-535. /CGC, Cobbs Creek Golf Course Overlay District.

(1) Purpose.

The purpose of the Cobbs Creek Golf Course Overlay District ("CGC District") is to encourage and accommodate the redevelopment of a first-class public course.

(2) District Boundaries.

The overlay is bounded by City Avenue, 76th Street, Brockton Road, Haverford Avenue, 67th Street, Callowhill Street, Daggett Street, Race Street, 63rd Street, Market Street, and Cobbs Creek.

(3) Application.

The overlay only applies to land that is zoned SP-PO-A, Special Purpose - Parks and Opens Space, Active.

(4) Steep Slope Protection.

Site Clearing, as defined at §14-203, and Earth Moving Activities, as defined at §14-203(105), impacting steep slopes shall each be temporarily exempted from the provisions of §14-704(2) until July 15, 2024.

(5) Fencing.

Fencing bordering the golf course shall not exceed 15 feet in height, except with respect to fencing and netting located for a driving range, any golf hole or short course in which case fencing, netting, or both

(together with supporting poles) shall not exceed 150 feet in height. All fencing shall be exempt from any setback requirement at the approval of adjacent neighbors. If approval cannot be obtained, the setback shall be a minimum of 20' from the property line and buffered by new native trees and shrubs.

(6) Building Height.

The building height for temporary structures shall not exceed fifty (50) feet.

(7) Permanent Structure Requirements.

Construction of permanent structures is not permitted on the steep slope.

(8) Use of Pesticides.

Use of any pesticides in the area described in Section (2) must adhere to Chapter 6-1300 of the City Code entitled Healthy Outdoor Public Spaces.

(9) Biodiversity.

Golf course operator must work with local environmental organizations to ensure biodiversity related to the species of trees planted within the overlay district and plantings shall be of plants native to the region.

(10) Monitoring.

Continuous monitoring of air and water quality, hydrology, traffic, litter, and biodiversity, must be performed in overlay area in collaboration with local environmental organizations.

(11) Community Outreach and Education.

Golf course operator must hold bi-annual environmental justice education meetings with impacted communities adjoined to overlay district.

(12) Reporting Requirements.

Golf Course operator must commission an annual report prepared by a registered professional environmental engineer outlining environmental health and impacts of water, air, land, and biodiversity of the overlay district and delivered to the Philadelphia Department of Parks and Recreation, local environment organizations, the leadership of the Overbrook Park Civic Association, and to the Councilmember of the 4th District of Philadelphia City Council

SECTION 2. This Ordinance shall be effective immediately.

