



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 110051  
(As Amended, 2/22/11)**

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**Introduced February 3, 2011**

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**Councilmember Krajewski**

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**Referred to the  
Committee on Rules**

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**AN ORDINANCE**

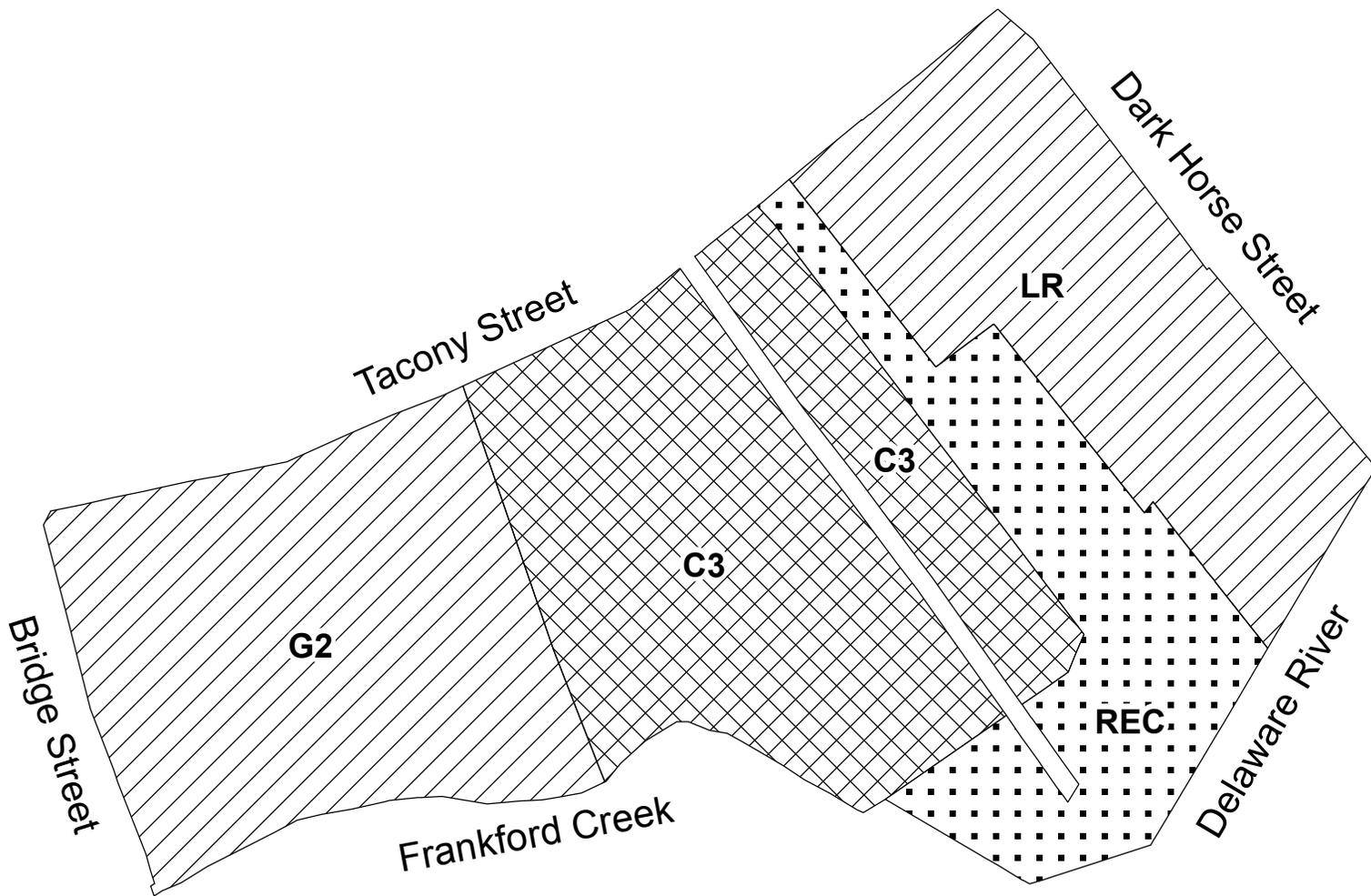
To amend the Philadelphia Zoning Maps to provide for changes to the zoning designations of certain areas of land located within an area bounded by Tacony Street, Dark Horse Street, the Delaware River, Frankford Creek, and Bridge Street, under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Pursuant to Section 14-103 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within the area bounded by Tacony Street, Dark Horse Street, the Delaware River, Frankford Creek, and Bridge Street, from the existing zoning designations indicated on Map "A," appended hereto, to the zoning designations indicated on Map "B," appended hereto.

SECTION 2. Effective Date. Section 1 of this Ordinance shall become effective at such time as the City Solicitor files a certification with the Clerk of Council that each parcel of land described in Exhibits A, B, and C respectively (appended hereto) was conveyed exactly as described therein, and that such conveyances were recorded no later than December 31, 2012. This Ordinance shall expire and have no effect if the certification by the City Solicitor required under this Section is not filed on or before February 28, 2013.

# MAP A - EXISTING ZONING



## Legend

 C3 Commercial

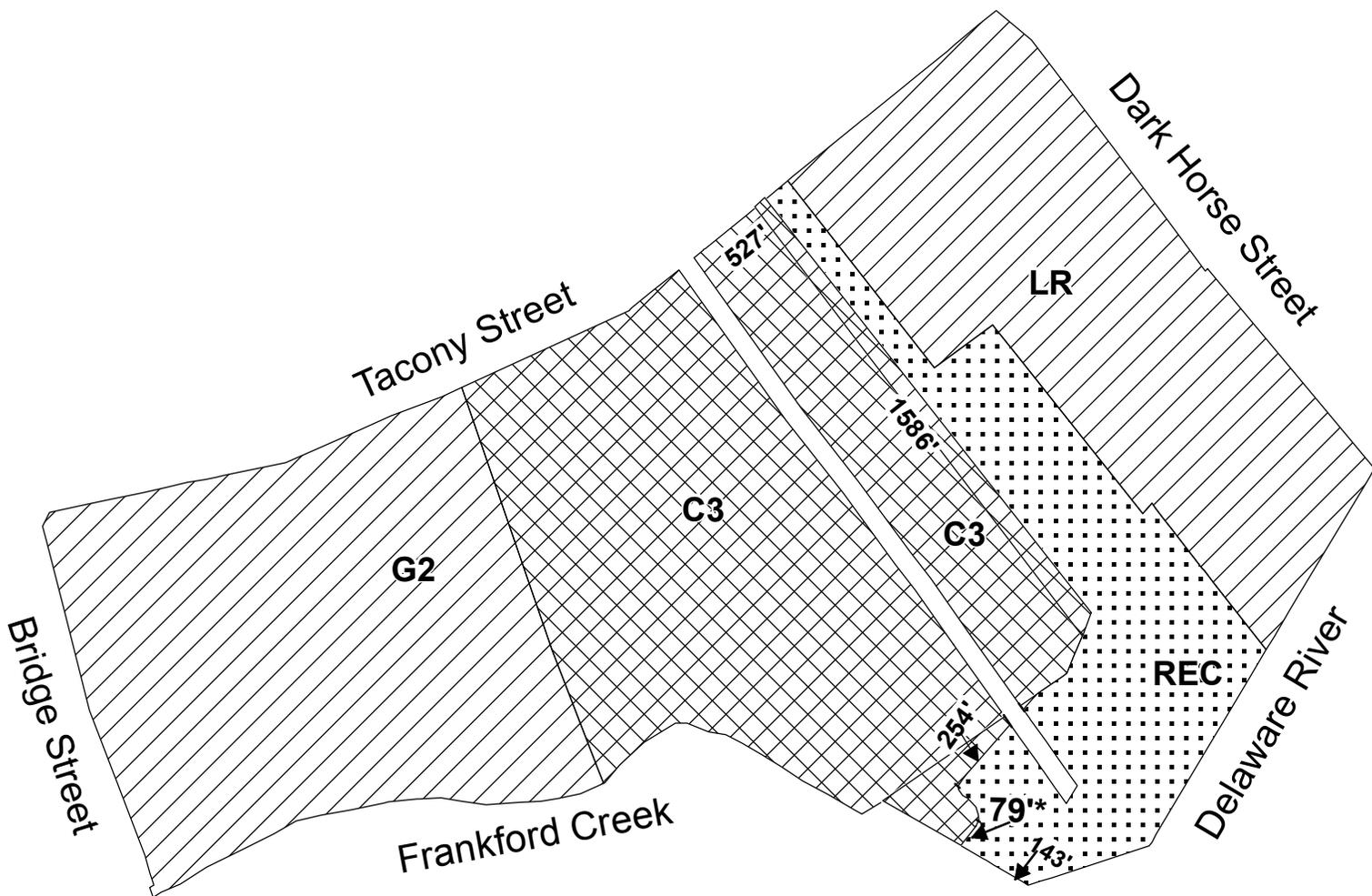
 G2 Industrial

 LR Industrial

 REC Recreation



# MAP B - PROPOSED ZONING



## Legend

-  C3 Commercial
-  G2 Industrial
-  LR Industrial
-  REC Recreation

\* 79' From Frankford Creek to a point of curvature.



## Exhibit A

**LEGAL DESCRIPTION  
RECREATIONAL ZONED FRANKFORD ARSENAL PROPERTY  
(TO REMAIN IN REC ZONE AND TO BE DEEDED TO THE CITY OF PHILADELPHIA)  
P/O TMP# 884212100  
CITY OF PHILADELPHIA  
PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA**

All that certain lot, tract, and parcel of land together with the buildings and improvements erected thereon, and the privileges and appurtenances thereto appertaining, situate, lying and being in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, as shown on a plan entitled "Shopping Center at the Arsenal, Preliminary Site Plan" by Langan Engineering & Environmental Services, Drawing No. FIG.-1, dated 10-28-09, last revised, 8-24-10, and being more particularly bounded and described as follows,:

Beginning at a point in the Frankford Creek, said point being the current southeasterly property corner of TMP# 884212100, and running thence from said Point of Beginning;

1. Along the Frankford Creek, North  $58^{\circ}24'54''$  West, a distance of 142.64 feet (143.00' U.S.) to a point; thence
2. Passing over, into, and through TMP# 884212100, North  $31^{\circ}35'06''$  East, a distance of 79.61 feet (79.81' U.S.) to a point of curvature; thence
3. Continuing through the same, in a northwesterly direction along a curve to the left having a radius of 89.96 feet (90.19' U.S.) and a central angle of  $76^{\circ}43'34''$ , an arc distance of 120.47 feet (120.78' U.S.), said curve being subtended by a chord which bears North  $06^{\circ}46'41''$  West 111.68 feet (111.96' U.S.) to a point of reverse curvature; thence
4. Continuing through the same, in a northwesterly direction along a curve to the right having a radius of 26.75 feet (26.82' U.S.) and a central angle of  $81^{\circ}27'54''$ , an arc distance of 38.03 feet (38.13' U.S.), said curve being subtended by a chord which bears North  $04^{\circ}24'31''$  West 34.91' feet (35.00 U.S.) to a point of tangency; thence
5. Continuing through the same, North  $36^{\circ}19'26''$  East, a distance of 342.39 feet (343.25' U.S.) to a point; thence
6. Continuing through the same, North  $53^{\circ}17'44''$  East, a distance of 78.22 feet (78.42' U.S.) to a point; thence
7. Along the easterly line of TMP# 884212100, South  $25^{\circ}25'07''$  West, a distance of 425.69 feet (426.76' U.S.) to a point; thence

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8. Along the same, South  $25^{\circ}33'07''$  East, a distance of 145.19 feet (145.55' U.S.) to a point of non-tangency curvature; thence
9. Along the same, in a southwesterly direction along a curve to the right having a radius of 2849.90 feet (2857.02' U.S.) and a central angle of  $2^{\circ}09'46''$ , an arc distance of 107.58 feet (107.85' U.S.), said curve being subtended by a chord which bears South  $27^{\circ}32'50''$  West 107.58 feet (107.85' U.S.) to the Point and Place of Beginning.

The above described parcel encompassing an area of 1.15 acres of land (U.S.), more or less.

Said parcel being subject to the findings of a current, comprehensive title report of the subject parcel.

All as shown on the above reference plan by Langan Engineering & Environmental Services.

**Exhibit B**

**LEGAL DESCRIPTION  
CONRAIL PROPERTY  
(TO BE DEEDED TO ARSENAL ASSOCIATES)  
CITY OF PHILADELPHIA  
PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA**

All that certain lot, tract, and parcel of land together with the buildings and improvements erected thereon, and the privileges and appurtenances thereto appertaining, situate, lying and being in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, as shown on a plan entitled "Shopping Center at the Arsenal, Preliminary Site Plan" by Langan Engineering & Environmental Services, Drawing No. FIG.-1, dated 10-28-09, last revised, 8-24-10, and being more particularly bounded and described as follows.:

Beginning at a point in the southeasterly right of way line of Tacony Street, said point being the northeast corner of TMP#884212100 and running thence from said Point of Beginning;

1. Along said southeasterly right of way line of Tacony Street, North  $50^{\circ}57'33''$  East, a distance of 33.97 feet (34.06' U.S.) to a point in the said southeasterly right of way line of Tacony Street; thence
2. Leaving said southeasterly right of way line of Tacony Street, South  $37^{\circ}28'27''$  East, a distance of 1586.78 feet (1590.76' U.S.) to a point; thence
3. South  $25^{\circ}25'07''$  West, a distance of 77.75 feet (77.94' U.S.) to a point of curvature, said point being the southeast corner of TMP#884212100; thence
4. Along the same, in a northerly direction along a curve to the left having a radius of 463.00 feet (464.16' U.S.) and a central angle of  $23^{\circ}46'13''$ , an arc distance of 192.09 feet (192.57' U.S.), said curve being subtended by a chord which bears North  $25^{\circ}35'20''$  West 190.71 feet (191.19' U.S.) to a point; thence
5. Along the same, North  $37^{\circ}28'27''$  West, a distance of 1327.76 feet (1331.09' U.S.) to a point of curvature; thence
6. Along the same in a northerly direction along a curve to the left having a radius of 1418.00 feet (1421.55' U.S.) and a central angle of  $4^{\circ}19'24''$ , an arc distance of 106.99 feet (107.26' U.S.), said curve being subtended by a chord which bears North  $39^{\circ}38'09''$  West 106.97 feet (107.24' U.S.) to the Point and Place of Beginning.

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The above described parcel encompassing an area of 1.15 acres of land (U.S.), more or less.

Said parcel being subject to the findings of a current, comprehensive title report of the subject parcel.

All as shown on the above reference plan by Langan Engineering & Environmental Services.

## Exhibit C

### LEGAL DESCRIPTION RECREATIONAL ZONED FRANKFORD ARSENAL PROPERTY (TO BE REZONED TO C-3)

P/O TMP# 884212100

CITY OF PHILADELPHIA

PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA

All that certain lot, tract, and parcel of land together with the buildings and improvements erected thereon, and the privileges and appurtenances thereto appertaining, situate, lying and being in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, as shown on a plan entitled "Shopping Center at the Arsenal, Preliminary Site Plan" by Langan Engineering & Environmental Services, Drawing No. FIG.-1, dated 10-28-09, last revised, 8-24-10, and being more particularly bounded and described as follows,:

Beginning at a point in the Frankford Creek, said point being found a distance of feet 142.64 (143.00' U.S.) on a bearing of North 58°24'54" West from the southeasterly property corner of TMP# 884212100, and running thence from said Point of Beginning;

1. Along Frankford Creek, North 58°24'54" West, a distance of 275.21 feet (275.90' U.S.) to a point; thence
2. Leaving said creek and passing over, into, and through TMP# 884212100, North 53°17'44" East, a distance of 577.61 feet (579.06' U.S.) to a point; thence
3. Continuing through the same, South 36°19'26" West, a distance of 342.39 feet (343.25' U.S.) to a point of curvature; thence
4. Continuing through the same, in a southeasterly direction along a curve to the left having a radius of 26.75 feet (26.82' U.S.) and a central angle of 81°27'54", an arc distance of 38.03 feet (38.13' U.S.), said curve being subtended by a chord which bears South 04°24'31" East 34.91 feet (35.00' U.S.) to a point of reverse curvature; thence
5. Continuing through the same, in a southeasterly direction along a curve to the right having a radius of 89.96 feet (90.19' U.S.) and a central angle of 76°43'34", an arc distance of 120.47 Feet (120.78' U.S.), said curve being subtended by a chord which bears South 06°46'41" East 111.68 feet (111.96' U.S.) to a point of tangency; thence
6. Continuing through the same, South 31°35'06" West, a distance of 79.61 feet (79.81' U.S.) to the Point and Place of Beginning.

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*BILL NO. 110051 as amended continued*

The above described parcel encompassing an area of 1.40 acres of land (U.S.), more or less.

Said parcel being subject to the findings of a current, comprehensive title report of the subject parcel.

All as shown on the above reference plan by Langan Engineering & Environmental Services.

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*BILL NO. 110051, as amended continued*