

Agenda Philadelphia City Planning Commission

Thursday, October 16, 2025 at 1:00 p.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 September 18, 2025.

2. Executive Director's Update.

45 Day Review

- i. Zoning [Bill 250834](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" to establish Seventh District Overlay District, restrict certain commercial uses and make other related changes, all under certain terms and conditions. Introduced by Councilmember Lozada on October 9, 2025.
- ii. Zoning [Bill 250845](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-530, entitled "Eighth District Overlay District," and making related changes all under certain terms and conditions. Introduced by Councilmember Bass on October 9, 2025.

Items in Accord with Previous Policy

- i. Zoning [Bill 250767](#): An Ordinance repealing in its entirety Bill No. 240415 (approved July 19, 2024), entitled "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Island Avenue, the Delaware Expressway, and Bartram Avenue." Introduced by Councilmember Gilmore-Richardson on behalf of Council President Johnson on September 18, 2025.
- ii. Property [Bill 250801](#): Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest in real estate, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in certain parcels of land along the Schuylkill River and the Wissahickon Creek together with all improvements thereon and all associated easements and appurtenances, for public recreational purposes, all under certain terms and conditions. Introduced by Councilmember Jones for Council President Johnson on September 25, 2025.
- iii. Property [Bill 250807](#): Authorizing the Commissioner of Public Property to acquire, on behalf of the City, fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, for the

purpose of making, enlarging, connecting, extending, operating, and maintaining public parks for recreational use, certain parcels of land, generally bounded and located between Vine Street, Fairmount Avenue, 8th Street and 12th Street, together with all improvements thereon and all associated easements and appurtenances; and to lease the property, or a portion thereof, to the Center City District; all under certain terms and conditions. (Introduced by Councilmember Squilla on September 25, 2025.

- iv. Property [Bill 250847](#): 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 and to all or a portion of the properties known as 1948 Cayuga Street, all under certain terms and conditions. Introduced by Councilmember Bass on October 9, 2025.

Items for Administrative Approval

- i. Zoning [Bill 250803](#): Amending Section 14-524 of The Philadelphia Code, entitled “/FDO Fourth District Overlay District” by clarifying allowed uses, all under certain terms and conditions. Introduced by Councilmember Jones on September 25, 2025.
- ii. Zoning [Bill 250802](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by revising and clarifying certain provisions and making technical changes to text that has expired, all under certain terms and conditions. Introduced by Councilmember Jones on September 25, 2025.
- iii. Zoning [Bill 250808](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by revising and clarifying certain provisions and making technical changes to text that has expired, all under certain terms and conditions. Introduced by Councilmember Squilla on September 25, 2025.
- iv. Streets [Bill 250772](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 3423 Kensington Ave, Philadelphia, PA 19134, under certain terms and conditions. Introduced by Councilmember Driscoll on September 18, 2025.
- v. Streets [Bill 250806](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1811 Fairmount Ave, Philadelphia, PA 19130, under certain terms and conditions. Introduced by Councilmember Young on September 25, 2025.
- vi. Streets [Bill 250809](#): Authorizing various encroachments in the vicinity of 113-17 Washington Ave, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on September 25, 2025.
- vii. Streets [Bill 250830](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 5015 Baltimore Ave, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on October 9, 2025.
- viii. Streets [Bill 250835](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1526-32 N American St, Philadelphia, PA 19122, under certain terms and conditions. Introduced by Councilmember Lozada on October 9, 2025.
- ix. Streets [Bill 250836](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1444 Frankford Ave., Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Young on October 9, 2025.

- x. Streets [Bill 250839](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 3467 Richmond St, Philadelphia, PA 19134, under certain terms and conditions. Introduced by Councilmember Driscoll on October 9, 2025.
 - xi. Streets [Bill 250842](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 400 E Girard Ave, Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Squilla on October 9, 2025.
- 3. Action Item: Zoning [Bill 250706](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Grange Avenue, Park Avenue, Chew Avenue, and Broad Street. Introduced by Councilmember Phillips on September 11, 2025. (Presented by Nate Dorfman)
 - 4. Action Item: Zoning [Bill 250719](#): An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wilt Street, Gratz Street, Montgomery Avenue, and 19th Street. Introduced by Councilmember Young on September 11, 2025. (Presented by Amy Boyd)
 - 5. Action Item: Zoning [Bill 250811](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ardleigh Street, East Sedgwick Street, the SEPTA Chestnut Hill East Line and East Gorgas Lane. Introduced by Councilmember Bass on September 25, 2025. (Presented by Meg Cavanagh)
 - 6. Action Item: Zoning [Bill 250800](#): Amending Title 14-602, entitled "Use Tables," by prohibiting drug paraphernalia sales in certain industrial districts, all under certain terms and conditions. Introduced by Councilmembers Phillips, Lozada, Brooks, and Driscoll on September 25, 2025. (Presented by David Fecteau)
 - 7. Action Item: Zoning [Bill 250804](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/UCO, University-Community Overlay District"; and by making related changes, all under certain terms and conditions. Introduced by Councilmembers Gauthier and Landau on September 25, 2025. (Presented by Emma Sonner)
 - 8. Action Item: Zoning [Bill 250810](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by clarifying certain provisions related to mixed income housing, revising the quality standards for affordable units within mixed income developments and making related technical changes, all under certain terms and conditions. Introduced by Councilmember Bass for Council President Johnson. (Presented by Brian Wenrich)
 - 9. Action Item: Zoning [Bill 250721](#): An Ordinance amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-515, entitled "Northeast Overlay District," and making related changes all under certain terms and conditions. Introduced by Councilmember O'Neill on September 11, 2025. (Presented by Keith Davis)

10. Action Item: Streets [Bill 250723](#): An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 370 by striking from the City Plan Southampton Road from Bustleton Avenue to its terminus southeastwardly therefrom, under certain terms and conditions. Introduced by Councilmember O'Neill on September 11, 2025. (Presented by Keith Davis)
11. Action Item: Streets [Bill 250771](#): An Ordinance authorizing 3419 KENSINGTON PARTNERS or a subsequent owner to install, own, and maintain an encroachment at 3423 Kensington Ave, Philadelphia, PA 19134, under certain terms and conditions. Introduced by Councilmember Driscoll on September 18, 2025 (Presented by Dan Farrell)

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.
 - o <https://us02web.zoom.us/j/84629842291?pwd=YXRaTmdleE04YXAvelVxcVZCVVhkZz09>
 - o Passcode: 146958
- To join with a telephone, call this number.
 - o One tap mobile :
 - US: +12678310333,,84629842291#,,,,*146958#
 - o 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
 - o Webinar ID: 846 2984 2291
 - o 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 [here](#) on the website after the meeting.