Philadelphia
City Planning Commission
CITY OF PHILADELPHIA

Philadelphia City Planning Commission Agenda

November 19, 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 September and October, 2026.

2. Executive Director's Update.
   Items in Accord with Previous Policy
   i. Property Bill 260890: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of certain parcels of land located along the west bank of the Schuylkill River in and around an area generally bounded by South 58th Street, as extended to the bulkhead line of the west bank of the Schuylkill River; South 61st Street; and West Passyunk Avenue for public park, recreation, and transportation purposes under certain terms and conditions. Introduced October 22, 2026 by Councilmember Gauthier. *30-day review expires November 21, 2026.*

   ii. Property Bill 260891: 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 October 22, 2026 by Councilmember Jones, Jr. *30-day review expires November 21, 2026.*

   iii. Property Bill 260893: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation or otherwise, in certain parcels of land along the Delaware River in the Tacony-Holmesburg area, together with all improvements thereon and all associated easements and appurtenances for public recreational purposes, all under

certain terms and conditions. Introduced October 22, 2026 by Councilmember Driscoll. *30-day review expires November 21, 2026.*

Item for Administrative Approval

iv. Streets Bill 260922: Authorizing encroachments in the nature of a sidewalk café in the vicinity of 1638 West Porter Street, under certain terms and conditions. Introduced October 28, 2026 by Councilmember Gilmore-Richardson for Council President Johnson. *30-day review expires November 28, 2026.*

Items for 45 Day Review

v. Zoning Bill 260970: Amending the Philadelphia Zoning Maps by changing the zoning designation of certain areas of land located within an area bounded by Parkside Avenue, 49th Street, Jefferson Street, and 48th Street (extended). Introduced November 12, 2026, by Councilmember Jones, Jr. *30-day review expires December 12, 2026*.

vi. Zoning Bill 260975: Amending Section 14-500 of The Philadelphia Code, entitled "Overlay Districts" to reorganize various overlays in the Fifth Councilmanic District and make other related changes in 14-203 entitled "Definitions", all under certain terms and conditions. Introduced November 12, 2026 by Councilmember Young. *30-day review expires December 12, 2026.*

vii. Property Bill 260973: Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title to certain parcels of land for community garden purposes; and authorizing the Commissioner of Public Property to enter into lease agreements for the use of such parcels for community garden purposes for terms of ten years; all under certain terms and conditions. Introduced November 12, 2026, by Councilmember Young. *30-day review expires December 12, 2026*.

viii. Property Bill 260978: 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 8400 Enterprise Avenue in Philadelphia County, under certain terms and conditions. Introduced November 12, 2026, by Councilmember Driscoll for Council President Johnson. *30-day review expires December 12, 2026*.

3. Informational Item: Water Revitalization Plan. Upgrading water systems to bring you safe, reliable drinking water today and tomorrow. (Presented by Laura Davis, Philadelphia Water Department)

4. Action Item: Appeal of a Rejected Registered Community Organization Application *(Continued from the October 15 meeting).* (Presented by Jonathan Goins)

5. Action Item: Zoning Bill 260689 *(Continued from the October 15 meeting)*: 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. *45-day review expires November 29, 2026.* (Presented by Jack Conviser)

6. Action Item: Zoning Bill 260764 *(Continued from the October 15 meeting*): 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. *45-day review expires November 29, 2026.* (Presented by Ian Litwin)

7. Action Item: Zoning Bill 260832 as amended *(Continued from the October 15 meeting*): 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. *45-day review expires November 29, 2026.* (Presented by David Fecteau)

8. Action Item: Zoning Bill 260851: Amending Section 14-601 of The Philadelphia Code, entitled "Use Categories", Section 14-602, entitled "Use Tables", and Section 14-603, entitled "Use-Specific Standards" by adding a definition to the retail sales use category for tobacco sales, making changes to the use tables to reflect the updated use category definition, and adding use-specific standards, all under certain terms and conditions. Introduced October 15, 2026 by Councilmember Gilmore-Richardson. *30-day review expires November 14, 2026.* (Presented by Madison Matera).

9. Action Item: Zoning Bill 260855: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Rubicam Street, Ashmead Street, Wakefield Street, and Bringhurst Street. Introduced October 15, 2026 by Councilmember Bass. *30-day review expires November 14, 2026*. (Presented by Elizabeth Fuselier)

10. Action Item: Zoning Bill 260896: Amending Section 14-502 of The Philadelphia Code, entitled "/CTR, Center City Overlay District" by allowing certain uses in Old City Residential Area, Core under certain terms and conditions. Introduced October 22, 2026

by Councilmember Squilla. *30-day review expires November 21, 2026.* (Presented by Mina Monavarian)

11. Action Items: Zoning Bills to amend the Ninth District Overlay District to further restrict commercial activity in three commercial corridors. Introduced October 28, 2026 by Councilmember Phillips. *30-day review expires November 28, 2026.* (Presented by Michael Gall)

    i. Zoning Bill 260919: 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.

    ii. Zoning Bill 260920: 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.

    iii. Zoning Bill 260921: 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.

12. Action Items: Zoning Bill 260294: 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 October 28, 2026 by Councilmember Jones, Jr. *30-day review expires November 28, 2026.* (Presented by David Fecteau)

13. Action Item: Zoning Bill 260981: Amending Section 14-513 of The Philadelphia Code, entitled "/TOC, Transit-Oriented Communities Overlay District" to designate additional Transit-Oriented Communities Transit Stations and make technical changes to clarify designation criteria, all under certain terms and conditions. Introduced November 12, 2026 by Councilmember Squilla. *30-day review expires December 12, 2026* (Presented by Dan Farrell)

14. Action Item: Zoning Bill 260963: An ordinance amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thouron Avenue, Mohican Street, Rugby Street, and Washington Lane.

Introduced November 12, 2026 by Councilmember Phillips. *30-day review expires December 12, 2026* (Presented by Peter Barnard)

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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=YXRaTmdIeE04YXAvelVxcVZCVVhkZz09
  - Passcode: 146958

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- To email comments, send them to planning@phila.gov by noon on the day of the meeting

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