

Agenda Philadelphia City Planning Commission

Thursday, May 21, 2026 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: Nomination and Election of a new Vice-Chair.
2. Executive Director's Update.
 - Item in Accord with Previous Policy
 - i. Zoning [Bill 260530](#): Amending Section 14-702 of The Philadelphia Code, entitled "Floor Area, Height, and Dwelling Unit Density Bonuses," to clarify the terms of the public street enhancement bonus and make related technical changes, under certain terms and conditions. Introduced by Councilmember Squilla on May 14, 2026. *30-day review expires June 13, 2026.*
 - Items for Administrative Approval
 - i. Zoning [Bill 260422](#): Amending Section 14-524 of The Philadelphia Code, entitled "FDO, Fourth District Overlay District" by authorizing Basic Systems and Utilities in the SP-PO-A zoning district in an area bounded by Ridge Avenue, Calumet Street, the Schuylkill River, and the Wissahickon Creek all under certain terms and conditions. Introduced by Councilmember Jones, Jr. on April 30, 2026. *30-day review expires May 30, 2026.*
 - ii. Streets [Bill 260340](#): Authorizing various encroachments in the vicinity of 323 N Broad St, Philadelphia, PA 19107, under certain terms and conditions. Introduced by Councilmember Squilla on April 16, 2026. *30-day review expired May 16, 2026.*
 - iii. Streets [Bill 260383](#): Authorizing various encroachments in the vicinity of 2955 Market St, Philadelphia, PA 19104, under certain terms and conditions. Introduced by Councilmember Gauthier on April 23, 2026. *30-day review expires May 23, 2026.*
 - iv. Streets [Bill 260425](#): Authorizing various encroachments in the vicinity of 3601-7 N Broad St, Philadelphia, PA 19140, under certain terms and conditions. Introduced by Councilmember Young on April 30, 2026. *30-day review expires May 30, 2026.*
3. Action Item: Subdivision Plat for 4401 S Broad Street. Zoning Permit No. 2026-004248.
(Presented by Ben Schmidt)
4. Action Item: Request for an Exemption from the Impervious Coverage Requirements in the Wissahickon Watershed Overlay for 29-31 W Bells Mill Road. (Presented by Nina Solomonik)

5. Review and Comment: The School District of Philadelphia Fiscal Year 2027-2032 Capital Budget and Program. (Presented by Nate Dorfman; Vincent Pagliaro Jr., School District; and Surekha Ramanjulu, School District)

Introduction to the Bills to Rezone Philadelphia School District Properties in Council Districts 3, 4, and 8. (Presented by Peter Barnard)

6. Action Items: Rezone Schools in Council District 3 to SP-CIV, Civic, Educational, and Medical. Introduced by Councilmember Gauthier on March 19, 2026. *Held for 45 days at the April 16, 2026 meeting.* (Presented by Brian Wenrich)
 - i. Zoning [Bill 260239](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, a SEPTA Regional Railroad Right-of-Way, and Cobbs Creek.
 - ii. Zoning [Bill 260238](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ludlow Street, South 41st Street, West Girard Avenue, and North 48th Street.
7. Action Item: Zoning [Bill 260298](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Ridge Avenue, Spring Lane, Hagy's Mill Road, Port Royal Avenue, River Road, and the Montgomery County Line. Introduced by Councilmembers Jones, Jr., Thomas, and Ahmad on April 9, 2026. *Held for 45 days at the April 16, 2026 meeting.* (Presented by Jaylene Gutierrez)
8. Action Items: Rezone Schools in Council District 8 to SP-CIV, Civic, Educational, and Medical. Introduced by Councilmember Bass on April 16, 2026. (Presented by Meg Cavanagh) *30-day review expired May 16, 2026.*
 - iii. Zoning [Bill 260342](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Washington Lane, Crittenden Street, East Tulpehocken Street, East Haines Street, and Ardleigh Street.
 - iv. Zoning [Bill 260343](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by East Washington Lane, Stenton Avenue, East Haines Street, and Ardleigh Street.
 - v. Zoning [Bill 260344](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by N. 18th Street, Colonial Street, N. 17th Street and Chelton Avenue.
 - vi. Zoning [Bill 260345](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by West Seymour Street, Knox Street, West Logan Street and Keyser Street.
9. Action Item: Zoning [Bill 260297](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 34th Street, Civic Center Boulevard, and University Avenue. Introduced by Councilmember Gauthier on April 9, 2026. *Held for 45 days at the April 16, 2026 meeting.* (Presented by Emma Sonner)

10. Action Item: Zoning [Bill 260379](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by amending Section 14-520, entitled "NDO, Ninth District Overlay District," by making technical changes, all under certain terms and conditions. Introduced by Councilmember Phillips on April 23, 2026. (Presented by Nate Dorfman) *30-day review expires May 23, 2026.*
11. Action Item: Zoning [Bill 260381](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new chapter to require specific permit applicants to provide notice of the presence of particular murals on the property to the Department of Licenses and Inspections, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 23, 2026. (Presented by Henry Felsman) *30-day review expires May 23, 2026.*
12. Action Item: Zoning [Bill 260429](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Frankford Creek, Aramingo Avenue, Butler Street, and Frankford Avenue. Introduced by Councilmember Driscoll on April 30, 2026. (Presented by David Fecteau). *30-day review expires May 30, 2026.*
13. Action Item: Zoning [Bill 260515](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wyalusing Avenue, Lancaster Avenue, May Street, Westminster Avenue, and 47th Street. Introduced by Councilmember Gauthier on May 14, 2026. (Presented by Brian Wenrich) *30-day review expires June 13, 2026.*

Introduction to Housing Opportunities Made Easy (H.O.M.E.) Tier Two Bills Relating to CMX-1, Commercial Mixed-Use District Changes, and Transit Oriented Communities. (Presented by Michael Gall)

14. Action Item: Zoning [Bill 260516](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by amending certain provisions of the CMX-1, Commercial Mixed Use, zoning district regarding uses, dimensional requirements, and parking, all under certain terms and conditions. Introduced by Councilmember Squilla on May 14, 2026. (Presented by Amy Boyd). *30-day review expires June 13, 2026.*
15. Action Item: Zoning [Bill 260517](#): Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Section 14-513, entitled, "TOD, Transit-Oriented Development Overlay District" to rename it "TOC, Transit Oriented Communities Overlay District," to expand its applicability radius, and amending various sections to make changes to applicable use, dimensional and parking standards, all under certain terms and conditions.

Introduced by Councilmember Gauthier for Council President Johnson on May 14, 2026.
(Presented by Dan Farrell) *30-day review expires June 13, 2026.*

16. Action Item: Zoning [Bill 260519](#): Amending Section 14-513 of The Philadelphia Code, entitled "/TOD, Transit-Oriented Development Overlay District" by exempting certain districts from ground floor use requirements, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson on May 14, 2026. (Presented by Dan Farrell) *30-day review expires June 13, 2026.*
17. Action Item: Zoning [Bill 260518](#): To amend Title 14 of the Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions relating to the Transit Improvement Bonus, to clarify its parameters and revise the bonus structure, and by making related changes, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson on May 14, 2026. (Presented by Michael Gall). *30-day review expires June 13, 2026.*
18. Action Item: Zoning [Bill 260520](#): Amending Section 14-600 of The Philadelphia Code, entitled "Use Regulations," to allow Transit Station use in Commercial zoning districts, all under certain terms and conditions. Introduced by Councilmember Gauthier for Council President Johnson on May 14, 2026. (Presented by Michael Gall). *30-day review expires June 13, 2026.*
19. Action Items: Zoning and Streets Bills to Enable Construction of a Parking Garage and Athletic Fields on St. Joseph Preparatory School's Campus. Introduced by Councilmember Young on May 7, 2026. *30-day review expires June 6, 2026.* (Presented by Amy Boyd)
 - a. Zoning [Bill 260462](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thompson Street, 17th Street, Girard Avenue, Ridge Avenue, 19th Street, Cabot Street, and 18th Street, and amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by amending Section 14-529, entitled "/VDO, Fifth District Overlay District," all under certain terms and conditions.
 - b. Streets [Bill 260463](#): Authorizing the revision of lines and grades on a portion of City Plan No. 120 by striking from the City Plan and vacating Cleveland Street from Girard Avenue northwardly to Stiles Street, striking from the City Plan and vacating Stiles Street from 18th Street westwardly to 19th Street, under certain terms and conditions.
20. Action Items: Property Bills for Philadelphia International Airport. Introduced by Councilmember Driscoll for Council President Johnson on April 30, 2026. (Presented by Jonathan Goins). *30-day review expires May 30, 2026.*

- a. Property [Bill 260426](#): Authorizing the Director of Aviation, on behalf of the City of Philadelphia, to modify a certain easement and acquire additional easement interests in connection with a portion of the parcel or parcels of land commonly known as 8350 Executive Avenue, under certain terms and conditions.
- b. Property [Bill 260427](#): Authorizing the Director of the Department of Aviation to acquire, on behalf of the City, fee simple title or a lesser 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 8800 Tinicum Boulevard in Philadelphia County, under certain terms and conditions.

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#
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 - Dial (for higher quality, dial a number based on your current location):
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 - 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.