



Legislation Text

File #: 160525-A, Version: 2

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising requirements for Preliminary Plat approval.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

\* \* \*

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES.

\* \* \*

§ 14-304. **Specific Procedures.**

\* \* \*

(7) **Subdivisions and Subdivision Plats.**

\* \* \*

(c) **Preliminary Plat.**

*(.1) The Planning Commission shall not approve a Preliminary Plat that would require a change to the City plan unless an ordinance has been enacted approving such City plan change, subject to the Commission's approval of the Preliminary Plat.*

(.[1]2) The applicant shall submit to the Commission the Preliminary Plat and supplementary data meeting the requirements of the regulations of the Commission.

(.[2]3) The applicant shall submit the proposed Stormwater Management Plan to the Water Department. The Water Department shall approve the proposed method of control of stormwater runoff before the Commission may approve the Preliminary Plat.

(.[3]4) The Commission shall act on the application for approval of the Preliminary Plat at its first regularly scheduled meeting held not less than 30 days following the date of filing of the Preliminary Plat. If it approves the Preliminary Plat, the Commission shall express its decision as a conditional approval and shall notify the subdivider and the Department of Streets of that decision. If it disapproves the Preliminary Plat, the Commission shall notify the subdivider in writing of its action and the reasons for the decision within seven days after the decision.

(.[4]5) The Streets Department shall review and approve, approve with conditions, or deny the application.

(.[5]6) Approval of a Preliminary Plat shall not constitute approval of the Final Plat, but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the Final Plat.

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SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.

[Brackets] indicate matter deleted.