

## Legislation Details (With Text)

**File #:** 220108      **Version:** 0      **Name:**  
**Type:** COMMUNICATION      **Status:** PLACED ON FILE  
**File created:** 2/3/2022      **In control:** CITY COUNCIL  
**On agenda:**      **Final action:**  
**Title:** February 2, 2022

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

I am hereby returning without my signature Bill No. 210922, which was passed by Council at its session on January 20, 2022. Bill No. 210922 amends the Philadelphia Zoning Maps at a 4th District location, specifically the area bounded by Fountain and Umbria Streets, Paoli and Ridge Avenues, Livezey Street, and Valley and Henry Avenues. It would change the zoning designation from CMX2.5 Commercial Mixed Use to CA-1 Auto Oriented Commercial.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. The area has seen an increase in residential development projects that are changing the established pattern of development in the neighborhood. This change in zoning to CA-1 is intended to curtail this rapid uptick in response to resident concerns and the demand that the increased density has had on the existing community. Although a solution is needed, this approach does not permit any residential use by right, which is inconsistent with the District Plan and the vision the community has for the area. Ongoing work is underway as the PCPC continues to collaborate with property owners, the community, and the Council office to look at a more complete solution to their concerns, such as with both additional mapping options and updating the text of the Ridge Avenue Commercial Overlay.

For these reasons, I am returning without my signature Bill No. 210922.

Respectfully,

JAMES F. KENNEY  
Mayor

**Sponsors:****Indexes:****Code sections:****Attachments:**

Date	Ver.	Action By	Action	Result	Tally
2/3/2022	0	CITY COUNCIL	READ AND FILED		

February 2, 2022

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

I am hereby returning without my signature Bill No. 210922, which was passed by Council at its session on January 20, 2022. Bill No. 210922 amends the Philadelphia Zoning Maps at a 4th District location, specifically the area bounded by Fountain and Umbria Streets, Paoli and Ridge Avenues, Livezey Street, and Valley and

Henry Avenues. It would change the zoning designation from CMX2.5 Commercial Mixed Use to CA-1 Auto Oriented Commercial.

The Philadelphia City Planning Commission (PCPC) reviewed this legislation and recommended against approval. The area has seen an increase in residential development projects that are changing the established pattern of development in the neighborhood. This change in zoning to CA-1 is intended to curtail this rapid uptick in response to resident concerns and the demand that the increased density has had on the existing community. Although a solution is needed, this approach does not permit any residential use by right, which is inconsistent with the District Plan and the vision the community has for the area. Ongoing work is underway as the PCPC continues to collaborate with property owners, the community, and the Council office to look at a more complete solution to their concerns, such as with both additional mapping options and updating the text of the Ridge Avenue Commercial Overlay.

For these reasons, I am returning without my signature Bill No. 210922.

Respectfully,

JAMES F. KENNEY  
Mayor