

PHILADELPHIA CITY PLANNING COMMISSION
January 15, 2008

PRESENT: Marcia Moore Makadon, Acting Chair
Tumar Alexander, representing Camille Cates Barnett
Lynette Brown-Sow
Duane Bumb
Patrick J. Eiding
Peggy VanBelle, representing Rob Dubow

ABSENT: David Adelman
Gloria Levin

Acting Executive Director

Gary J. Jastrzab

Acting Chair Marcia Makadon convened the City Planning Commission Meeting of January 15, 2008 at 1:18PM.

Ms. Makadon stated that we are in a transition period where Janice Woodcock has resigned, there is a new Managing Director, and she hopes Tumar Alexander will continue to represent her on our Commission, and a new Finance Director, and she hopes Peggy VanBelle will continue to represent him on our Commission, and Duane Bumb is the new Acting Executive Director of Commerce. She explained that she had talked to the Mayor and that she will be moving on. She thanked everyone for their support. She announced that Gary Jastrzab is the new Acting Executive Director of the Philadelphia City Planning Commission.

Ms. Brown-Sow stated that she's moving on to another Commission. She thanked the City Planning Commission staff for their support.

Ms. Makadon stated that we would be removing item #3, the Zoning Board of Adjustment case for 218 Arch Street, from our Agenda.

1) Minutes of the Meeting of November 20, 2007.

Upon motion by Mr. Eiding, the City Planning Commission approved the minutes of November 20, 2007.

2) Executive Director's Update

Acting Executive Director Gary Jastrzab wished everyone a happy new year and best wishes. He welcomed everyone back to work with the new administration. He thanked Janice Woodcock for her one year of service as the Executive Director. As part of the initiatives that Ms. Woodcock introduced, we are having the ImaginePhiladelphia first meeting this evening and continuing through to the end of the month. We are getting input from the communities. They are approximately 2-hour meetings of brainstorming, using info received to prepare policy papers for a new comprehensive plan. The meetings held in December were very well attended. There are 2 other items, the staff is preparing submissions to the APA, great streets, neighborhoods, and public spaces; and their National Conference was held here last April. We nominated Broad Street and the Avenue of the Arts; Kelly Drive and Martin Luther King Drive; and the Waterworks. Awards will be announced during National Community month this October 2008. Finally the staff is preparing work on the Recommended Capital Program, we are looking to add a special meeting in February and we will be getting back to you. We are removing item #3 from the Agenda. The Philadelphia City Planning Commission first saw this item in October 2006 and we tabled the item due to issues, and it subsequently was granted a continuance from the Zoning Board of Adjustment. The Old City Civic Association sued the developers from that grant and it is working its way through the courts. The Old City Civic Association and the developer would like to work on it. The Zoning Board of Adjustment has a hearing on February 23. We had asked the Zoning Board of Adjustment to hold it open for the Philadelphia City Planning Commission.

Matt McClure, of Ballard Spahr, stated the decision of the Zoning Board of Adjustment has been upheld by the Court of Appeals and it is being appealed.

- 3) Final Plat – Maple Point Development. To subdivide a 3.6-acre parcel of land to allow for the construction of 34 attached single-family dwellings on proposed new city streets and 4 dwellings fronting on Maple Lane. The Homeownership Association will maintain the stormwater detention basin and off-street parking area.

Sarah Chiu, staff planner at the Philadelphia City Planning Commission, stated that Maple Point Development is a Final Plat in the Juniata Park neighborhood of the city. The location of this site is the northwest side of Maple Lane, about 400 feet north of Wyoming Avenue. The party at interest is Maple Point Developers, Inc. LLC. The purpose is to subdivide a 3.6-acre parcel of land to allow for the construction of 34 attached single-family dwellings on proposed new city streets and 4 dwellings fronting on Maple Lane. The Philadelphia City Planning Commission approved the Preliminary Plat in January 19, 2006. The staff was concerned over the lack of off street parking. The City Planning Commission staff recommendation is approval. This development features Zero/Low Energy cost homes.

Upon motion by Ms. Brown-Sow, seconded by Mr. Eiding, the City Planning Commission approved the Final Plat for the Maple Point Development, to subdivide a 3.6-acre parcel of land to allow for the construction of 34 attached single-family dwellings on proposed new city streets and 4 dwellings fronting on Maple Lane.

- 4) Revision to a previously approved Final Plat. To subdivide the Philadelphia Naval Business Center (PNBC) Parcel #3 into three lots in order to accommodate the construction of the Tasty Baking building.

William Erickson, of the Development Planning Division, stated this is a revision of the Final Plat of the Navy Yard Parcel #3 into three lots in order to accommodate the construction of the Tasty Baking building. Lot 3C is 23.83 acres for the Tasty Baking Company; Lot 3B is 15.52 acres for future expansion (PAID); and the Remainder Lot # 3 is 49.05 acres (Parcel 3A is included). The existing zoning is G-2 Industrial. The present use is vacant land, and the proposed use is for industrial building. On March 23, 2000, the City Planning Commission approved the initial subdivision and transfer of the Philadelphia Naval Base to PIDC in 10 parcels. On September 18, 2007, the City Planning Commission approved a proposed City Plan change - To place 26th Street on City Plan No. 52s and 53s from Penrose Avenue to the Philadelphia Naval Business Center (PNBC) to facilitate the Tasty Baking Company development. The City Planning Commission staff recommendation is approval.

Upon motion by Mr. Eiding, seconded by Ms. Brown-Sow, the City Planning Commission approved the revision to a previously approved Final Plat, to subdivide the Philadelphia Naval Business Center (PNBC) Parcel #3 into three lots in order to accommodate the construction of the Tasty Baking building.

- 5) Revision to a final plat in order to accommodate the sale of parcel 7GG to P&A Associates. 1321 Intrepid Avenue – located in the Philadelphia Naval Business Center.

Gregory Hartman, planner for the Development Zoning Division, stated this is a revision to a final plat to accommodate the sale of parcel 7GG to P&A Associates. The parcel is located at 1321 Intrepid Avenue located in the Philadelphia Naval Business Center in South Philadelphia. The Party of Interest is the Philadelphia Industrial Development Corporation. The existing zoning is "C-3" Commercial, which will remain the same. On March 23, 2000, the City Planning Commission approved the initial subdivision and transfer of the Philadelphia Naval Base to PIDC in 10 parcels. Then, on March 30, 2006, the City Planning Commission approved the subdivision of parcel No. 7 to establish legal easements in lieu of public streets within this portion of the subdivision, and created 23 new parcels to expedite development. The City Planning Commission staff recommendation is approval.

Upon motion by Ms. Brown-Sow, seconded by Mr. Eiding, the City Planning Commission approved the revision to a final plat in order to accommodate the sale of parcel 7GG to P&A Associates at 1321 Intrepid Avenue, which is located in the Philadelphia Naval Business Center.

Ms. Makadon adjourned the City Planning Commission Meeting of January 15, 2008 at 1:40PM.

SUMMARY

- 1) Minutes of the Meeting of 11-20-07 Approved

- 2) Executive Director's Update

- 3) Final Plat – Maple Point Development. Approved
To subdivide a 3.6-acre parcel of land to allow for the construction of 34 attached single-family dwellings on proposed new city streets & 4 dwellings fronting on Maple Lane. The Homeownership Assoc. will maintain the stormwater detention basin & off-street parking area. (Sarah Chiu)

- 4) Revision to a previously approved Final Plat. To subdivide the PNBC Parcel #3 into 3 lots in order to accommodate the construction of the Tasty Baking building. (William Erickson) Approved

- 5) Revision to a final plat in order to accommodate the sale of parcel 7GG to P&A Associates. 1321 Intrepid Ave. – located in the PNBC. (Gregory Hartman) Approved