

# NEIGHBORHOOD REMAPPING PROCESS

## A Guide to Implementation



PHILADELPHIA  
City Planning Commission  
Department of Planning and Development

The Philadelphia City Planning Commission (PCPC), PCPC staff, City Council, and the public work together to make development more rational by bringing an area's zoning into better alignment with existing and planned development.

### 1 INITIAL REQUEST

#### ▶ Requests from the Community, Property Owners or City Council

Community groups, property owners, and City Council members can request that the PCPC staff draft revisions to the zoning map. Community groups and property owners should communicate with their respective City Council office(s) about their request prior to Step 2.

### 2 RECOMMENDATIONS AND REVISIONS

#### ▶ Meet with Council Offices and Neighborhood Representatives

PCPC staff meet with affected City Council offices to present a draft map and bill (City Council legislation) that reflect the initial request. Meetings are sometimes held with neighborhood representatives and affected community members to gather more input and work toward a final draft map.

### 3 FINALIZE ZONING REVISION PROPOSAL

#### ▶ Revise Draft Map and Bill

PCPC staff update the proposed map and bill based on the discussions with the community and City Council.

#### ▶ Finalize Map and Bill

PCPC staff continues to work with City Council and affected communities to reach a final proposal.

### 4 BILL INTRODUCTION AND REVIEW

#### ▶ Bill Introduced in City Council

The final draft bill is reviewed by City attorneys to ensure that it is legally valid. The City Council member whose district includes the affected area introduces the bill.

#### ▶ Planning Commission Review

Once the bill is introduced, the Planning Commission reviews the bill at its monthly public meeting. The Commission determines whether to recommend passage of the bill. This recommendation is advisory only.

### 5 LEGISLATIVE ACTION

#### ▶ Rules Committee Hearing and Approval

City Council's Rules Committee holds one or more public hearings on the bill. PCPC staff presents the Planning Commission's recommendation. If the Rules Committee votes to approve the bill, it is sent to the full Council for a vote.

#### ▶ City Council Vote and Mayoral Action

Once approved by the Rules Committee, the full City Council votes on the bill. If the bill passes, it is sent to the Mayor for final signature. Unless the Mayor vetoes the bill, the changes become law and are incorporated into the Philadelphia Code.

### 6 ZONING MAP AMENDED AND UPDATED

The Planning Commission amends the citywide zoning map to reflect the zoning changes.