

Proposed Amendments to Bill No. 120774

~~Strikethrough~~ indicates mater deleted by these amendments.
Bold Italics indicate new matter added by these amendments.

Amending Title 14 of The Philadelphia Code entitled “Zoning and Planning” by adding additional notice requirements; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code, as amended by Bill No.110845 (approved December 22, 2011) and thereafter, is hereby further amended to read as follows:

TITLE 14. ZONING AND PLANNING

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CHAPTER 14-300. ADMINISTRATION AND PROCEDURES

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§ 14-303. Common Procedures and Requirements.

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(12) Neighborhood Notice and Meetings.

(a) Registered Community Organizations.

(.1) ***Local Registered Community Organization.***

(.a) ***A Local Registered Community Organization may be defined as a Pennsylvania Non-Profit Corporation, an unincorporated association, or a volunteer organization.***

(.2) ***Issue-Based Registered Community Organization.***

(.a) ***An Issue-Based Registered Community Organization must be incorporated as a Non-Profit Corporation in the Commonwealth of Pennsylvania.***

(.b) ***Issue-Based Community Organizations, intending to attend any ZBA hearing and speak on any application shall be required to inform***

the Local RCO(s) and the District Councilperson, wherein the subject property is located, regarding their issues or concerns, at least 15 days prior to the date of the zoning hearing.

~~(1)~~(.3) Organizations that desire to be recognized as a Registered Community Organization by the Commission shall register annually with the Commission by providing (1) the name of a contact person, (2) the name of a person designated to participate in the Civic Design Review process, if applicable, (3) the boundaries of its geographic area of concern, (4) whether the organization wishes to be notified of applications in its geographic area of concern electronically or by mail, ~~and~~ ~~(5) such other information as may be required by the regulations of the Commission.~~

~~(2)~~(.4) Organizations shall register as one of the following:

(.a) A Local Registered Community Organization whose geographic area of concern is a neighborhood. ~~Its registered geographic boundaries shall meet the geographic area set forth in the group's articles of incorporation, bylaws, or other governing documents; or, as documented in the RCO application~~

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(.5) ***Requirements for Establishing a Local Registered Community Organization.***

(.a) ***The organization must have defined boundaries, a stated purpose, and meeting schedule.***

~~(3)~~(.6) The Commission shall establish, by regulation, the requirements for qualifying as a Registered Community Organization, ***in such a manner that it does not conflict with the terms of this section.***

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(c) Notice to Registered Community Organizations: ***and District Councilmembers.***

(.1) Within seven days of (a) filing an appeal to the Zoning Board for approval of a special exception or variance or (b) being notified by L&I that an application will require review under the Civic Design Review Process, the applicant must provide ***written*** notice to each Registered Community Organization whose registered boundaries include the applicant's property, the District Councilperson whose district includes the subject property, ***and shall make a good faith effort to contact all***

occupants, business owners and operators located within one square block of the address of the application, except for commercial properties which occupy 50% or more of a block, or when 50% or more of a block is vacant, then notification shall be extended to two square blocks of the address of the application. [and provide a] A copy of such notices shall be provided to the Commission, L&I, and, for a special exception or variance, to the Zoning Board. Where there is no Local Registered Community Organization whose boundaries include the applicant's property, [the applicant shall provide notice to] the district council member whose district includes the applicant's property, ~~and such district council member~~ shall serve as the local Registered Community Organization for all purposes with respect to the application or appeal.

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(d) Neighborhood Meeting and Documentation Requirements.

The procedures of this § ~~14-303~~(12)(d) (Neighborhood Meeting and Documentation Requirements) shall only apply to Local Registered Community Organizations.

(.1) Within 45 days after the applicant has filed an appeal to the Zoning Board for approval of a special exception or variance or within 45 days after the applicant has been notified by L&I that an application will require review under the Civic Design Review Process, the noticed Local Registered Community Organization(s) and the applicant shall complete the actions required by this § ~~14-303~~(12)(d) (Neighborhood Meeting and Documentation Requirements). The Zoning Board or Civic Design Review Committee shall not conduct any public meetings on the application until the applicant and the Local Registered Community Organization(s) have completed the actions required by this § ~~14-303~~(12)(d) (Neighborhood Meeting and Documentation Requirements) or 45 days, whichever is less.

(.a) The noticed Local Registered Community Organization(s) shall:

(.i) *Make good faith effort to provide written notification to all occupants, business owners and operators, and organizations within one square block of the address of the application of the public meeting, except for commercial properties which occupy 50% or more of the block, or 50% or more of the block is vacant, then notification shall be extended to two square blocks;*

~~(.i)~~(.ii) Convene, organize, and conduct a **public** meeting with the applicant, *as well as the community*, to discuss the proposal. If there is more than one Local Registered Community Organization whose registered geographical boundaries include the applicant's property, ~~those organizations shall coordinate to convene a single meeting with the applicant~~ *the district councilperson may decide whether there will be a single meeting with all interested RCOs, or separate meetings with RCOs within the 45 day period;* and

(ii)(.iii) Provide to the Zoning Board or Civic Design Review Committee, as applicable, written documentation of the meeting; or, if no meeting was held within the required 45-day timeframe, written documentation demonstrating that the Local Registered Community Organization has made a good faith effort, as set forth in § 14-303(12)(d)(.1)(.c), to meet with the applicant. ***If no meeting is possible within the 45 day timeframe, the District Councilperson and ZBA must be contacted regarding a request for additional time.***

(.iv) ***After each RCO community meeting, the RCO shall prepare a meeting summary form, documenting any and all actions taken at the meeting. Said form shall be made available to any interested party and a copy shall be forwarded to the Planning Commission.***

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§ 14-304. Specific Procedures.

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(5) Civic Design Review.

(a) Civic Design Review Committee.

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(.2) Composition. The Civic Design Committee shall be composed of two Pennsylvania-licensed architects, one Pennsylvania-licensed landscape architect, one urban design professional, one developer or builder, one person with experience reviewing projects on behalf of civic associations, including a person who previously served or currently serves on a zoning, land use, or similar committee of a Registered Community Organization, ~~and one rotating a seat for a representative of a~~ ***from each Local Registered Community Organization located in the project area-, and at the discretion of the district councilperson, one seat to be occupied by a designee of the district councilperson whose district includes the application property.*** A member of the Commission will be the Chair of the Civic Design Review Committee and will fill one of the designated positions. The Executive Director of the Commission (or appointed designee) will advise the Civic Design Review Committee but will have no vote.

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SECTION 2. SECTION 3 of Bill No. 120774 is amended as follows:

SECTION 3. Effective date. This Ordinance shall become effective immediately, *except that the amendments to § 14-303(12) Neighborhood Notice and Meetings and § 14-304(5) Specific Procedures shall be effective January 1, 2013.*
