

Agenda Philadelphia City Planning Commission

Thursday, December 8, 2022 at 1:00 p.m.
Remote Meeting on Zoom
Anne Fadullon, Chair

Instructions for participating in the meeting are included at the bottom of this agenda

1. Action Item: Approval of the Meeting Minutes for June 16, 2022.
2. Executive Director's Update.
 - i. Item in Accord: Action Item: [Zoning Bill No. 220921](#): An Ordinance amending Chapter 14-500 of The Philadelphia Code, entitled 'Overlay Zoning Districts,' by amending Section 14-534, entitled 'AHP, Affordable Housing Preservation Overlay District,' and by making related changes, all under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson on behalf of Councilmember Gauthier on November 17, 2022
 - ii. Request for 45 Days. HILCO right-of-way bills. Introduced by Councilmember Johnson on December 1, 2022.
 - i. Streets [Bill No. 220944](#): Authorizing the revision of lines and grades on a portion of City Plan Nos. 24-S, 25-S and 32-S by relocating the existing curblines and houselines along the western side of Vare Avenue from Maiden Lane to 28th Street, along the southern side of Maiden Lane from 34th Street to Vare Avenue, and at the intersection of Vare Avenue and Maiden Lane to accommodate the widening of certain streets and various intersection improvements, all under certain terms and conditions, including the dedication to the City of the beds of all widened portions of the aforementioned streets.
 - ii. Streets [Bill No. 220945](#): Authorizing the revision of lines and grades on portions of City Plan Nos. 25-S and 32-S by placing on the City Plan 34th Street from Maiden Lane to Jackson Street, Forten Way from Maiden Lane to Jackson Street, and Jackson Street from 34th Street to Vare Avenue, all under certain terms and conditions, including the dedication to the City of the said beds of 34th Street, Forten Way, and Jackson Street.

- iii. Streets [Bill No. 220946](#): Authorizing the striking from City Plan Nos. 25-S and 32-S and abandonment of a certain right-of-way reserved for sewer and drainage purposes, located along the former Jackson Street, west of Vare Avenue, and extending westwardly therefrom to 34th Street, under certain terms and conditions.
- iv. Streets [Bill No. 220948](#): Authorizing the revision of lines and grades on a portion of City Plan Nos. 32-S, 33-S, 39-S, 40-S, 46-S, 47-S, and 53-S by relocating the existing curblines and houselines along the southern side of Passyunk Avenue at its intersections with South 28th Street and Passyunk Avenue Service Road (aka Frontage Road), along both sides of Passyunk Avenue Service Road (aka Frontage Road) at its intersections with Frances Harper Drive and Passyunk Avenue, along the western side of 26th Street and center median of South 26th Street at its intersections with Passyunk Avenue, Hartranft Street and Penrose Avenue, along both sides of the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), and along the northern side of Penrose Avenue and center median of Penrose Avenue at its intersections with the northwesterly Service Road of Penrose Avenue (aka Lanier Avenue), Frances Harper Drive, Schuylkill Avenue, and 26th Street, to accommodate various intersection improvements, all under certain terms and conditions.
- v. Streets [Bill No. 220949](#): Authorizing the revision of lines and grades on portions of City Plan Nos. 32-S, 33-S, 40-S, 47-S, 48-S, 53-S, and 56-S by placing on the City Plan Frances Harper Drive from Passyunk Avenue to Penrose Avenue, Hartranft Street from 26th Street to Schuylkill Avenue, Schuylkill Avenue from Passyunk Avenue to Penrose Avenue, and an extension of Passyunk Avenue Service Road (aka Frontage Road) to Schuylkill Avenue, all under certain terms and conditions, including the dedication to the City of the said beds of Frances Harper Drive, Hartranft Street, Schuylkill Avenue, and the said extension of Passyunk Avenue Service Road (aka Frontage Road).
- vi. Streets [Bill No. 220950](#): Authorizing the striking from City Plan Nos. 40-S, 47-S, 48-S, 53-S, and 56-S and abandonment of certain rights-of-way reserved for water and gas main purposes, located along the former Lanier Avenue from Penrose Avenue to former Schuylkill Avenue and located along the former Schuylkill Avenue from Lanier Avenue to Passyunk Avenue, under certain terms and conditions.

3. Action Item: Approval of 2023 Planning Commission meeting dates.

4. Action Item: [Zoning Bill No. 220919](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by Henry Avenue, Roosevelt Boulevard Extension, Scotts Lane, and Indian Queen Lane. Introduced by Councilmember Jones on November 17, 2022. (Presented by Aaron Holly)
5. Action Item: [Zoning Bill No. 220913](#): An Ordinance amending Section 14-504(11) of The Philadelphia Code, entitled 'NCO Neighborhood Conservation Overlay District (11) Strawberry Mansion,' all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on November 17, 2022. (Presented by Dave Fecteau)
6. Action Item: [Zoning Bill No. 220918](#): An Ordinance amending Chapter 14-500 of the Philadelphia Zoning Code, entitled 'Overlay Zoning Districts,' by creating a new subsection, entitled 'Cobbs Creek Golf Course Overlay District,' all under certain terms and conditions. Introduced by Councilmember Jones on November 17, 2022. (Presented by Paula Brumbelow Burns)
7. Action Items: Zoning Bills 220915, 220916 and 220917: Utilities and Services and Water Treatment Facilities. Introduced by Councilmember Jones on November 17, 2022. (Presented by Ian Hegarty)
 - a. [Zoning Bill No. 220915](#): An Ordinance amending Chapter 14-400 of The Philadelphia Code, entitled 'Base Zoning Districts,' and Chapter 14-600 of The Philadelphia Code, entitled 'Use Regulations,' by revising provisions related to Utilities and Services and Water Treatment Facilities, all under certain terms and conditions.
 - b. [Zoning Bill No. 220916](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue, and to authorize Basic Utilities and Services in a section of Fairmount Park.
 - c. [Zoning Bill No. 220917](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by City Avenue, Stout Road, Monument Road, and Belmont Avenue, and to authorize Basic Utilities and Services in a section of Fairmount Park.
8. Action Item: [Zoning Bill No. 220942](#): To amend the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by Parkside

Avenue, 49th Street, Jefferson Street, and 48th Street (extended). Introduced by Councilmember Jones on December 1, 2022 (Presented by Ben Schmidt)

9. Action Item: Subdivision Plat to create a new parcel "5X" from a portion of existing parcels "5" and "5A" at the Philadelphia Navy Yard. (Presented by Keith Davis)

INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate in the meeting in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

1. To join with a device, please visit this link.
 - a. <https://us02web.zoom.us/j/87843361287?pwd=eTc0ZVVkTG11YjN0UkdVYUo1OHNWUT09>
 - b. Passcode: 777388
1. To join with a telephone, call this number.
 - a. One tap mobile :
 - b. US: +12678310333,,87843361287#,,,,*777388# or
+13017158592,,87843361287#,,,,*777388#
 - c. Telephone:
 - d. Dial (for higher quality, dial a number based on your current location):
 - e. US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or
+1 346 248 7799
 - f. Webinar ID: 878 4336 1287
 - g. Passcode: 777388
1. To email comments, send them to planning@phila.gov by noon on the day of the meeting

Please note that the remote public meeting will be recorded. By participating in the meeting, you are consenting to be recorded. Please also note that the email address and/or telephone number you use to join in the remote meeting will be logged by the remote meeting software and may become part of the official record of the meeting. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.