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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, May 6, 2004
1:05 p.m.

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9 BILL 040207 - An Ordinance to amend the
Philadelphia Zoning Maps by changing the
10 zoning designations of certain areas of land
located within an area bounded by Umbria
11 Street, Paoli Street, Cliff Street, Lodge
Street, Livesey Street, Silverwood Street
12 and Parker Avenue.

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PRESENT:

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COUNCIL PRESIDENT VERNA, Chair
16 COUNCILMAN DARRELL CLARKE, Vice Chair
COUNCILMAN DAVID COHEN
17 COUNCILMAN JACK KELLY
COUNCILMAN RICHARD T. MARIANO
18 COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER

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I N D E X

BILL 040207	PAGE
THOMAS CHAPMAN, Planning Commission...	3

1 05/06/04 - RULES - BILL 040207

2 COUNCIL PRESIDENT Verna: Good
3 afternoon. This is the public hearing of the
4 Committee of the Rules regarding Bill No.
5 040207.

6 I would ask Mr. McPherson to please
7 read the title of the bill.

8 MR. MCPHERSON: An Ordinance to
9 amend the Philadelphia Zoning Maps by changing
10 the zoning designations of certain areas of
11 land located within an area bounded by Umbria
12 Street, Paoli Street, Cliff Street, Lodge
13 Street, Livesey Street, Silverwood Street and
14 Parker Avenue.

15 COUNCIL PRESIDENT Verna: Before we
16 start with the testimony, I would like the
17 record to reflect that we do have a quorum.
18 To my immediate left is Councilman Mariano, to
19 his left is Councilman Kelly, to my immediate
20 right is Councilman Clarke, and also I have
21 appointed Councilman Nutter.

22 Good afternoon. Please identify
23 yourself for the record and proceed with your
24 testimony.

25 MR. CHAPMAN: Good afternoon, Madam

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2 President and members of the Rules Committee.
3 My name is Thomas Chapman. I am the Director
4 of the Development Planning Division for the
5 City Planning Commission, and I'm here today
6 to testify on Bill No. 040207. Councilmember
7 Nutter introduced this bill on March 11, 2004.

8 This bill rezones an approximately
9 4.3 acre parcel of land located at the
10 northwest corner of Umbria Street and Parker
11 Avenue from the existing L-3 Limited
12 Industrial to R-10B Residential. This
13 rezoning has been requested to allow for the
14 construction of 56 single family dwellings at
15 this location.

16 The Planning Commission at its
17 meeting of April 20, 2004, considered Bill No.
18 040207 and also considered a final plat of
19 development for this property and recommended
20 that both that plat and this rezoning be
21 approved.

22 That concludes my testimony. I'll
23 be happy to answer any questions of the
24 Committee.

25 COUNCIL PRESIDENT VERNA: Thank you,

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2 Mr. Chapman.

3 What are the current uses allowed in
4 is this area?

5 MR. CHAPMAN: Madam President, L-3
6 is a light industrial zoning classification.
7 It would allow some manufacturing. It would
8 allow, for example, storage buildings would be
9 a permitted use. All work would have to be
10 conducted within the building as opposed to
11 some of the heavy industrial DISTRICTS like
12 G-2 and lease restricted.

13 COUNCIL PRESIDENT Verna: And we're
14 changing the zoning to allow for --

15 MR. CHAPMAN: Residential
16 development.

17 COUNCIL PRESIDENT Verna: For 56
18 single-family dwellings. I believe it's on a
19 parcel that's 4.3 acres?

20 MR. CHAPMAN: Yes. And the
21 development of this site is consistent with
22 the zoning of the adjacent properties in the
23 area. Immediately to the northeast of this
24 site, most of the zoning is R-5 and R-4
25 Residential, and both of those classifications

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2 allow for single-family homes. So this
3 rezoning consistent.

4 COUNCIL PRESIDENT VERNA: Thank you.

5 Do you have any indication as to the
6 approximate sales price for the properties?

7 MR. CHAPMAN: No, I don't. I
8 thought perhaps maybe the developer or his
9 representative would have been here today.

10 COUNCIL PRESIDENT VERNA: Councilman
11 Nutter.

12 COUNCILMAN NUTTER: Councilman
13 Kelly, the gentleman that we've been working
14 with in the community, the Ridge Park Civic
15 Association, working with the owner of the
16 property is Mr. Jerry Bowes who is also the
17 owner of Penn Distributors which is a business
18 located in Roxborough. It's Carol contractors
19 and the primary contact with has been a
20 gentleman by the name of Lance Rothstein who's
21 been working with the community. And I
22 believe in general terms these homes are
23 anticipated to go somewhere in the \$200,000
24 range, somewhere in that neighborhood. It's a
25 corner parcel on one pretty big street, Umbria

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2 Street. And then parker, it's a pretty
3 decent-sized street as well. There's
4 residential up the street, as Mr. Chapman has
5 indicated and also across the street. There's
6 been an extensive community process here. And
7 later on I'd like to read into the record
8 actually a deed restriction, part of the deed
9 restriction language that the developer and
10 the civic organization have agreed to.

11 COUNCILWOMAN VERNA: Excuse me. I
12 would also like to reflect that Councilwoman
13 Miller has joined us.

14 Councilman Kelly, has that answered
15 your question.

16 COUNCILMAN KELLY: Yes.

17 COUNCIL PRESIDENT VERNA: Councilman
18 Nutter, did you want to be recognized?

19 COUNCILMAN NUTTER: Yes, Madam
20 Chair. Thank you very much.

21 I obviously won't go into all the
22 particulars of this Covenant of Deed
23 Restriction that has been filed with the
24 appropriate entity. I think it's the
25 Department of Records. I do want to read into

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2 the record one part of this. This document is
3 dated April 20, 2004. The particular issue
4 that was of great importance to the community
5 is this particular section that "No structure
6 or building built on that property shall be
7 built with a height greater than 4 stories
8 from grade and shall be no higher than 40 feet
9 in height from grade, whichever is the lesser
10 height restriction." And that was signed by
11 Mr. Gerald J. Bowes who's Chairman of Penn
12 Distributors and is involved in this project,
13 and it was notarized and filed with the
14 appropriate entities. And I would like to
15 make that a part of the record in this
16 particular matter.

17 COUNCIL PRESIDENT VERNA: The record
18 will also reflect that Councilman Cohen has
19 now joined us.

20 Councilman, did you say that that's
21 four stories?

22 COUNCILMAN NUTTER: Four stories.

23 COUNCILWOMAN VERNA: That's rather
24 large, isn't it, for a single family?

25 I assume the basement is included?

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2 COUNCILMAN NUTTER: Yes.

3 COUNCIL PRESIDENT VERNA: Are there
4 any questions or comments?

5 (No response.)

6 COUNCIL PRESIDENT VERNA: No
7 questions of Mr. Chapman?

8 Any comments?

9 (No response.)

10 COUNCIL PRESIDENT VERNA: Anyone
11 else to testify on this bill?

12 (No response.)

13 COUNCIL PRESIDENT VERNA: Seeing no
14 one, that will conclude our public hearing.

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COUNCIL OF THE CITY OF PHILADELPHIA

PUBLIC MEETING

COMMITTEE ON RULES

- - - -

Thursday, May 6, 2004

- - - -

Public meeting conducted by the
Committee on Rules, held in Room 400, City
Hall, Philadelphia, Pennsylvania, on the above
date, to consider action on the following:

BILL 040207.

PRESENT:

COUNCIL PRESIDENT VERNA, Chair
COUNCILMAN DARRELL CLARKE, Vice Chair
COUNCILMAN DAVID COHEN
COUNCILMAN JACK KELLY
COUNCILMAN RICHARD T. MARIANO
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER

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2 COUNCIL PRESIDENT Verna: We will
3 now go into our public meeting.

4 And the Chair recognizes Councilman
5 Clarke.

6 COUNCILMAN CLARKE: Thank you, Madam
7 Chair. Madam Chair, I move that Bill No.
8 040207 be reported out of committee with
9 favorable recommendation and request for a
10 suspension to Rules, as to allow reading at
11 the next session.

12 (Duly seconded.)

13 COUNCIL PRESIDENT Verna: It has
14 been moved and seconded that Bill No. 040207
15 be reported out of committee when a favorable
16 recommendation, also a recommendation that the
17 Rules of Council be suspended so as to permit
18 first reading at our next Council Session.

19 All in favor will indicate by saying
20 aye.

21 (Aye.)

22 COUNCIL PRESIDENT Verna: Those
23 opposed?

24 (No response.)

25 COUNCIL PRESIDENT Verna: The ayes

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2 have it and the motion carries.

3 Thank you all so very much.

4 (Council adjourned at 1:15 p.m.)

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RE: COMMITTEE ON RULES

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Lisa C. Bradley, RPR

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