

City of Philadelphia



(Bill No. 170997-A)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River. Further to approve the Residential Mixed-Use-2 District (RMX-2) Master Plan for the foregoing designated areas of land. Further, to amend certain provisions of Section 14-503 of the Philadelphia Code in connection with the foregoing Master Plan. Further, to amend the Property Maintenance Code to exclude the foregoing Master Plan from certain provisions of said Property Maintenance Code.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, from the existing zoning designations indicated on Map “A” set forth below to the zoning designations indicated on Map “B” set forth below.

SECTION 2. Pursuant to Section 14-304(4) of The Philadelphia Code, The Residential Mixed-Use-2 (RMX-2) Master Plan for 1 Leverington Avenue on Venice Island is hereby approved by allowing for a new residential townhome development in the area generally bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, as set forth in the Plan attached Exhibit “A”, which is on file with the Chief Clerk’s Office.

SECTION 3. Section 14-500 of The Philadelphia Code is hereby amended as follows:

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

* * *

§ 14-503. /NCA, Neighborhood Commercial Area Overlay District.

* * *

City of Philadelphia

(4) Main Street/Manayunk and Venice Island.

* * *

(a) Applicability.

The Main Street/ Manayunk and Venice Island /NCA district applies to the [three] *four* subareas set forth below, as shown on the following map for illustrative purposes only.

* * *

(.3) Subarea C.

All lots located southeast of a line beginning at a point located along the southeasterly side of the Manayunk Canal measuring approximately 540 ft. northwest of the northwesterly side of Leverington Street then extending the following bearings and distances: south 44 degrees 12 minutes 50 seconds east 107 and seven-tenths ft. and south 49 degrees 25 minutes 50 seconds west 57 and three-tenths ft. to the northeasterly side of Flat Rock Road; then along that side of Flat Rock Road approximately 88 ft.; then south 59 degrees 7 minutes 50 seconds west to the northeasterly bank of the Schuylkill River; and bounded by the Schuylkill River and the Manayunk Canal; *excluding all lots located in Subarea D.*

(.4) Subarea D.

All lots governed by that certain approved RMX-2 Master Plan for 1 Leverington Avenue on Venice Island for the area generally bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, which Master Plan is on file with the Chief Clerk's Office.

* * *

City of Philadelphia

BILL NO. 170997-A continued

Certified Copy

(f) *Setback and Landscaping in Subarea D.*

(.1) *All lots must provide an unencumbered waterfront setback with a minimum average width of eight ft. but in no case less than five ft. in width from the top of the bank of the Schuylkill River to allow for unrestricted public access to the river's edge; and the provisions of § 14-704(5) (Waterfront Setbacks) shall not apply.*

(.2) *Landscaping shall be governed by the provisions of the applicable Master Plan; and the provisions of § 14-705 (Landscaping and Trees) shall not apply.*

[(f)] (g) Additional Regulations. * * *

SECTION 3.1. The illustrative map entitled “Main Street/Manayunk and Venice Island,” set out at § 14-503(4)(a) of The Philadelphia Code, is hereby deleted and the illustrative map attached hereto is hereby substituted in its place.

SECTION 4. Chapter 8 of the Philadelphia Property Maintenance Code is hereby amended as follows:

* * *

PM-803 DESIGNATED AREAS

* * *

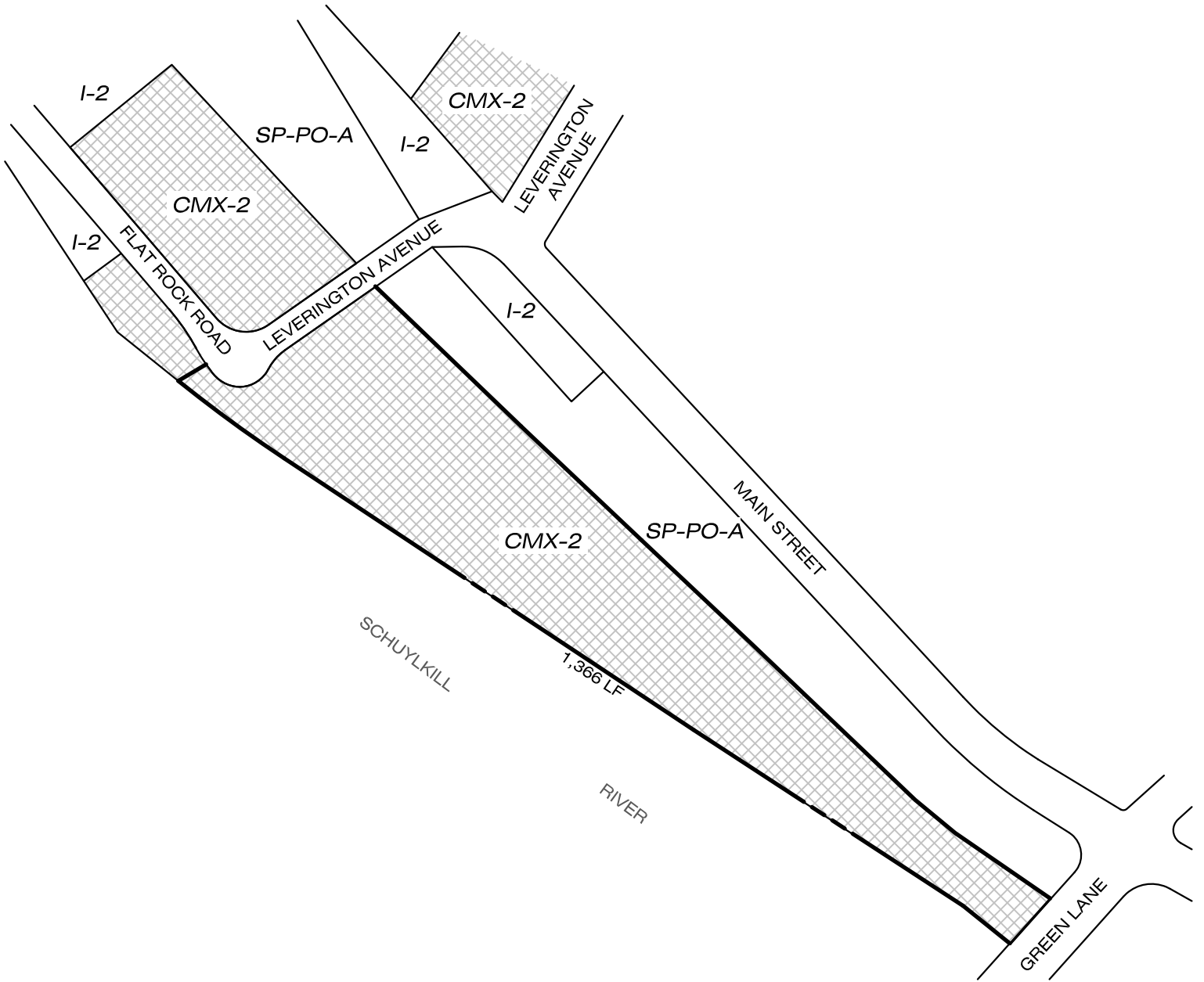
PM-803.1.4 1 Leverington Avenue on Venice Island Master Plan: The Main Street Manayunk National Historic District designated in Section PM-803.1.2 above shall specifically exclude that certain approved Residential Mixed-Use-2 (RMX-2) Master Plan for 1 Leverington Avenue on Venice Island allowing for a new residential townhome development in the area generally bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, which Master Plan is on file with the Chief Clerk’s Office.

SECTION 5. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

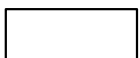
Map A - Existing Zoning



Legend



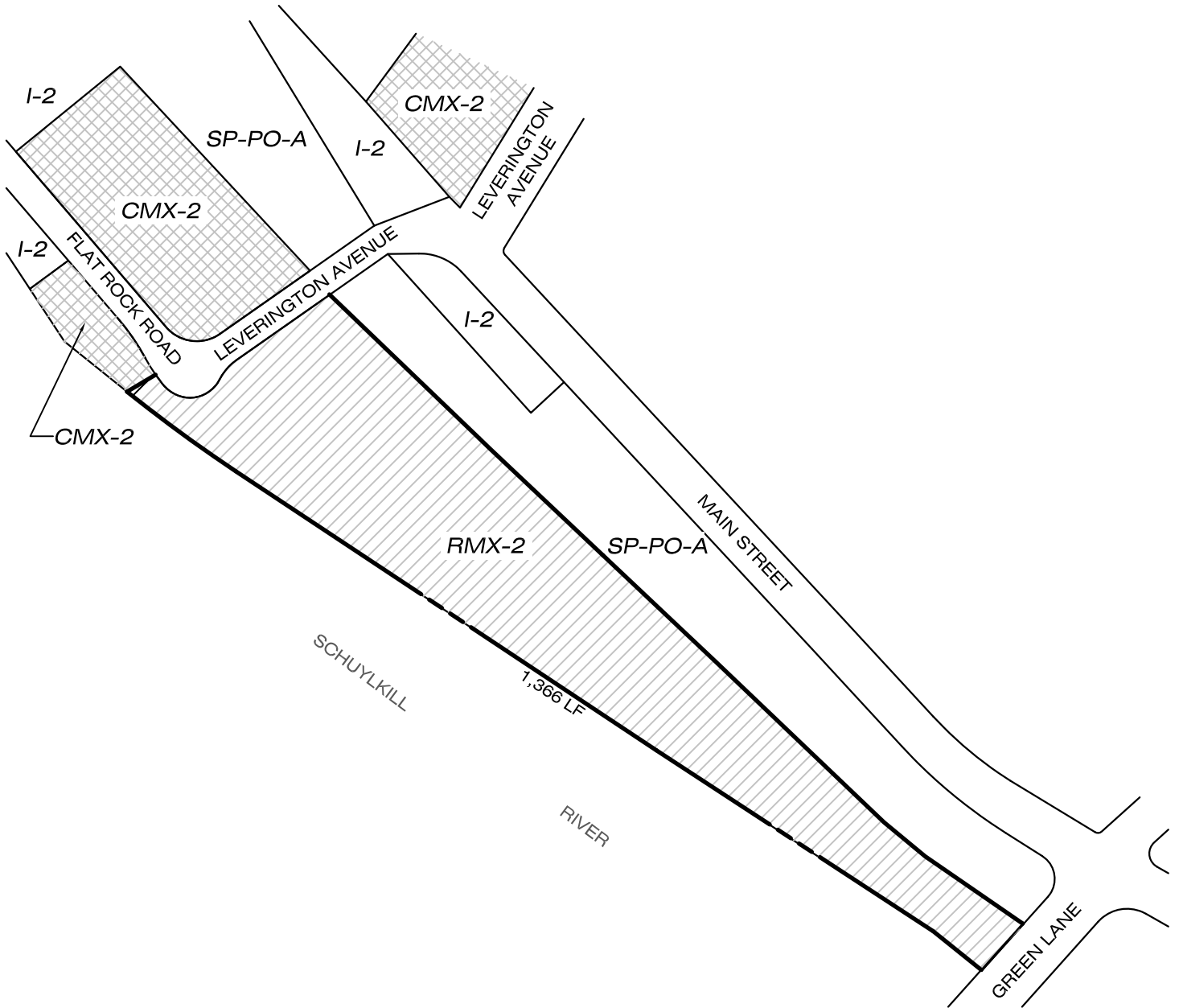
CMX-2 Commercial Mixed-Use



SP-PO-A Parks and Open Space (Special Purposes) District, I-2 Medium Industrial



Map B - Proposed Zoning



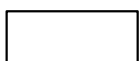
Legend



RMX-2 Residential Mixed Use



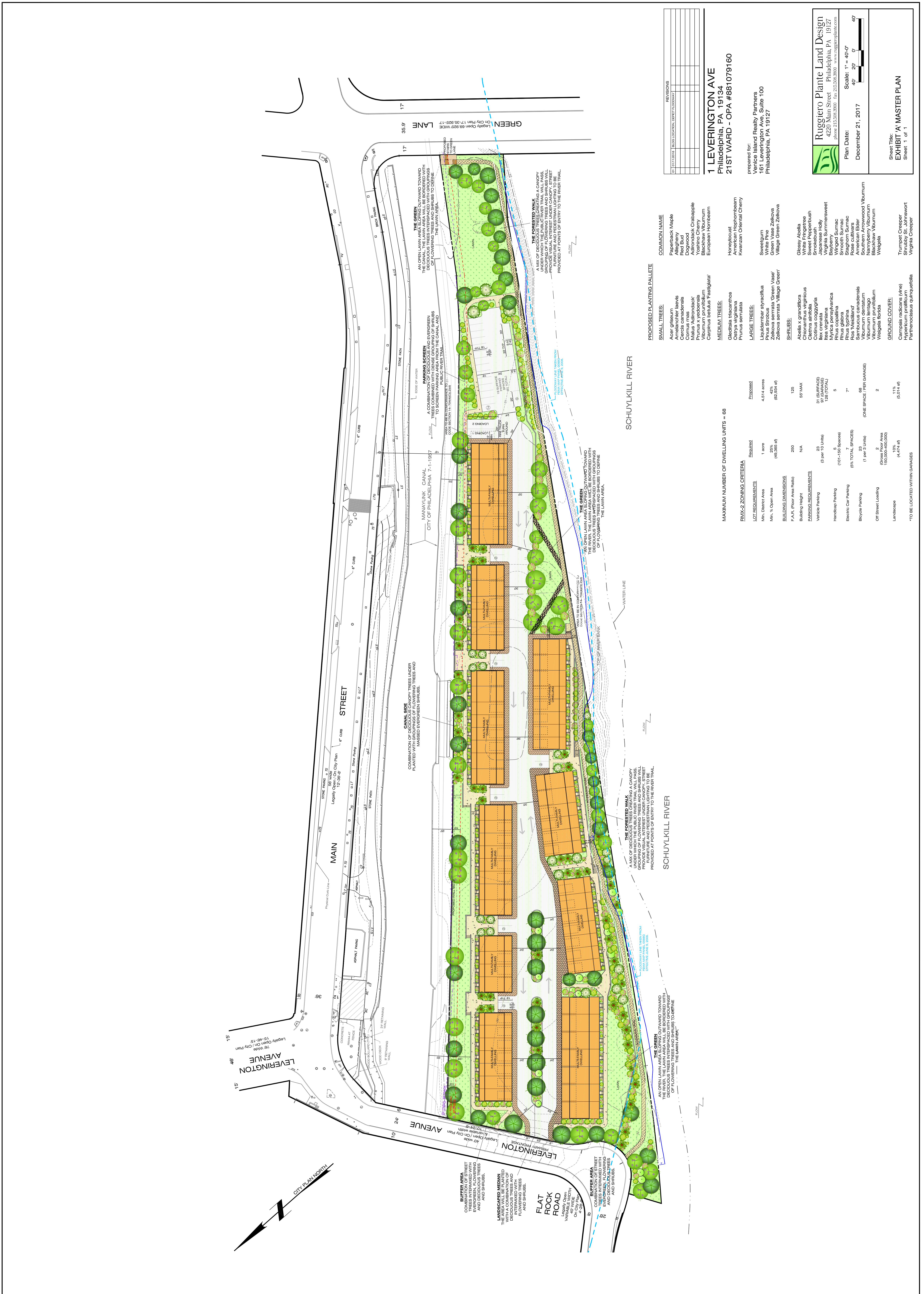
CMX-2 Commercial Mixed-Use



SP-PO-A Parks and Open Space (Special Purposes) District, I-2 Medium Industrial



EXHIBIT "A"



NO.	DESCRIPTION	REVISIONS

1 LEVERINGTON AVE
 Philadelphia, PA 19134
 21ST WARD - OPA #881079160

Prepared for:
 Venice Island Realty Partners
 161 Levington Ave, Suite 100
 Philadelphia, PA 19127



Plan Date:
 December 21, 2017

Scale: 1" = 40'-0"
 40' 20' 0'

Sheet Title:
EXHIBIT 'A' MASTER PLAN
 Sheet 1 of 1

COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	NOTES
Paperbark Maple	Acer glabrum	12-14'	4.2' x 4.2'	Small tree
Red Bud	Cercis canadensis	12-14'	4.2' x 4.2'	Small tree
Dogwood	Cornus mas	12-14'	4.2' x 4.2'	Small tree
Yucca	Yucca filamentosa	12-14'	4.2' x 4.2'	Small tree
Yoshino Cherry	Prunus x yedoensis	12-14'	4.2' x 4.2'	Small tree
Blackhaw Viburnum	Viburnum prunifolium	12-14'	4.2' x 4.2'	Small tree
European Hornbeam	Carpinus betulus Fastigiata	12-14'	4.2' x 4.2'	Small tree
Honeylocust	Gleditsia tinctoria	12-14'	4.2' x 4.2'	Small tree
American Hophornbeam	Ostrya virginiana	12-14'	4.2' x 4.2'	Small tree
American Oriental Cherry	Prunus serrulata	12-14'	4.2' x 4.2'	Small tree
Sweetgum	Liquidambar styraciflua	12-14'	4.2' x 4.2'	Small tree
White Pine	Pinus strobus	12-14'	4.2' x 4.2'	Small tree
Red Pine	Pinus resinosa	12-14'	4.2' x 4.2'	Small tree
White Birch	Betula papyrifera	12-14'	4.2' x 4.2'	Small tree
Village Green Zelkova	Zelkova serrata Village Green	12-14'	4.2' x 4.2'	Small tree
Osage	Abutilon x grandiflora	12-14'	4.2' x 4.2'	Small tree
Shrub	Abutilon x grandiflora	12-14'	4.2' x 4.2'	Small tree
Sweet Peppercorn	Colinus coccinea	12-14'	4.2' x 4.2'	Small tree
Smokebush	Cotinus coggygria	12-14'	4.2' x 4.2'	Small tree
Virginia Sycamore	Ilia virginiana	12-14'	4.2' x 4.2'	Small tree
Bayberry	Myrica pensylvanica	12-14'	4.2' x 4.2'	Small tree
Sumac	Rhus typhina	12-14'	4.2' x 4.2'	Small tree
Smooth Sumac	Rhus glabra	12-14'	4.2' x 4.2'	Small tree
Staghorn Sumac	Rhus typhina	12-14'	4.2' x 4.2'	Small tree
Southern Arrowwood	Viburnum dentatum	12-14'	4.2' x 4.2'	Small tree
American Elder	Sambucus canadensis	12-14'	4.2' x 4.2'	Small tree
Blackhaw Viburnum	Viburnum prunifolium	12-14'	4.2' x 4.2'	Small tree
Weiheia	Weiheia florida	12-14'	4.2' x 4.2'	Small tree
Groundcover	Coriaria alliodora (shrub)	12-14'	4.2' x 4.2'	Small tree
Hypericum	Hypericum patulum	12-14'	4.2' x 4.2'	Small tree
Parthenocissus	Parthenocissus quinquefolia	12-14'	4.2' x 4.2'	Small tree

SMALL TREES	MEDIUM TREES	LARGE TREES	SHRUBS
Acer glabrum, Acer rubrum, Cornus mas, Prunus x yedoensis, Viburnum prunifolium, Carpinus betulus Fastigiata	Gleditsia tinctoria, Ostrya virginiana, Prunus serrulata	Liquidambar styraciflua, Pinus strobus, Pinus resinosa, Zelkova serrata Village Green	Abutilon x grandiflora, Cotinus coggygria, Ilia virginiana, Myrica pensylvanica, Rhus typhina, Rhus glabra, Sambucus canadensis, Viburnum dentatum, Viburnum prunifolium, Weiheia florida

PROPOSED PLANTING PALLETTE	MAXIMUM NUMBER OF DWELLING UNITS = 68
RMX-2 ZONING CRITERIA	
LOT REQUIREMENTS	
Min. Lot Area	1 acre
Min. % Open Area	20%
Min. % Open Area (60,000 sq ft)	20%
BUILDING DIMENSIONS	
F.A.R. (Floor Area Ratio)	250
Building Height	N/A
PARKING REQUIREMENTS	
Vehicle Parking	23 (3 per 10 Units)
Handicap Parking	5 (100-150 Spaces)
Electric Car Parking	65 TOTAL SPACES (1 per 3 Units)
Bicycle Parking	2 (1 per 3 Units)
Off Street Loading	2 (Gross Floor Area 150,000-400,000)
Landscape	12% (4,774 sq ft)

*TO BE LOCATED WITHIN GARAGES

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.

AN OPEN LAWN AREA OUTWARD TOWARD THE RIVER. THE LAWN AREA WILL BE BORDERS WITH GROUPING OF FLOWERING TREES AND SHRUBS TO DEFINE THE LAWN AREA.



Main Street/Manayunk & Venice Island (Applies to all lots)

City of Philadelphia

BILL NO. 170997-A continued

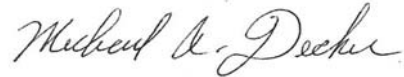
Certified Copy

City of Philadelphia

BILL NO. 170997-A continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on February 1, 2018. The Bill was Signed by the Mayor on February 14, 2018.



Michael A. Decker
Chief Clerk of the City Council