

Philadelphia City Planning Commission Agenda

October 15, 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: Approval of the Meeting Minutes for July and September 2026.

2. Executive Director's Update.

Item in Accord with Previous Policy

- i. Zoning [Bill 260711](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roberts Avenue, Germantown Avenue, Cayuga Street, 17th Street, Saint Paul Street, Germantown Avenue, Brunner Street, and Wayne Avenue. Introduced September 17, 2026 by Councilmember Bass. *30-day review expires October 17, 2026.*

Items for Administrative Approval

- i. Streets [Bill 260693](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 4201 Manayunk Ave, Philadelphia, PA, under certain terms and conditions. Introduced September 17, 2026 by Councilmember Jones, Jr. *30-day review expires October 17, 2026.*
- ii. Streets [Bill 260706](#): Authorizing an encroachment in the nature of a staircase in the vicinity of 319-25 N 11th St, Philadelphia, PA, under certain terms and conditions. Introduced September 17, 2026 by Councilmember Squilla. *30-day review expires October 17, 2026.*
- iii. Streets [Bill 260707](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 544 E. Girard Ave., under certain terms and conditions. Introduced September 17, 2026 by Councilmember Squilla. *30-day review expires October 17, 2026.*
- iv. Streets [Bill 260830](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 2655 South 18th St., under certain terms and conditions. Introduced October 8, 2026 by Councilmember Gilmore-Richardson for Council President Johnson. *30-day review expires November 7, 2026.*

Item for 45 Day Review

- i. Zoning [Bill 260832](#): A Amending Section 14-505 of The Philadelphia Code, entitled “/ENV, Environmental Preservation Overlay District”. by expanding the boundaries to include Lankenau High School, and creating additional use and dimensional restrictions, all under certain terms and conditions. Introduced October 8, 2026 by Councilmember Jones, Jr. 30-day review expires November 7.
3. Action Item: Appeal of a Rejected Registered Community Organization Application (Presented by Jonathan Goins)
4. Action Item: Zoning [Bill 260759](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, 28th Street, Reed Street, and Newkirk Street. Introduced September 24, 2026 by Councilmember Gilmore-Richardson for Council President Johnson. *30-day review expires October 24, 2026.* (Presented by Jonathan Goins)
5. Action Item: Subdivision Plat for 8779 Ashton Road (Presented by Jack Conviser)
6. Action Item: Streets [Bill 260692](#): Amending Section 9-208 of The Philadelphia Code, entitled “Sidewalk Cafés,” to authorize additional locations for sidewalk cafés, all under certain terms and conditions. Introduced September 17, 2027 by Councilmember Jones, Jr. *30-day review expires October 17, 2026.* (Presented by Jack Conviser)
7. Action Item: Zoning [Bill 260689](#): Amending Section 14-705 of The Philadelphia Code, entitled “Landscape and Trees” by revising heritage tree removal requirements, all under certain terms and conditions. Introduced September 17, 2026 by Councilmember Gilmore-Richardson for Council President Johnson. *30-day review expires October 17, 2026.* (Presented by Brian Wenrich)
8. Action Item: Zoning [Bill 260690](#): Amending Section 14-504 of The Philadelphia Code, entitled “/NCO, Neighborhood Conservation Overlay District” by creating a new Southwest Center City Neighborhood Conservation Overlay District, and by revising the boundaries of Section 14-502 /CTR, Center City Overlay District, and making related changes, all under certain terms and conditions. Introduced September 17, 2026 by Councilmember Gilmore-Richardson for Council President Johnson. *30-day review expires October 17, 2026.* (Presented by Eliza Bower)
9. Action Item: Zoning [Bill 260700](#): Amending Chapter 14-600 of The Philadelphia Code, entitled “Use Regulations,” by requiring special exception approval for limited lodging in

the RSA-5 zoning district; all under certain terms and conditions. Introduced September 17, 2026 by Councilmember Young. *30-day review expires October 17, 2026.* (Presented by Amy Boyd)

10. Action Item: Zoning [Bill 260760](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, Broad Street, Reed Street, and Carlisle Street. Introduced September 24, 2026 by Councilmember Gilmore-Richardson for Council President Johnson. *30-day review expires October 24, 2026.* (Presented by Kyle Brown)
11. Action Item: Zoning [Bill 260800](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lehigh Avenue, Belgrade Street, Aramingo Avenue, and Miller Street. Introduced October 1, 2026 by Councilmember Squilla. *30-day review expires October 31, 2026.* (Presented by Camilla Lizundia)
12. Action Item: Zoning [Bill 260764](#): Amending Section 14-529 of The Philadelphia Code, entitled “/VDO, Fifth District Overlay District,” to establish use restrictions within a specified area; all under certain terms and conditions. Introduced September 24, 2026 by Councilmember Young. *30-day review expires October 24, 2026.* (Presented by Ian Litwin)
13. Action Item: Zoning [Bill 260709](#): Amending Section 14-530 of The Philadelphia Code, entitled “/EDO, Eighth District Overlay District” by restricting additional uses and making technical changes, all under certain terms and conditions. Introduced September 17, 2026 by Councilmember Bass. *30-day review expires October 17, 2026.* (Presented by Liz Fuselier)
14. Action Item: Zoning [Bill 260796](#): To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lancaster Avenue, 62nd Street, Lebanon Avenue, 63rd Street and Malvern Avenue. Introduced October 1, 2026 by Councilmember Jones, Jr. *30-day review expires October 31, 2026.* (Presented by Liz Fuselier)
15. Action Items: Rezone Philadelphia Water Department Drinking Water Facilities in Council District 9. Introduced September 17, 2026 by Councilmember Phillips. *30-day review expires October 17, 2026.* (Presented by David Fecteau)

- a) [Bill 260686](#): Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wyncote Avenue, Ogontz Avenue, and 68th Avenue, all under certain terms and conditions.
 - b) [Bill 260687](#): Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 65th Avenue, 3rd Street, Cheltenham Avenue, and 5th Street, all under certain terms and conditions.
16. Action Item: Zoning [Bill 260688](#): Amending Section 14-601 of The Philadelphia Code, entitled "Use Categories" by making changes to the retail sales use category definitions, and amending Section 14-602, entitled "Use Tables" by making changes to the use tables to reflect the updated retail sales use category definitions, all under certain terms and conditions. Introduced September 17, 2026 by Councilmembers Gilmore Richardson, Lozada, and O'Neill. *30-day review expires October 17, 2026.* (Presented by Madison Matera)
17. Action Item: Zoning [Bill 260694](#): Amending Section 14-503(4) of The Philadelphia Code, entitled "NCA, Neighborhood Commercial Area Overlay District. Main Street/Manayunk and Venice Island" by revising boundaries, restricting additional uses, and replacing illustrative maps, all under certain terms and conditions. Introduced September 17, 2026 Councilmember Jones, Jr. *30-day review expires October 17, 2026.* (Presented by Aaron Holly)
18. Action Item: Zoning [Bill 260695](#): Amending Section 14-601 of The Philadelphia Code, entitled "Use Categories," to revise the definition of adult cabaret. Introduced September 17, 2026 by Councilmember Landau. *30-day review expires October 17, 2026.* (Presented by Paula Brumbelow Burns)
19. Action Item: Zoning [Bill 260703](#): Amending Chapter 14 of The Philadelphia Code, entitled "Zoning and Planning," by defining self-service storage facilities and prohibiting them in certain locations and making related technical changes, all under certain terms and conditions. Introduced September 17, 2026 by Councilmember Driscoll. *30-day review expires October 17, 2026.* (Presented by Michael Gall)
20. Action Item: Zoning [Bill 260704](#): Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts" by combining the /FNE, Far Northeast Overlay District and the /NE, Northeast Overlay District into a new /TEN, Tenth District Overlay District and making related changes all under certain terms and conditions. Introduced September 17, 2026 by Councilmember O'Neill. *30-day review expires October 17, 2026.* (Presented by Keith Davis)

21. Action Item: Zoning [Bill 260795](#): To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 32nd Street, South Street, and 33rd Street, related to the David Rittenhouse Laboratory at 3200 Walnut Street. Introduced October 1, 2026 by Councilmember Gauthier. *30-day review expires October 31, 2026.* (Presented by Keith Davis)

22. Action Item: Streets [Bill 260801](#): Authorizing the revision of lines and grades on a portion of City Plan No. 149 by striking from the City Plan and vacating the legally open portion of Hartwell Lane from Seminole Street to its terminus southwestwardly therefrom and reserving and placing on the City Plan a right of way for water main purposes and public utility purposes within the lines of the portion of Hartwell Lane being stricken and authorizing acceptance of the grant to the City of the said right of way, under certain terms and conditions. Introduced October 1, 2026 by Councilmember Bass. (Presented by Meg Cavangh) *45-day review expires November 15, 2026.*

INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate 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=YXRaTmdleE04YXAvelVxcVZCVVhkZz09>
 - 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

This remote meeting will be recorded. By participating, you are consenting to be recorded. The email address and/or telephone number you use to join will be logged by the meeting software and may become part of the official record. A link to the recording will be placed on the Commission's [public meetings webpage](#).