

## Public Meeting Agenda Philadelphia City Planning Commission

**Thursday, June 8, 2023 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. Deputy Executive Director's Update.
  - i. Item for 45 Day Review
    - i. Zoning [Bill No. 230410](#): Amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," to add an overlay district pertaining to injection sites for narcotics, all under certain terms and conditions. Introduced by Councilmember Lozada on May 11, 2023.
  - ii. Item in Accord with Previous Policy
    - i. Streets [Bill No. 230402](#): An Ordinance amending Section 2 of an Ordinance (Bill No. 180560) approved July 10, 2018, entitled 'An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions,' by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Phillips on May 11, 2023.
    - ii. Action Item: Property [Bill No. 230413](#): An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest in all or a portion of a parcel or parcels of land containing approximately 23,595 square feet, located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, under certain terms and conditions. Introduced by Councilmember Gauthier on May 11, 2023.
- iii. Item for Administrative Approval
  - i. Streets [Bill No. 230444](#): Authorizing encroachments in the nature of a sidewalk caf? in the vicinity of 4333 Spruce Street, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on May 25, 2023.

2. Action Item: Zoning [Bill No. 230412](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Schuylkill River, Passyunk Avenue, 61st Street, Lindbergh Boulevard, Grays Avenue, 49th Street, Paschall Avenue, and Grays Ferry Avenue. Introduced by Councilmember Gauthier on May 11, 2023. (Presented by Nicole Ozdemir)
3. 50<sup>th</sup> Street and Warrington Avenue rezoning and affordable housing overlay. Introduced by Councilmember Gauthier on May 25, 2023. (Presented by Nicole Ozdemir)
  - a. Action Item: Zoning [Bill No. 230447](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 50th Street, Springfield Avenue, SEPTA Railroad Right-of- Way and Warrington Avenue.
  - b. Action Item: Zoning [Bill No. 230443](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by creating a new subsection entitled "Warrington Affordable Housing Overlay District," all under certain terms and conditions.
4. Review and Comment: Nomination of the [House of Saint Michael and All Angels District](#) to the Philadelphia Register of Historic Places. (Presented by Alexander Till, PHC Staff)
5. Action Item: Streets [Bill No. 230438](#): Authorizing the revision of lines and grades on a portion of City Plan Nos. 230 and 289 by placing on the City Plan two irregularly shaped areas, one located along the northeasterly side of Ridge Avenue and extending from a point northwest of the Wissahickon Creek to a point approximately four hundred twenty four feet further northwestwardly therefrom and the other located along the southwesterly side of Ridge Avenue extending from a point northwest of the Wissahickon Creek northwestwardly to the southwesterly side of Main Street, thereby widening said Ridge Avenue, and authorizing the opening of the portions of the said widened Ridge Avenue extending through property owned by the City, under certain terms and conditions, including the dedication to the City of the additions to the beds of Ridge Avenue and Main Street being placed on the City Plan. Introduced by Councilmember Jones on May 25, 2023. (Presented by Matt Wysong)
6. Action Item: Property [Bill No. 230414](#): Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Commonwealth of Pennsylvania, all or a portion of a parcel or parcels of land in and about the area bounded by Belmont Avenue, Mantua Avenue, 42nd Street, and West Girard Avenue, under certain terms and conditions. Introduced by Councilmember Gauthier on May 11, 2023. (Presented by Brian Wenrich)

7. Action Item: Zoning [Bill No. 230302](#): To approve a major amendment to the Saint Joseph's University Master Plan related to a proposed Residence Hall and Student Center and the addition of six existing buildings to the Master Plan and to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land, all in the area bounded by City Avenue, 52nd Street, Woodbine Avenue, Wynnefield Avenue, Overbrook Avenue, Upland Way, and Drexel Road. Introduced by Councilmember Jones on April 20, 2023. (Presented by Benjamin Schmidt)
8. Action Item: Zoning [Bill No. 230407](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Bristol Street, Old York Road, Hunting Park Avenue and Park Avenue. Introduced by Councilmember Jones for Council President Clarke on May 11, 2023. (Presented by Nathan Grace)
9. Action Item: Zoning [Bill No. 230437](#): Amending Section 14-503 of The Philadelphia Code, entitled "/NCA, Neighborhood Commercial Area Overlay District," by amending the East Falls Neighborhood Commercial Review Area, and making related changes, all under certain terms and conditions. Introduced by Councilmember Jones on May 25, 2023. (Presented by Aaron Holly)
10. Action Item: Zoning [Bill No. 230440](#): Amending Section 14-406 of The Philadelphia Code, entitled "SP-STA, Sports Stadium (Special Purpose) District," by expanding allowable signage in an area bounded by North Access Road, 11th Street, Terminal Avenue, and Broad Street, all under certain terms and conditions. Introduced by Councilmember Johnson on May 25, 2023. (Presented by Mason Austin)
11. Action Item: Zoning [Bill No. 230442](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Foulkrod Street, Hawthorne Street, Margaret Street, and Duffield Street. Introduced by Councilmember Lozada on May 25, 2023. (Presented by Ronald Bednar)
12. Action Item: Zoning [Bill No. 230446](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 54th Street, Chester Avenue, 55th Street and Regent Street. Introduced by Councilmember Gauthier on May 25, 2023. (Presented by Sarah Banh)
13. Action Item: Zoning [Bill No. 230448](#): Amending Chapter 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-514, entitled "/FNE, Far Northeast Overlay District, Section 14-515, entitled "/NE, Northeast Overlay District, and Section 14-524, entitled "/FDO, Fourth District Overlay District by creating regulations for Medical Marijuana,

all under certain terms and conditions. Introduced by Councilmember O'Neill on May 25, 2023. (Presented by David Fecteau)

14. Action Item: Subdivision Plat for Chapel Block at the Philadelphia Navy Yard. (Presented by Ian Hegarty)
  
15. Action Item: Zoning [Bill No. 230455](#): Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Morton Street, Tulpehocken Street, the SEPTA Chestnut Hill East Line, Haines Street, Germantown Avenue, Rittenhouse Street, McCallum Street, Harvey Street, McCallum Street, Washington Lane, and Cherokee Street; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-503, entitled "/NCA, Neighborhood Commercial Area Overlay District," by amending the provisions of the "Germantown Avenue" /NCA overlay district, all under certain terms and conditions. Introduced by Councilmember Bass on May 25, 2023. (Presented by Ian Hegarty)

## 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/84629842291?pwd=YXRaTmdleE04YXAvelVxcVZCVVhkZz09>
  - b. Passcode: 146958
  
2. To join with a telephone, call this number.
  - a. One tap mobile : +12678310333,,84629842291#,,,,\*146958# US (Philadelphia)  
+19292056099,,84629842291#,,,,\*146958# US (New York)
  
  - b. Telephone: Dial (for higher quality, dial a number based on your current location):  
+1 267 831 0333 US (Philadelphia), +1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago)  
+1 346 248 7799 US (Houston) Webinar ID: 846 2984 2291 Passcode: 146958
  
  - c. Send comments to [planning@phila.gov](mailto:planning@phila.gov) by noon on the day of the meeting

Remote public meetings will be recorded. By participating in the meeting, you are consenting to be recorded. The email address and/or telephone number you use to join 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](#) after the meeting.