

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, February 20, 2013
10:15 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILMAN JAMES KENNEY
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN

BILL 130007 - An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Philadelphia County Border, the Delaware Expressway, 86th Street, Bartram Avenue, 84th Street, Mario Lanza Boulevard, Island Avenue, Penrose Avenue, Delaware Expressway, the Schuylkill River and the Delaware River.

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COUNCILMAN GREENLEE: Good

3

morning, everyone. This is the Committee

4

on Rules.

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For the record, we have a

6

quorum with Councilman Kenney, the Vice

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Chair of the Committee; Councilman Goode;

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Councilman O'Brien; Councilman Henon; and

9

myself, Bill Greenlee.

10

Ms. Marconi, will you please

11

read the title of the bill before us

12

today.

13

THE CLERK: Bill No. 130007, an

14

ordinance to amend the Philadelphia

15

Zoning Maps by changing the zoning

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designations of certain areas of land

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located within an area bounded by the

18

Philadelphia County Border, the Delaware

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Expressway, 86th Street, Bartram Avenue,

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84th Street, Mario Lanza Boulevard,

21

Island Avenue, Penrose Avenue, Delaware

22

Expressway, the Schuylkill River and the

23

Delaware River.

24

COUNCILMAN GREENLEE: Thank

25

you. And the record will reflect,

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2 please, that Councilwoman Bass is also
3 present.

4 We have an extremely long
5 witness list here consisting of William
6 Kramer from the City Planning Commission.

7 (Witness already seated at
8 witness table.)

9 COUNCILMAN GREENLEE:

10 Mr. Kramer.

11 MR. KRAMER: Good morning,
12 Chairman Greenlee, members of the Rules
13 Committee. I am William Kramer, Division
14 Director of the Development Planning
15 Division of the Philadelphia City
16 Planning Commission. I am here to
17 testify on Bill No. 130007, which was
18 introduced by Councilmember Johnson on
19 January 24th, 2013.

20 Bill No. 130007 amends the
21 Philadelphia Zoning Maps by changing the
22 zoning of the Philadelphia International
23 Airport and related properties from a
24 combination of "CMX2" and "CMX3"
25 Commercial Mixed Use, "I3" Heavy

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2 Industrial, and "RSA5" Residential Single
3 Attached to the newly created district
4 "SP-AIR" Special Purpose Airport
5 district.

6 As part of the Philadelphia
7 Zoning Code adopted by City Council,
8 which became effective August 22nd, 2012,
9 a special zoning designation was included
10 to deal with the unique zoning
11 requirements of the unique circumstances
12 which constitute an airport. As a zoning
13 use, it is a combination of both
14 industrial uses, as indicated by aircraft
15 repair and warehouse storage and
16 distribution, as well as commercial uses,
17 as indicated by restaurants and retail
18 sale establishments. There was no one
19 zoning designation which would have
20 adequately covered the variety of uses
21 which are found at an airport. The
22 "SP-AIR" designated was not applied to
23 the airport property at the time of the
24 adoption of the new code.

25 Bill No. 130007 rezones land

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2 that is currently owned by the City of
3 Philadelphia and the Department of
4 Aviation as being used for the airport
5 and supporting ancillary uses. There are
6 no current proposed changes to any land
7 uses at this time.

8 The Philadelphia City Planning
9 Commission considered Bill No. 130007 at
10 their meeting of February 19th, 2013 and
11 recommended that the bill be approved.

12 That concludes my testimony.
13 If you have any questions, I'd be happy
14 to answer them for you.

15 COUNCILMAN GREENLEE: Any
16 questions?

17 Councilman Kenney.

18 COUNCILMAN KENNEY: Thank you.

19 Mr. Kramer, why? Why?

20 MR. KRAMER: Why are we
21 rezoning?

22 COUNCILMAN KENNEY: Why are we
23 doing this? I mean, I don't see any
24 particular reason why we shouldn't, but
25 just like why is it necessary?

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2 MR. KRAMER: Well, because
3 under the current designations that we
4 applied -- and I'll be honest with you,
5 I've been working on this thing for like
6 15 years.

7 COUNCILMAN KENNEY: Fifteen?

8 MR. KRAMER: Yes, sir. It's
9 been a long --

10 COUNCILMAN KENNEY: Short for
11 the City.

12 MR. KRAMER: The problem was,
13 you have a number of different uses. The
14 bulk of the airport is primarily zoned
15 industrial at this time, and, therefore,
16 there's a lot of uses that come in, such
17 as renovations to concession stands, that
18 are more commercial in use that
19 technically are not permitted under the
20 industrial classifications of the code.
21 What this will do is, we created a
22 district that allows all of that kind of
23 stuff, call it its own thing, and now we
24 want to apply it to the airport so that
25 when they go to apply for permits, that

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2 legally we are then able to issue them.

3 COUNCILMAN KENNEY: Across the
4 counter?

5 MR. KRAMER: Yes, sir.

6 COUNCILMAN KENNEY: This zoning
7 designation is only for an airport?

8 MR. KRAMER: Yes, sir.

9 COUNCILMAN KENNEY: So it
10 doesn't apply to any other or couldn't
11 apply to any other large parcel in the
12 City?

13 MR. KRAMER: Correct. You
14 might want to apply it to an industrial
15 use that's adjacent to the airport that's
16 doing an industrial use. Let's say, for
17 example, creating airport meals that's
18 done as a separate operation could be
19 considered an ancillary use. You may
20 want to change it to do that, but there
21 wouldn't be any sense in doing it
22 elsewhere. The only other one that might
23 want to be considered is if you wanted to
24 do the airport in the Far Northeast, and
25 that's not been under discussion at this

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2 time.

3 COUNCILMAN KENNEY: Okay.

4 Thank you.

5 COUNCILMAN GREENLEE: Thank

6 you.

7 And I should just put on the
8 record Councilman Johnson's office --
9 Councilman Johnson is the sponsor of the
10 bill -- has indicated there has been
11 discussions with community groups around
12 the area and there's been no concern
13 about this bill.

14 MR. KRAMER: None that have
15 been addressed to my office at all.

16 COUNCILMAN GREENLEE: Right.
17 Right.

18 Okay. Any other questions or
19 comments about this bill?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, thank you, Mr. Kramer.

23 Is there anyone else here to
24 testify on this bill?

25 (No response.)

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2 COUNCILMAN GREENLEE: Seeing
3 none, that --

4 COUNCILMAN KENNEY: Mr. Kramer?

5 COUNCILMAN GREENLEE:

6 Councilman Kenney.

7 COUNCILMAN KENNEY: Does any of
8 this zoning redesignation include any
9 privately owned parcels?

10 MR. KRAMER: No, sir.

11 COUNCILMAN KENNEY: It's all
12 airport parcels?

13 MR. KRAMER: To correct the --
14 or not to correct the record; complete
15 the record, there is a fire station
16 that's not technically owned by the
17 airport but is owned by the City.

18 COUNCILMAN KENNEY: It's a City
19 fire department?

20 MR. KRAMER: Yes.

21 COUNCILMAN KENNEY: But there's
22 no privately owned lands surrounding the
23 airport --

24 MR. KRAMER: Not within this
25 bill, no, sir.

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2 COUNCILMAN KENNEY: Thank you.

3 COUNCILMAN GREENLEE: Thank

4 you.

5 Anything else?

6 (No response.)

7 COUNCILMAN GREENLEE: Thank

8 you. Thank you, Mr. Kramer, once again.

9 One more time, anyone else here
10 to testify?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, that concludes the hearing of the
14 Committee on Rules. We'll now go into
15 our public meeting, and the Chair
16 recognizes Councilman Kenney.

17 COUNCILMAN KENNEY: Thank you,
18 Mr. Chairman. I move that Bill No.
19 130007 be reported out of this Committee
20 with a favorable recommendation and a
21 request for rules suspension to allow
22 first reading at our next Council
23 session.

24 (Duly seconded.)

25 COUNCILMAN GREENLEE: It's been

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2 moved and seconded.

3 All in favor?

4 (Aye.)

5 COUNCILMAN GREENLEE: Opposed?

6 (No response.)

7 COUNCILMAN GREENLEE: Hearing

8 none, Bill No. 130007 has been reported

9 out of this Committee favorably with a

10 rules suspension for reading at our next

11 session of Council.

12 I'm sorry. And the record will

13 please reflect that Councilwoman Reynolds

14 Brown is present for both the hearing and

15 the meeting.

16 Being no further business

17 before this Committee, the Committee on

18 Rules is in recess.

19 Thank you very much.

20 (Committee on Rules concluded

21 at 10:20 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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direct control and/or supervision of the
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