

Agenda Philadelphia City Planning Commission

Thursday, December 4, 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. Action Item: Approval of the Meeting Minutes for October 16, 2025.
2. Executive Director's Update.

Items for Administrative Approval

- i. Zoning [Bill 251031](#): Repealing in its entirety [Bill No. 241055](#) (approved December 23, 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 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 Bass for Council President Johnson on November 20, 2025.
 - ii. Streets [Bill 251028](#): Authorizing the installation, ownership and maintenance of various encroachments in the vicinity of 510 N Christopher Columbus Blvd, Philadelphia, PA 19123, under certain terms and conditions. Introduced by Councilmember Squilla on November 20, 2025.
3. Action Item: Preservation [Bill 251030](#): Amending Chapter 14-1000 of The Philadelphia Code ("Historic Preservation") to revise procedures and requirements related to designation of historic properties and districts, including notification requirements; revising procedures concerning permit applications while designation determinations are pending; amending related Zoning Code definitions; and making technical changes; all under certain terms and conditions. Introduced by Councilmember Squilla on November 20, 2025. (Presented by David Fecteau)
 4. Action Item: Zoning [Bill 250848](#) (*Held in November*): 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)
 5. Action Item: Zoning [Bill 250985](#): Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Bryn Mawr Avenue,

Wynnefield Avenue, Nevada Street and the SEPTA Railroad Right of Way. Introduced by Councilmember Jones on November 13, 2025. (Presented by Brian Wenrich)

6. Action Item: Philadelphia Water Department Pump Stations and Storage Basins (Presented by David Fecteau)
 - a. Zoning [Bill 250984](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Eva Street, Dearnley Street, Flamingo Street, Hillside Avenue, Shaw Street, Wigard Avenue Extension, Umbria Street, Minerva Street, and Shawmont Avenue. Introduced by Councilmember Jones on November 13, 2025.
 - b. Zoning [Bill 250987](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Sunset Avenue, Harner Street, Port Royal Avenue, Hagys Mill Road, and Cathedral Road. Introduced by Councilmember Jones on November 13, 2025.
7. Action Item: Zoning [Bill 250983](#): 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 November 13, 2025. (Presented by Jaylene Gutierrez)
8. Action Item: Zoning [Bill 250986](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by creating Section 14-545, entitled, "/WFS, West Fairmount Sports Area Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on November 13, 2025. (Presented by Paula Brumbelow Burns)
9. Action Item: Zoning [Bill 250988](#): Amending Chapter 9-600 of The Philadelphia Code (entitled "Service and Other Businesses") to add business hour restrictions in the Fifth Councilmanic District; and amending Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District," to restrict certain commercial uses and make other related changes, all under certain terms and conditions. Introduced by Councilmember Young on November 13, 2025. (Presented by Amy Boyd)
10. Action Item: Zoning [Bill 251032](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by amending Section 14-530, entitled "Eighth District Overlay District" to add a section on Supplemental Use Regulations and making related changes all under certain terms and conditions. Introduced by Councilmember Bass on November 20, 2025. (Presented by Amy Boyd)
11. Action Item: Property [Bill 251017](#): Authorizing the Director of the Department of Aviation to acquire, on behalf of the City, fee simple title or a lesser real estate interest by purchase,

amicable negotiation, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in and to all or portions of a certain parcel of land known as 4521 Island Avenue, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson. (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.
 - o <https://us02web.zoom.us/j/84629842291?pwd=YXRaTmdleE04YXAvelVxcVZCVWhkZz09>
 - 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.