

Agenda Philadelphia City Planning Commission

Thursday, November 21, 2024 at 1 p.m..
Remote Meeting on Zoom
Chair

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

1. Action Item: Approval of the Meeting Minutes for September 2024.
2. Action Item: Motion for a New chair
3. Action item: Approval of 2025 meeting dates
4. Executive Director's Update.

Item in Accord with Previous Policy

- i. Streets [Bill 241026](#): Amending Section 2 of an Ordinance (Bill No. 220188) approved August 31, 2022, entitled "An Ordinance Authorizing the striking from City Plan No. 269 and abandonment of a portion of a certain right-of-way for drainage purposes and water main purposes in the vicinity of the northwesterly side of Civic Center Boulevard, northeast of Osler Circle, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Gauthier on October 31, 2024.

Items for Administrative Approval

- i. Streets [Bill 240872](#): An Ordinance authorizing encroachments in the nature of a sidewalk café in the vicinity of 6618 Castor Ave, Philadelphia, PA 19149, under certain terms and conditions. Introduced by Councilmember Philips on October 10, 2024
- ii. Streets [Bill 240881](#): An Ordinance authorizing the striking from City Plan Nos. 292 and 321 and abandonment of a certain right-of-way reserved for gas main purposes located along the southwesterly side of Ashburner Street, southeast of Hegerman Street, and extending southwestwardly therefrom, under certain terms and conditions. Introduced by Councilmember Driscoll on October 10, 2024
- iii. Streets [Bill 241027](#): Authorizing POSEL WOODLAND ASSOCIATES, L.P. or a subsequent owner to install, own, and maintain an encroachment at 4116-18 Chester Ave, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on October 31, 2024.
- iv. Property [Bill 241051](#): Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of a certain parcel of land known as 923 W.

Butler Street, under certain terms and conditions. Introduced by Councilmember Young on November 14, 2024.

Items for 45 Day Review

- v. Zoning [Bill 241054](#): Amending Section 14-520 of The Philadelphia Code, entitled "/NDO, Ninth District Overlay District," by reorganizing existing requirements and requiring Special Exceptions for certain uses in designated areas, all under certain terms and conditions. Introduced by Councilmember Phillips on November 14, 2024.
 - vi. Zoning [Bill 241062](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-502, entitled "CTR/Center City Overlay District and 14-702, Floor Area, Height, and Dwelling Unit Density Bonuses, and creating Section 14-542, entitled "/PCH, Philadelphia Chinatown Overlay District," and making related changes all under certain terms and conditions. Introduced by Councilmember Squilla on November 14, 2024.
 - vii. Streets [Bill 241061](#): Authorizing the revision of lines and grades on a portion of City Plan Nos. 383, 384, 385, and 386 by relocating portions of the houselines and curblines of Southampton Road from The Roosevelt Boulevard to points northwestwardly therefrom, relocating portions of the easterly houseline and the curblines of Southampton-Byberry Road from The Roosevelt Boulevard to points southeastwardly and southwardly therefrom, and relocating portions of the curblines of The Roosevelt Boulevard from Southampton and Southampton-Byberry Roads to the Philadelphia-Bucks County Line, all under certain terms and conditions. Introduced by Councilmember O'Neill on November 14, 2024
5. Review and Comment. Nomination of the Northwest Philadelphia Apartments Thematic Historic District to the Philadelphia Register (Presented by Theodore Maust, Historical Commission)
 6. Action Item: Zoning [Bill 240871](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Medary Avenue, Park Avenue and Godfrey Avenue. Introduced by Councilmember Philips on October 10, 2024. (Presented by Nate Dorfman)
 7. Action Item: Zoning [Bill 241064](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by revising provisions for electric vehicle parking and electrical supply requirements and making technical changes, all under certain terms and conditions. Introduced by Councilmembers Ahmad, Phillips, and Squilla on November 14, 2024. (Presented by Madison Matera).
 8. Action Item: Zoning [Bill 241059](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, 9th Street, Hutchinson Street, Ontario Street, Sedgley Street, 6th Street, Glenwood Avenue, and Broad Street. Introduced by Councilmember Young on November 14, 2024. (Presented by Nathan Grace).

9. Action Item: Zoning [Bill 241058](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Oxford Street, Cadwallader Street, Jefferson Street, Germantown Avenue, and 4th Street. Introduced by Councilmember Lozada on November 14, 2024. (Presented by Amy Boyd)
10. Action Item: Zoning [Bill 241055](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Packer Avenue, Seventh Street, Pattison Avenue, and Darien Street. To amend Title 14 of The Philadelphia Code by adding Section 14-541 entitled "/PAK, Packer Avenue Overlay District and making other related changes, all under certain terms and conditions. Introduced by Councilmember Gilmore Richardson for Council President Johnson on November 14, 2024. (Presented by Dan Farrell)
11. Action Item: Property [Bill 241025](#): Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Housing Authority, all or part 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 October 31, 2024. (Presented by Emma Sonner)
12. Action Item: Property [Bill 241029](#): Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of certain parcels of land located along the west bank of the Schuylkill River in and around an area generally bounded by South 58th Street, as extended to the bulkhead line of the west bank of the Schuylkill River; South 61st Street; and West Passyunk Avenue for public park, recreation, and transportation purposes under certain terms and conditions. Introduced by Councilmember Gauthier on October 31, 2024. (Presented by Jonathan Goins).

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.

To join with a device, please visit this link.

- <https://us02web.zoom.us/j/84629842291?pwd=YXRaTmdleE04YXAvelVxcVZCVVhkZz09>
- Passcode: 146958

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- One tap mobile :
 - US: +12678310333,,84629842291#,,,,*146958#
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- Webinar ID: 846 2984 2291
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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 on the [website](#) after the meeting.