



City of Philadelphia

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

Legislation Text

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Approving a two-year extension, until June 30, 2010, for the Zoning Code Commission's adoption and provision of a written report containing Zoning Code Proposals and a Zoning Map Revision Plan, as provided for in Section 4-1300 of the Philadelphia Home Rule Charter.

WHEREAS, On May 15, 2007, the citizens of Philadelphia voted to approve an amendment to the Philadelphia Home Rule Charter which created the Zoning Code Commission; and

WHEREAS, The Zoning Code Commission (ZCC) is charged with developing a new Zoning Code that is easy to understand, improves the City's planning process, promotes positive development, and preserves the character of Philadelphia's neighborhoods; and

WHEREAS, The ZCC is to submit a written preliminary report containing specific recommendations solely related to proposed changes to the Philadelphia Zoning Code ("Zoning Code Proposals"), including drafts of all legislation required to implement the Zoning Code Proposals; and recommendations, including a timetable and specific milestones, on how to proceed with a comprehensive revision of the City's zoning maps ("Zoning Map Revision Plan") on or before June 30, 2008; and

WHEREAS, The Commission convened for the first time on August 3, 2007, and has continued to meet at semi-monthly public meetings, and has heard public comment at each, exceeding the minimum ten meetings required by the Charter Amendment; and

WHEREAS, Several new appointments were made to the ZCC at the beginning of January 2008 by Mayor Nutter and by incoming new members of City Council; and

WHEREAS, The ZCC has begun the process of analyzing Philadelphia's current Zoning Code, conducting research on current urban planning issues, and studying the "best practices" included in the zoning codes of peer cities; and

WHEREAS, A lead consultant has recently been selected to assist the Commission in its work; and a search for an executive director for the Zoning Code Commission is underway; and

WHEREAS, The ZCC has several important tasks to complete including: developing and conducting a comprehensive community education and engagement process to help guide the Zoning Code reform effort; reviewing alternative approaches to Zoning Code reform; drafting specific recommendations and legislation to implement these recommendations; and, developing a timetable and specific milestones for a comprehensive revision of the City's zoning maps; and

WHEREAS, Peer cities that have undertaken, or are now undergoing a partial or comprehensive zoning code reform process have taken or expect to take three to six-plus years to complete their reform effort; and

WHEREAS, On March 12, 2008, the Zoning Code Commission voted to request of City Council a two-year extension to complete their work; and

WHEREAS, Such an extension may only be approved by a resolution of City Council adopted by a two-thirds vote of its members; now therefore

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That Council hereby approves a two-year extension, until June 30, 2010, for the Zoning Code Commission's adoption and provision of a preliminary written report containing Zoning Code Proposals and a Zoning Map Revision Plan, as provided for in Section 4-1300 of the Philadelphia Home Rule Charter.