

Agenda

Philadelphia City Planning Commission

Thursday, April 17, 2025 at 9:00 a.m.
In Person in Room 18-029, 1515 Arch Street, and on Zoom
Jessie Lawrence, Chair

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

1. Action Item: Approval of the Meeting Minutes for March 20, 2025.
2. Executive Director's Update.
 - Item for 45 Day Review
 - i. Zoning [Bill 250334](#): Amending section 14-1000 of the Philadelphia Code, entitled Historic Preservation, requiring notification to City Council Members of historical designations in the City of Philadelphia. Introduced by Councilmember Bass on April 10, 2025.
 - Items in Accord with Previous Policy
 - i. Streets [Bill 250241](#): Amending Section 2 of an Ordinance (Bill No. 220454), approved November 30, 2022, entitled "An Ordinance Authorizing the vacating of Krewstown Road from Norwalk Road to its terminus southwestwardly therefrom, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember O'Neill on March 20, 2025.
 - ii. Zoning [Bill 250242](#): An Ordinance repealing in its entirety Bill No. 240972 (approved December 23, 2024), entitled "An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of section 14-906, entitled "Market Street East Sign Regulations," all under certain terms and conditions." Introduced by Councilmember Squilla for Council President Johnson on March 20, 2025.
 - iii. Zoning [Bill 250243](#): An Ordinance repealing in its entirety Bill No. 240971 (approved December 23, 2024), entitled "An Ordinance amending Title 14 of The Philadelphia Code, entitled Zoning and Planning, by amending certain definitions relating to signs; creating an "Arena Area" within the "/CTR, Center City Overlay District" overlay; and making related changes, including a master plan requirement and changes to accessory sign controls; all in connection with zoning rules for a proposed arena in Center City; and approving a master plan for the Arena Area; all under certain terms and conditions." Introduced by Councilmember Squilla for Council President Johnson on March 20, 2025.

3. Action Item Zoning [Bill 250175](#) (*Held for 45 days in March*): Amending Chapter 14-516 of The Philadelphia Code, entitled "WST, West Overlay District," by providing for new digital sign controls; all under certain terms and conditions. Introduced by Councilmember Gauthier on March 6, 2025. (Presented by Emma Sonner)
4. Action Item: Zoning [Bill 250207](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Federal Street, 13th Street, Wharton Street, and Broad Street. Introduced by Councilmember Squilla on March 13, 2025 (Presented by Sarah Bryson Banh)
5. Zoning [Bill 250291](#): Amending Section 14-533 of The Philadelphia Code ("MIN, Mixed Income Neighborhoods Overlay District") to exempt from certain requirements of that Section residential development under programs designed to create affordable homeownership, which programs mandate deed restrictions and agreements establishing ongoing affordability requirements, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 3, 2025. (Presented by Michael Gall)
6. Zoning [Bill 250293](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising the One Year Rule which limits the filing of permit applications that are substantially similar to a prior application with respect to which an appeal to the Zoning Board of Adjustment has been denied or dismissed; and making related changes; all under certain terms and conditions. Introduced by Councilmembers O'Neill and Driscoll on April 3, 2025. (Presented by David Fecteau)
7. Zoning [Bill 250333](#): Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by allowing Religious Assembly uses in certain Special Purpose districts, all under certain terms and conditions. Introduced by Councilmember Squilla on April 10, 2025. (Presented by David Fecteau)

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=YXRaTmdleE04YXAveIVxcVZCVVhkZz09>
- Passcode: 146958

To join with a telephone, call this number.

- One tap mobile :
 - US: +12678310333,,84629842291#,,, *146958#
- Telephone:
 - Dial (for higher quality, dial a number based on your current location):
 - 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
- Webinar ID: 846 2984 2291
- Passcode: 146958 ·

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.