



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 090296

Introduced April 16, 2009

Councilmember DiCicco

**Referred to the
Committee on Rules**

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Front Street, Lombard Street, 2nd Street, and Pine Street, under certain terms and conditions.

WHEREAS, Bill No. 080253-A (approved May 14, 2008), which provided for the re-zoning of certain areas of land located within an area bounded by Front Street, Lombard Street, 2nd Street, and Pine Street, lapsed on April 16, 2009 because of the "sunset" provision in the Bill, although previous to that date, the City Planning Commission had approved a Plan of Development for such area as required by the Bill; and

WHEREAS, Council wishes to re-enact the provisions of Bill No. 080253-A with a new "sunset" provision, and subject to the previously approved Plan of Development or any subsequently approved amended Plan of Development; now, therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. 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 Front Street, Lombard Street, 2nd Street, and Pine 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 2. No zoning permits shall issue with respect to any property rezoned by this Ordinance unless the City Planning Commission certifies that the requested permits are in conformity with the Plan of Development approved by the City Planning Commission on July 15, 2008, or in conformity with any amended Plan of Development approved by the City Planning Commission after it has determined, in its discretion, that

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such amended Plan provides for development appropriate in scale, density, character and use for the surrounding community.

SECTION 3. Sunset provision.

(a) This Ordinance shall lapse on June 30, 2010, unless, on or before such date, either:

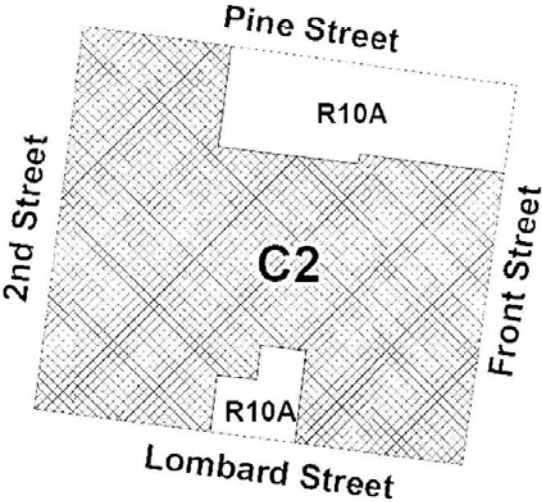
(1) A building permit has been issued pursuant to the Plan of Development approved by the City Planning Commission on July 15, 2008, or pursuant to any amended Plan of Development approved pursuant to Section 2 hereof; provided, further, that, should such building permit or any zoning permit issued pursuant to an approved Plan of Development expire due to a failure to construct, this Ordinance shall lapse at such time; or

(2) The City Planning Commission has granted an extension of up to one (1) year upon a determination by the Commission that the applicant is making substantial progress toward completion of the approved Plan of Development.

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Existing - Map A



Legend

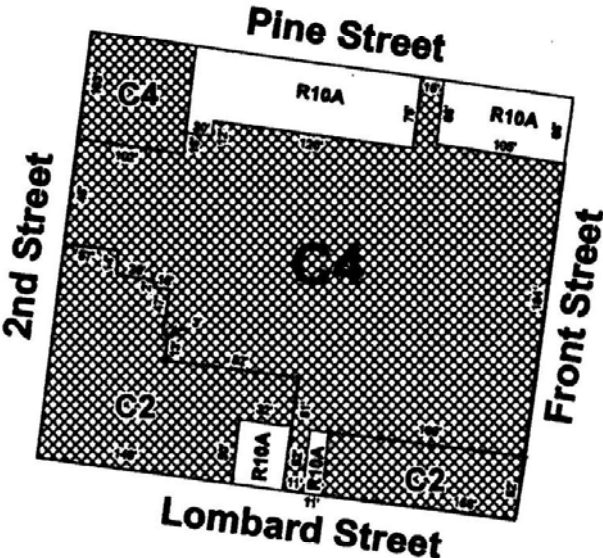
-  C2 Commercial
-  R10A Residential



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Proposed - Map B



Legend

-  C2 Commercial
-  C4 Commercial
-  R10A Residential