



Agenda for the Planning Commission meeting of

Tuesday, July 16, 2019 at 1:00 p.m.

Room 18-029, One Parkway Building, 1515 Arch Street, Philadelphia, 19102

1. Action item: Approval of the Meeting Minutes for Date.
2. Executive Director's Update.

Previous Policy

- i. Bill No. [190552](#): "An Ordinance amending Section 2 of an Ordinance (Bill No. 170002) approved May 22, 2017, entitled "An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 269 by relocating the easterly houseline of University Avenue, from a point approximately five hundred forty five feet north of Curie Boulevard to a point approximately two hundred thirty six feet further northwardly therefrom, a variable distance eastwardly, thereby widening said University Avenue, under certain terms and conditions, including the dedication to the City, without cost and free and clear of all encumbrances, of the bed of the said widened portion of University Avenue," by extending the period for compliance with the terms and conditions stated therein." Introduced by Councilmember Blackwell on June 13, 2109.
- ii. Bill No. [190556](#): "An Ordinance amending Section 2 of an Ordinance (Bill No. 120903) approved January 14, 2013, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 156 by striking from the City Plan Fourth Street from Allegheny Avenue to Lippincott Street, striking from the City Plan Lippincott Street from Fourth Street to its terminus westwardly therefrom, reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the lines of Lippincott Street being stricken, placing on the City Plan a right-of-way for sewer and drainage purposes extending from the intersection of Fourth Street and Lippincott Street eastwardly to the intersection of American Street and Lippincott Street, and placing on the City Plan a right-of-way for sewer and drainage purposes extending from the intersection of Clearfield Street, Fourth Street, and Gurney Street northeastwardly to the intersection of American Street and Lippincott Street and authorizing the acceptance of the grant to the City of the said rights-of-way for sewer and drainage purposes, all under certain terms and conditions,' by extending the period for compliance with the terms and conditions stated therein." Introduced by Councilmember Quiñones Sánchez on June 13, 2019.
- iii. Bill No. [190554](#): "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in parcels of land generally bounded by South Street, the Bulkhead Line of the Schuylkill River and Grays Ferry Avenue for public recreational purposes, under certain terms and conditions.



Redevelopment Agreements

- i. 5508-14 Haverford Avenue: Redevelopment Agreement with Haverford Apartments, LP for a garden and community area.
 - ii. 4300 Ridge Avenue: Revised Redevelopment Agreement with CRP/GO Ridge Flats Owner, LLC to build 142 rental housing units, 10,872 square feet of retail, and 118 parking spaces.
3. Action Item: Bill No. [190601](#): “An Ordinance amending Title 14 of The Philadelphia Code, entitled ‘Zoning and Planning,’ to revise certain provisions of Chapter 14-200, entitled ‘Definitions’ and Chapter 14-600, entitled ‘Use Regulations,’ by creating the use category ‘Smoking Lounge’ and related changes; all under certain terms and conditions.” Introduced by Councilmember Henon on June 20, 2019. (Presented by Andrew Meloney)
4. Action Item: Bill No. [190551](#): “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Baring Street, Saunders Avenue, Powelton Avenue, 38th Street, Filbert Street, Sloan Street, Powelton Avenue, and 39th Street, all under certain terms and conditions.” Introduced by Councilmember Blackwell on June 13, 2109. (Presented by Nicole Ozdemir)
5. Action Item: Bill No. [190511](#): “An Ordinance authorizing the City of Philadelphia to enter into lease agreements with the Philadelphia Authority for Industrial Development under which the City would lease to PAID on a project-by-project basis certain land and facilities in the Fairmount Park system, recreations centers, playgrounds, and branches in the Free Library of Philadelphia system, and which would permit PAID to sublease such Facilities on a project-by-project basis to other organizations in conformity with the Economic Development Financing Law, Act 1967-102 (P.L. 251), as amended, all under certain terms and conditions.” Introduced by Councilmember Bass for Council President Clarke on June 6, 2019. (Presented by David Fecteau)
6. Action Item: Bill No. [190560](#): “An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to Philadelphia Authority for Industrial Development all or a portion of a parcel or parcels of land in and about the area bounded by Frankford Avenue, East Butler Street, Wheatsheaf Lane and the railroad right-of-way of the former Philadelphia and Trenton Railroad, for further conveyance, under certain terms and conditions.” Introduced by Councilmember Squilla on June 13, 2019. (Presented by David Fecteau)
7. Action Item: [ZBA Calendar 37198](#), 1600 Carpenter Street. Permit for the complete demolition of all structures on the lot; for the relocation of lot lines to create two lots from one lot; for erection of three semi-detached structures with roof decks accessed by stairs for a total of 44 dwelling units. Hearing date is July 24, 2019. (Presented by Ayse Unver)