



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Text

File #: 221047, Version: 0

December 6, 2022

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning without my signature Bill Number 220776, which was introduced into City Council on September 29, 2022, by Councilmember O'Neill. Bill Number 220776 amends the Philadelphia Zoning Map by changing the zoning designations of certain areas of land located throughout the Tenth Councilmanic District. This Bill will amend the zoning maps by rezoning Council District Ten's "CMX-2," Commercial Mixed-Use zoned properties to "CMX-1," Commercial Mixed-Use. This involves rezoning 446 parcels covering 96 acres.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. The PCPC acknowledged that some CMX-2 properties have had difficulty finding commercial tenants, but further noted that the rezoning would have the impact of dramatically limiting the types of businesses that would be permitted. For example, all restaurants, prepared food shops, and childcare centers will be prohibited. Additionally, in most cases, medical offices and personal services would also be prohibited. Furthermore, in nearly all cases, the remapping would prohibit multifamily housing, reducing both housing opportunities and potential supports for the businesses in these corridors.

My Administration is concerned that this legislation is not supportive of small businesses and new businesses forced to comply with the new zoning standard would be less able to cater to the needs of the surrounding neighborhoods, since a whole host of business types would no longer be permitted by right.

For these reasons, I am returning without my signature, Bill No. 220776.

Respectfully,

JAMES F. KENNEY
Mayor