

Agenda

Philadelphia City Planning Commission

Thursday, November 20, 2025 at 1:00 p.m.
In Person, 1515 Arch Street, Room 18-029 and on Zoom

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

1. Executive Director's Update.

Items for Administrative Approval

- i. Zoning [Bill 250831](#): Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by allowing Basic Utilities and Services uses without a Special Exception in certain Special Purpose districts, all under certain terms and conditions. Introduced by Councilmember Jones on October 9, 2025.
- ii. Zoning [Bill 250919](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by making technical changes to text that has expired, all under certain terms and conditions. Introduced by Councilmember Young on October 23, 2025.
- iii. Zoning [Bill 250952](#): Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by defining building types and clarifying uses permitted in the RTA-2, Residential Two-Family Attached base zoning district, all under certain terms and conditions. Introduced by Councilmember Bass for Council President Johnson on October 30, 2025.
- iv. Streets [Bill 250846](#): Authorizing various encroachments in the vicinity of 5901 Wayne Avenue, Philadelphia, PA 19144, under certain terms and conditions. Introduced by Councilmember Bass on October 9, 2025.
- v. Streets [Bill 250914](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 5021-23 Baltimore Ave, Philadelphia, PA 19143, under certain terms and conditions. Introduced by Councilmember Gauthier on October 23, 2025.
- vi. Streets [Bill 250918](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 161 W Girard Ave, Philadelphia, PA 19122, under certain terms and conditions. Introduced by Councilmember Young on October 23, 2025.
- vii. Streets [Bill 250920](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 2535-37 S 13th St, Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Squilla on October 23, 2025.
- viii. Streets [Bill 250946](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 4435-37 Baltimore Ave, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on October 30, 2025.

2. Action Item: Approval of 2026 Meeting Dates.

3. Action Item: Request for excess impervious coverage at 7500 McCallum Street. (Presented by Nina Solomon)

4. Personal Care Homes (Presented by Keith Davis)
 - a. Action Item: Zoning [Bill 250721](#) (*Held for 45 days in October*): 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.
 - b. Action Item: Zoning [Bill 250845](#) (*Held for 45 days in October*): 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.
 - c. Action Item: Zoning [Bill 250949](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" to establish Seventh District Overlay District and restrict certain residential uses, under certain terms and conditions. Introduced by Councilmember Lozada on October 30, 2025.
5. Action Item: Zoning [Bill 250834](#) (*Held for 45 days in October*): 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. (Presented by Amy Boyd)
6. Action Item: Zoning [Bill 250804](#) (*Held for 45 days in October*): 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)
7. Action Item: Zoning [Bill 250917](#): Amending Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District," to provide for building requirements to prevent vacant lots, all under certain terms and conditions. Introduced by Councilmember Young on October 23, 2025. (Presented by David Fecteau)
8. Action Item: Zoning [Bill 250891](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N. Sydenham Street, Venango Street, N. Smedley Street, and W. Tioga Street. Introduced by Councilmember Bass on October 16, 2025 (Presented by Nathan Grace)
9. Action Item: Zoning [Bill 250848](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Chew Avenue, Church Lane, and East Wister Street. Introduced by Councilmember Bass on October 9, 2025. (Presented by Meg Cavanagh)
10. Action Item: Zoning [Bill 250947](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N Frazier St., Master St.,

N Ithan St., and Media St. Introduced by Councilmember Jones on October 30, 2025. (Presented by Brian Wenrich)

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.
 - <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 [here](#) on the website after the meeting.