

PHILADELPHIA CITY PLANNING COMMISSION
February 20, 2007

PRESENT: David Adelman, Acting Chair
Tumar Alexander, representing Pedro A. Ramos
Lynette Brown-Sow
Duane Bumb, representing Stephanie Naidoff
Patrick J. Eiding
Vincent Jannetti
Gloria Levin

ABSENT: Marcia Moore Makadon, Acting Chair

Executive Director
Deputy Executive Director

Janice Woodcock, AIA, AICP
Gary Jastrzab

Acting Chair David Adelman convened the City Planning Commission Meeting of February 20, 2007 at 1:14PM.

- 1) Minutes of the Meeting of January 16, 2007.

Upon motion by Ms. Brown-Sow, the City Planning Commission approved the minutes of January 16, 2007.

- 2) Executive Director's Update

Janice Woodcock gave an update on the Central Delaware Riverfront Plan. Since October 12, 2006, we have been working on this plan authorized by the Mayor's Executive Order, and we are half way through the process. We are in the second stage of the process where we are looking for best practices. Two weeks ago we spent a day at the Seaport Museum, at a seminar with experts from other cities. We heard input for best practices from the following: the Philadelphia Water Department; Portland, Oregon; Providence, Rhode Island; Chicago, Illinois; and Boston, Massachusetts. There were others as well. There will be a design charette on March 2, 3, and 4.

- 3) Adoption of the Recommended FY2008-2013 Capital Program and Budget.

Alan Urek, Acting Director of Strategic Planning and Policy Division, presented the Staff Recommended Capital Program and Budget. The Capital Program establishes a 6-year plan for investing in the City's physical infrastructure, public facilities, and municipal buildings. The first year of the plan is the Capital Budget. When enacted by City Council and signed into law by the Mayor, the Capital Budget provides the legal authorization to spend City funds to implement this plan.

He explained that the budget process began in September when we sent a letter to departments asking what their needs are. The process continued as follows: Receiving project requests from City Departments, meeting with departments to discuss needs, reviewing Administration priorities, and spending performance, analyzing requests to ensure well thought out alternatives and in consultation with the Capital Program Office, the Office of Budget and Program Evaluation, and finally it is submitting a Recommended Capital Program and Budget for review and adoption by our Commissioners. The City Council's Capital Budget hearings will start on March 13, 2007.

The Recommended FY2008-2013 Capital Program and Budget provides \$5.4 billion over a six-year period to renew the City's extensive physical plant.

For the FY2008 Capital Budget, the total costs of the 80 projects recommended for funding is \$610.0 million. Of this, 54.3 million (9%) will be provided by new City tax-supported loans. An additional \$81.1 million (13%) will come from pre-authorized loans, operating revenues, and other City tax-supported funds.

Other funding sources for the FY2008 Capital Budget include self-sustaining bonds and enterprise revenue sources (\$200.1 million, 33%); Federal, State, and local governments (\$218.7 million, 36%); and privately raised contributions (\$55.9 million, 9%).

Projects recommended for the FY2008 Capital fall into six different uses or categories:

Neighborhood Infrastructure projects (\$223.0 million, 37%) support the renewal of the City's physical systems.

Economic Development projects (\$205.8 million, 34%) support efforts to increase the City's economic competitiveness.

Health and Safety projects (\$70.6 million, 12%) invest in facilities promoting public health, safety, and welfare.

Government Efficiency projects (\$59.2 million, 10%) support efforts to increase operating efficiencies and provide for more effective service delivery.

Community Facilities projects (\$26.8 million, 4%) support the renewal of facilities serving residential neighborhoods.

Civic Assets projects (\$24.6 million, 4%) contribute to the overall livability of the City as a whole.

The City Planning Commission staff's recommendation is for approval.

Mr. Urek thanked his colleagues in Strategic Planning and Policy. He stated that if there were any questions, that he and Gary Jastrzab would be happy to answer them.

Upon motion by Mr. Alexander, seconded by Ms. Brown-Sow, the City Planning Commission approved the adoption of the Recommended FY2008-2013 Capital Budget and Program.

- 4) Bill No. 060902 Amending the Philadelphia Zoning Code by adopting a new section 14-217 entitled "Industrial Transformation District." (Introduced by Councilmember Clarke on November 30, 2006)

William Kramer stated this is a Bill that was considered by the City Planning Commission on last month's agenda. The purpose of this Bill is to adopt a new section of the Code to permit redevelopment of large, formerly industrial parcels into new 21st Century mixed-use communities. All types of housing, as well as retail commercial uses to support these new communities would be permitted in this "Industrial Transformation District." The requirements for this District would have the following:

- Minimum requirement is for a 2-acre site;
- Industrial Transformation District is misnamed, because it does not have to be industrial land;
- Must provide for reasonable spatial relationships between adjacent buildings and buildings in the District;
- Boundaries must provide a reasonable line of division between the District and the adjacent property;
- The gross floor area of all buildings may not exceed 250% of the total area of the District.
- Buildings, structures, and streets may not occupy more than 80% of the District;
- One parking space must be provided for the first two-bedrooms in any dwelling unit and one additional parking space for each additional two-bedrooms in any dwelling unit;
- Auditoriums, theaters, and churches must provide one parking space per 10 seating spaces.

- Nursing, rest or convalescent homes and assisted living facilities must provide one parking space per 10 beds.
- Other uses must provide one space for every 3,000 square feet of gross floor area.

This Bill was amended to address concerns by the City Planning Commission staff, as well as, City Council. There is new language with regard to the enactment of such a District that would include a report to City Council regarding the viability of the site for future industrial use and a requirement that a conceptual outline of the public benefit of such a proposal are now required. Additional language was put in the Ordinance to set a height limit and allow for the City Planning Commission to better design the open area on such proposals. Our request, to require the City Planning Commission's approval of the Master Plan, was not changed. This matter is under review by the City of Philadelphia's Law Department. This Bill had a hearing before the Rules Committee on February 7, 2007 and was reported out of committee with a favorable recommendation. There is a second reading February 22, 2007. The City Planning Commission staff recommendation is for approval with the understanding that the Philadelphia City Planning Commission would approve the Master Plan.

Ms. Levin asked if it was unusual for the Law Department to review the Bill.

Mr. Kramer replied that the Law Department reviews all Bills.

Ms. Levine asked if the City Planning Commission has always approved Master Plans.

Mr. Kramer replied yes, we have always approved Master Plans.

Mr. Eiding asked what is the rationale why the City Planning Commission has been excluded in the approval of the Master Plan.

Mr. Kramer replied the Councilman didn't want to have to wait for the City Planning Commission to approve something that the Councilman wanted to have developed in his District.

Mr. Eiding stated that he has a problem with this.

Mr. Bumb asked for the staff's recommendation.

Mr. Kramer replied that staff's recommendation is approval but we are concerned about the City Planning Commission's lack of approval of the Master Plan.

Ms. Woodcock stated that the Charter gives the City Planning Commission the right to approve subdivisions where we make sure to check the subdivision to make sure that everything is correct. The Charter does not allow the Councilman to make a change.

Ms. Brown-Sow replied that this Bill takes it out of order.

Ms. Woodcock replied that is correct.

Mr. Eiding stated that if the City Planning Commission turned down this Bill, it would just be approved in City Council.

Mr. Adelman asked if we could approve it with our concerns.

Mr. Bumb stated that we like the concept of the Master Plan, but we should be in the planning process of the Master Plan. We have to have a voice in the approval of the Master Plan.

Mr. Eiding stated that he is concerned about housing that working people cannot afford. He has a problem with approving it because the legislative branch expects us to because they sponsored it.

Al Alston, of the African-American Business and Residents Association, asked if the City Planning Commission could approve both Bills at the same time.

Mr. Bumb replied that they are separate Bills. The first Bill sets up what is a Master Plan for the Industrial Transformation District; and the second Bill is approval of a Master Plan for a specific area. We cannot approve a Master Plan before we can approve what the requirements are for the Master Plan.

Mr. Eiding replied that the City Planning Commission would like to make a comment on it.

Mr. Kramer replied that we have a lot of authority to what should be approve.

Mr. Woodcock asked Mr. Kramer if he has ever had a project that has not been approved.

Mr. Kramer replied yes and explained the situation.

Ms. Woodcock replied that it happened at the beginning in the planning stages.

Sharon Suletta, attorney for Westrum, stated the procedures of the Master Plan submission to City Council after the City Planning Commission reviews the Master Plan.

Paul Loney, Community Relations representative for Westrum, stated that they have met with Bill Kramer regarding this item.

Mr. Kramer replied that since the last City Planning Commission meeting, he has met with Mr. Loney to work on changes.

Ms. Suletta stated that under the Home Rule Charter, the City Planning Commission make recommendations.

Ms. Woodcock replied that the City Planning Commission does more than make recommendations for subdivisions, we make changes.

Ms. Suletta replied that clear standards are applied for subdivisions.

Mr. Eiding replied that if it was that simple then it would be here.

Ms. Suletta pointed out to the City Planning Commission how we are to approach an item. That if the City Planning Commission previously approved it, we need to approve it again.

Mr. Alston replied that with the Bill the City Planning Commission has minimal power and the Zoning Board of Adjustment is removed from this plan then the community has no say. The community has no participation in this Bill.

Mr. Adelman told Mr. Alston to go to his Councilman and tell him his opposition to this Bill.

Mr. Alston started to state his opposition, when Mr. Bumb asked him if these were the same points as last month.

Mr. Alston replied that there were some new ones. He submitted testimony in opposition to Bills #060901 and #060902 (Exhibit "A") to the City Planning Commission. He stated that he opposed the original Bills and the amended Bills are still not good enough, such as sign and irregular sites. He read his list of opposition to this development as listed in Exhibit "A".

Mr. Eiding asked Mr. Kramer what was changed on this Bill from the previous month's meeting.

Mr. Kramer replied the changes were to height limit, language for open space, Commerce Department and the City Planning Commission stating the land is no longer viable for industrial use, a required statement of public benefits, and also added a provision that construction must begin within one year.

Ms. Levin wanted to know what is the distinction between this and other Master Plan Districts.

Mr. Kramer replied the other Master Plan Districts had no requirement for a public benefit statement. He explained the different kinds of Master Plans.

Ms. Levin stated that there is nothing to compare this new Master Plan to.

Mr. Kramer agreed that this is a new development.

Ms. Woodcock stated you could compare it to the Waterfront Redevelopment District.

Mr. Kramer explained the similarities and the differences between the Waterfront Redevelopment District and the Industrial Transformation District.

Upon motion by Mr. Bumb, seconded by Ms. Brown-Sow, the City Planning Commission approved Bill No. 060902 with the condition that the City Planning Commission has approval of the Master Plan before City Council can approve it.

- 5) Bill No. 060901 Rezones an area bounded by Girard Avenue, Pennsylvania Avenue, 32nd Street, a Railroad right-of-way, Oxford Street, and 30th Street. (Introduced by Councilmember Clarke on November 30, 2006)

Mr. Kramer stated this is the first application of an Industrial Transformation District. In the past, the City Planning Commission would have seen this as a preliminary plat subdivision. The purpose of this Bill is to rezone 16 acres of land to a zoning designation of "ITD" Industrial Transformation District for 595 residential units consisting of 302 stacked townhouses, 120 condo units, and 62 residential units over commercial. There are proposed 111 rental units in mid-rise buildings, which will be up to six stories in height. The parking will be provided as either an in-house garage for the stacked townhouses and either a surface parking lot or underground structured parking for the condo, rental and

commercial units. Mr. Loney is correct that his company and our staff have been working on these changes. The City Planning Commission staff recommendation is for approval.

Mr. Bumb asked in regards to the zoning classification bill, what are those public benefits.

Mr. Kramer stated the narrative that was submitted with the Master Plan. The following are some of Westrum's commitments to the community: to provide direct financial support to the Brewerytown CDC; to support the Brewerytown Community Computer Learning Center through the purchase of or to donate money equivalent of computer hardware and software; to develop affordable houses within the overall project area; and to assist the Brewerytown CDC in acquiring title to certain area infill properties owned by the Redevelopment Authority. They have committed to construct a mixed-use development to include a supermarket.

Mr. Eiding asked what is the status of the supermarket.

Mr. Loney replied that they are going to commit some of their funds to the supermarket.

Mr. Eiding asked what would you do with the money if the supermarket does not work out.

Mr. Loney replied the funds would be used for more affordable housing units.

Mr. Eiding asked if there were any affordable housing units and how much would they cost.

Ms. Levin wanted to know where was the location of the affordable housing.

Mr. Loney said the affordable housing would cost in approximately \$259,000 according to Councilmen Clarke and DiCicco.

Mr. Eiding replied that the City Councilmen needed to look in their areas to see who can afford those houses.

Ms. Levin asked how many affordable houses would there be.

Mr. Loney replied that they have partnered with the Gensis Group to provide up to 20 affordable housing units on vacant and abandoned lots in the neighborhood. This is on top of the 61 affordable rental units recently built by Pennrose Properties in the community. The CDC and the Redevelopment Authority would be lending technical support to this project.

Mr. Alston replied that he disagrees with virtually everything. According to the 2000 Census, Brewerytown's community consisted of 94% of African American. None of these houses are affordable and that they would be an exclusive community. They have asked Westrum to put houses that the community can afford. He asked what happened to the New Urbanism. He said this project may work well in Center City. He wanted to know about traffic impact studies. He also remarked on the 10-year tax abatement. He read from the North Philadelphia Plan. He said it will create massive social tension and encouraged the City Planning Commission to work with the community and Westrum should also be encouraged to work with them. They have never seen a Memo of Understanding (MOU).

Westrum has given money to Brewerytown CDC. He feels that the community is not being given anything from Westrum.

Mr. Bumb told Mr. Alston that he is very passionate and well informed. Mr. Bumb was at the City Council hearing and he heard the testimony from Brewerytown CDC.

Mr. Alston said no one was from the Brewerytown CDC.

Mr. Adelman replied that there is not just one voice that speaks for everyone. Looking at Westrum's meeting schedule, he saw that they have tried to meet with everyone in the community.

Mr. Eiding asked Mr. Alston what he presumes affordable housing is in that neighborhood.

Mr. Alston replied that he didn't know.

Mr. Eiding replied maybe \$90,000. He asked Mr. Alston whom does he think would come in and build those houses.

Mr. Alston said he wants to see if it could be done.

Mr. Eiding asked him, "Who will do it"?

Mr. Alston replied maybe non-union builders would be able to do it.

Mr. Loney stated that there is subsidized housing right across from this site.

Aazim Muhammad, founder of the Brewerytown CDC, stated that they worked with the developers in the area to give 50% back to the community. They have received \$600,000. One million dollars will go to the supermarket.

Ms. Levin asked what happened to the \$600,000.

Mr. Muhammad replied that the \$600,000 went directly to the Brewerytown CDC for the computer lab.

Mr. Loney replied that they are holding money in an escrow account until the problems with the CDC are resolved.

Mr. Muhammad said that Councilman Clarke and the City have assisted the older residents with home repairs grants for two people, and they also had an annual festival.

Mr. Adelman thanked Mr. Alston for his testimony. He asked to see the Memo of Understanding (MOU).

Mr. Bumb stated that we have tried to put a supermarket here. If the supermarket loses money then the developer needs to do something else for the community.

Mr. Eiding made a statement regarding the problem with the entire City. The only monies from PHA mortgages are subsidized. There are no private monies involved. You have to let the developers come in and do what they can to build something.

Ms. Suletta stated that the Commerce Department and the Philadelphia City Planning Commission need to approve that the land is no longer viable for industrial use.

Mr. Bumb replied that a letter would be written that this site is no longer viable for industrial use, and would be sent to the Philadelphia City Planning Commission.

Upon motion by Mr. Eiding, seconded by Mr. Bumb, the City Planning Commission approved Bill No. 060901.

Ms. Brown-Sow abstained.

- 6) Bill No. 070003 Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Aramingo Avenue, a Railroad right-of-way, Delaware Expressway, Luzerne Street, Almond Street, and Wheatsheaf Lane. (Introduced by Councilmember Krajewski on January 23, 2007)

Paula Brumbelow stated that the purpose of this Bill is to rezone parcels of land from "G-2" Industrial, to "ASC" Area Shopping Center, to continue the commercial growth and development along Aramingo Avenue. This is a pattern occurring south of the creek. The City Planning Commission staff recommendation is for approval.

Mr. Eiding asked what kind of tenant would this site have.

Ms. Brumbelow replied that it might be a WAWA with a gas station.

Ms. Levin wanted to know the size of the area.

Mr. Kramer replied 4 to 5 acres.

Upon motion by Mr. Eiding, seconded by Mr. Jannetti, the City Planning Commission approved Bill No. 070003.

Mr. Adelman stated that we would take all of the following Casino Bills together:

7) **CASINO RELATED BILLS:**

- A) Bill No. 070006 Amending Section 14-1605 of the Philadelphia Code (Regulated Uses) by adding "Licensed Gaming Facilities" as a regulated use. (Introduced by Councilmember DiCicco on January 23, 2007)

Mr. Kramer stated the purpose of this Bill is to add "Licensed Gaming Facilities" to the list of Regulated Uses that are not permitted to be located within 500 feet of a residential district or within 1000' of any other Regulated Use. A "Licensed Gaming Facility" is defined as "Any facility as authorized by the Commonwealth of Pennsylvania, pursuant to 4 Pa. C.S. Part II, the "Pennsylvania Race Horse Development and Gaming Act." The State Gaming Commission has already approved the two slot facilities in Philadelphia, which was how the creation of the Commercial Entertainment District came about. Go-go bars and tattoo parlors are already on the list of Regulated Uses. The City Planning Commission staff recommendation is for disapproval.

- B) Bill No.070008 Amending Chapter 14-400 of the Philadelphia Code (CED) by deleting the provision authorizing the PCPC to approve

temporary facilities, by removing licensed gaming facilities and off-track betting facilities as permitted uses; and by deleting any provision that may undermine Philadelphia local zoning controls. (Introduced by Councilmember DiCicco on January 23, 2007)

Mr. Kramer stated the purpose of this Bill is to remove "Licensed Gaming Facilities" and "Off-track betting facilities" as permitted uses within the Commercial Entertainment District. It also would remove the ability of the PCPC to approve temporary facilities and structures within the CED. Additionally, the Bill would remove two other sections of the CED. The first section to be deleted reads, "Nothing in this Chapter shall limit the right of the Pennsylvania Gaming Control Board under the Act to identify the property on which it will permit a Category 2 licensed gaming facility within the City." The second section to be deleted from the CED reads, "Nothing in this Chapter shall be construed to prohibit any use that is exclusively regulated and permitted by the Commonwealth under the Act". The City Planning Commission staff recommendation is for disapproval.

- C) Bill No. 070009 Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Reed Street, Tasker Street, Christopher Columbus Boulevard, and the Delaware River. (Introduced by Councilmember DiCicco on January 23, 2007.)

Mr. Kramer stated the purpose of this Bill is to rezone the Foxwoods Casino site from "C-3" Commercial to "R-10A" Residential. We expect it to be rezoned to Commercial Entertainment District. The City Planning Commission staff recommendation is for disapproval.

- D) Bill No. 070010 Amending Chapter 14-400 of the Philadelphia Code (Commercial Entertaining Districts) by prohibiting CEDs within one mile of each other, and also providing additional restrictions for gross floor area, open area, and waterfront setback requirements. (Introduced by Councilmember DiCicco on January 23, 2007)

Mr. Kramer stated the purpose of this Bill is to prohibit the rezoning of a parcel to CED if located within 1 mile of another parcel zoned CED. This Bill would delete the open space requirements for CED sites that are less than 4 acres. It would also delete a section that gave the City Planning Commission the right to reduce the waterfront setback from 50 feet total to 30 feet total. Additionally, the Bill changes the signage requirements for CEDs in two ways. The total sign calculations are based on linear street frontage, this Bill requires that each sign must be fronted on the street that is used to calculate its sign area. Lastly, the Bill prohibits and flashing or intermittent signs within 50 feet of any lot line. The City Planning Commission staff recommendation is for disapproval.

- E) Bill No. 070011 Amending Section 14-1600 of the Philadelphia Code (Miscellaneous) by adding a new section called "Prohibition on licensed gaming facilities," prohibiting the erection, construction, alteration, or use of licensed gaming facilities and providing that no variance may be granted from such prohibition. (Introduced by Councilmember DiCicco on January 23, 2007)

Mr. Kramer stated the purpose of this Bill is to create a new Section 14-1632 in the Miscellaneous section of the Zoning Code, called Prohibition on licensed gaming facilities. This section prohibits the erection, construction, alteration or use of any licensed gaming facility as authorized by the Pennsylvania Race Horse Development and Gaming Act. This

Bill also prohibits the Zoning Board of Adjustment from granting variances to permit this use, except where the denial of a variance would affect an unconstitutional taking. The City Planning Commission staff recommendation is for disapproval.

- F) Bill No. 070012 Amending Chapter 14-400 of the Philadelphia Code (Commercial Entertainment Districts) by providing that no ordinance designating a CED may be enacted unless a Neighborhood Improvement District is first created. (Introduced by Councilmember DiCicco on January 23, 2007)

Mr. Kramer stated the purpose of this Bill is to prohibit the rezoning of an area to Commercial Entertainment District without first creating a Neighborhood Improvement District which would contain said site in its boundaries. This is accomplished by amending Section 14-403 of the Zoning Code. A Neighborhood Improvement District is a limited geographical area within a municipality, in which a special assessment is levied on all designated property, other than tax-exempt property, for the purpose of promoting economic and general welfare of the district and municipality. Such districts may include: Business Improvement District. The City Planning Commission staff recommendation is for disapproval.

- G) Bill No. 070013 Amending Section 14-1605 of the Philadelphia Code (Regulated Uses) by prohibiting regulated uses within 1000 feet of any Commercial Entertainment District and adding "Payday Lenders" as a regulated use. (Introduced by Councilmember DiCicco on January 23, 2007)

Mr. Kramer stated the purpose of this Bill is to prohibit the location of Regulated Uses when located within 1000 feet of any CED. Additionally, this Bill adds, "Payday Lenders" as a regulated use. A Payday Lender is defined as:

"A lender which issues short-term consumer loans and accepts (i) one or more checks dated on the date written and agrees to hold them for a period of days before deposit or presentment, or accepts one or more checks dated subsequent to the date written and agrees to hold them for deposit; or (ii) one or more authorizations to debit a consumer's bank account; or (iii) an interest in a consumer's wages, including, but not limited to, a wage assignment."

The City Planning Commission staff recommendation is for approval.

Upon motion by Mr. Eiding, seconded by Ms. Brown-Sow, the City Planning Commission disapproved Bill Nos. 070006, 070008, 070009, 070010, 070011, and 070012; and approved Bill No. 070013.

Paul Boni, resident of Society Hill, asked if the City Solicitor's letter, regarding the violation of state law, is a public document. If the letter is a public document, then he would like to get a copy of the it.

Mr. Chapman replied the information was provided to the City Planning Commission.

Mr. Boni requested that this document be a part of the public record.

Mr. Adelman adjourned the City Planning Commission Meeting of February 20, 2007
at 3:00PM.

SUMMARY

- 1) Minutes of the Meeting of 1-16-07 Approved
- 2) Executive Director's Update
- 3) Adoption of the Recommended FY2008-2013 Capital Program & Budget (Alan Urek) Approved
- 4) Bill #060902 Amending the Phila. Zoning Code by adopting a new section 14-217 entitled, "Industrial Transformation District". (Introduced by Councilmember Clarke on 11-30-06) (William Kramer) Approved w/condition
- 5) Bill #160901 Rezones an area bounded by Girard Ave., Pennsylvania Ave., 32nd St., a Railroad Right-of-Way, Oxford Ave., & 30th St. (Introduced by Councilmember Clarke on 11-30-06) (William Kramer) Approved
- 6) Bill #070003 Amending the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Aramingo Ave., a Railroad right-of-way, Delaware Expressway, Luzerne St., Almond St., & Wheatsheaf Ln. (Introduced by Councilmember Krajewski on 1-23-07) (Paula Brumbelow) Approved
- 7) **CASINO RELATED BILLS:**
 - A) Bill #070006 Amending Sect. 14-1605 of the Phila. Code (Regulated Uses) by adding "Licensed Gaming Facilities" as a regulated use. (Introduced by Councilmember DiCicco on 1-23-07) (William Kramer) Disapproved
 - B) Bill #070008 Amending Chapter 14-400 of the Phila. Code (CED) by deleting the provision authorizing the PCPC to approve temporary facilities, by removing licensed gaming facilities & off-track betting facilities as permitted uses; & by deleting any provision that may undermine Phila. Local zoning controls. (Introduced by Councilmember DiCicco on 1-23-07) (William Kramer) Disapproved

- C) Bill #070009 Amending the Phila. Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Reed St., Tasker St., Christopher Columbus Blvd., & the Delaware River. (Introduced by Council-member DiCicco on 1-23-07) (William Kramer) Disapproved
- D) Bill #070010 Amending Chapter 14-400 of the Phila. Code (Commercial Entertainment Districts) by prohibiting CEDs within one mile of each other, & also providing additional restrictions for gross floor area, open area, & waterfront setback requirements. (Introduced by Councilmember DiCicco on 1-23-07) (William Kramer) Disapproved
- E) Bill #070011 Amending Sect. 14-1600 of the Phila. Code (Miscellaneous) by adding a new section called “Prohibition on licensed gaming facilities”, prohibiting the erection, construction, alternation, or use of licensed gaming facilities & providing that no variance may be granted from such prohibition. (Introduced by Council-member DiCicco on 1-23-07) (William Kramer) Disapproved
- F) Bill #070012 Amending Chapter 14-400 of the Phila. Code (Commercial Entertainment Districts) by providing that no ordinance designating a CED may be enacted unless a Neighborhood Improvement District is first created. (Introduced by Councilmember DiCicco on 1-23-07) (William Kramer) Disapproved
- G) Bill #070013 Amending Sect. 14-1605 of the Phila. Code (Regulated Uses) by prohibiting regulated uses within 1000 feet of any Commercial Entertainment District & adding “Payday Lenders” as a regulated use. (Introduced by Councilmember DiCicco on 1-23-07) (William Kramer) Approved