

ED GAINEY
MAYOR



JAMIL BEY
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

November 19, 2025

Honorable President and Members
City Council
City of Pittsburgh
510 City County Building
Pittsburgh, Pennsylvania 15219

Re: Zoning Amendments – Council Bill 2025-1993

Dear President and Members:

Zoning legislation was introduced at City Council (Bill 2025-1993) to change the zoning district on parcels highlighted in the attached map from RIV-GI (Riverfront General Industrial Subdistrict) to RIV-IMU (Riverfront Industrial Mixed Use) in the Hazelwood neighborhood. City Council referred this legislation to Planning Commission for report and recommendation. The Planning Commission met on September 23, 2025 and October 7, 2025, and in its meeting on November 18, 2025 made a positive recommendation on this legislation subject to the condition attached in the Planning Commission Decision Letter.

A copy of the Commission's report is also attached. The minutes of the hearing held on September 23, 2025 and October 7, 2025, are attached and for November 18, 2025 will be forwarded when they are accepted by Planning Commission. Upon conclusion of the public hearing required to be held by City Council, the bill may be enacted with five affirmative votes.

As per Section 922.05.E (Hearing and Action by City Council), the City Council shall hold a public hearing on the map Amendment within one hundred twenty (120) days of the Planning Commission's action on the application, unless the applicant has agreed in writing or on the record to an extension of time. For your convenience, 120 days from November 18, 2025, is March 18, 2026.

Yours truly,

s/ Corey Layman

Corey Layman, AICP

Zoning Administrator

cc: Jamil Bey, Director
Andrew Dash, AICP, Deputy Director
Kyle Chintalapalli, Mayor's Office
Felicity Williams, Esq., Mayor's Office
Barb Warwick, City Council
Bobby Wilson, City Council
File



CITY OF PITTSBURGH, DEPARTMENT OF CITY PLANNING
PLANNING COMMISSION

APPLICATION: DCP-ZDR-2025-00195, Council Bill 2025-1993
PROPERTY: Multiple parcels
PROPERTY OWNER: Multiple owners
ZONING DISTRICT: RIV-GI
PROPOSAL: Zoning Map Amendment to change the zoning map from RIV-GI to RIV-IMU in the Hazelwood Neighborhood
DATE: November 18, 2025
DECISION DATE: November 18, 2025

DECISION:

That the Planning Commission of the City of Pittsburgh **makes a positive recommendation** on Council Bill 2025-1993, Master Plan/Zone Change Application, DCP-MPZC-2025-00195, for a Zoning Map Amendment to change from RIV-GI (Riverfront General Industrial) to RIV-IMU (Riverfront Industrial Mixed Use) for the parcels listed below in the Hazelwood neighborhood:

56-N-300, 56-N-410, 56-N-400, 56-J-325-0-3, 56-N-300-A, 57-F-100-A-1, 56-N-96, 56-N-97-A, 56-N-97, 56-N-98-A, 56-N-98-B, 56-N-98-C, 56-N-99, 56-N-99-B, 56-N-95, 56-N-52, 56-N-93, 56-N-91, 56-N-90, 56-N-88, 57-A-8, 57-B-300, 57-B-350, 30-M-100, 57-F-50-A-1, 57-F-2, 57-F100-A-1, 57-G-425, 30-M-100, 57-H-150-A-1, 57-H-200-A, 90-E-10-0-1, 90-E-50-A, 89-L-100-A, 57-S-50, 57-S-100, 57-S-30, 57-S-89, 57-S-92, 57-S-60, 57-S-60-0-2, 57-S-40, 57-S-6, 57-S12, 92-D-60, 92-D-50, 92-D-300-9, 92-D-10-1, and 92-D-2

with the condition that:

1. The Council office and major property owners (such as CSX Transportation and Republic Services) meet with residents and community organizations to address and improve existing health and safety conditions in the neighborhood, and to collaborate on shared goals following the rezoning.

S/Lashawn Burton-Faulk
LASHAWN BURTON-FAULK, CHAIRPERSON

s/Jean Holland Dick
JEAN HOLLAND DICK, SECRETARY

Note: Decision issued with electronic signatures, with the Planning Commission review and approval.

LASHAWN BURTON-FAULK, CHAIRPERSON | RACHEL O'NEILL, VICE CHAIR

DINA BLACKWELL | JEAN HOLLAND DICK | STEVE MAZZA | MEL NGAMI

PETER QUINTANILLA | MONICA RUIZ | PHILLIP WU

412 Boulevard of the Allies | Suite 201

HEARING REPORT

APPLICATION:	DCP-MPZC-2025-00195, Council Bill 2025-1993
PROPERTY:	56-N-300, 56-N-410, 56-N-400, 56-J-325-0-3, 56-N-300-A, 57-F-100-A-1, 56-N-96, 56-N-97-A, 56-N-97, 56-N-98-A, 56-N-98-B, 56-N-98-C, 56-N-99, 56-N-99-B, 56-N-95, 56-N-52, 56-N-93, 56-N-91, 56-N-90, 56-N-88, 57-A-8, 57-B-300, 57-B-350, 30-M-100, 57-F-50-A-1, 57-F-2, 57-F-100-A-1, 57-G-425, 30-M-100, 57-H-150-A-1, 57-H-200-A, 90-E-10-0-1, 90-E-50-A, 89-L-100-A, 57-S-50, 57-S-100, 57-S-30, 57-S-89, 57-S-92, 57-S-60, 57-S-60-0-2, 57-S-40, 57-S-6, 57-S-12, 92-D-60, 92-D-50, 92-D-300-9, 92-D-10-1, and 92-D-20
PROPERTY OWNER:	Multiple owners
ZONING DISTRICT:	RIV-GI (Riverfront General Industrial Subdistrict)
RCO AND DAM:	Hazelwood Initiative Development Activities Meeting Date – August 19, 2025
PROPOSAL:	Zoning Map Amendment to change the zoning map from RIV-GI to RIV-IMU.
COUNCIL DISTRICT:	District 5; Councilwoman Barb Warwick
MEETING DATE:	November 18, 2025; Previously heard on September 23, 2025 and continued to October 7, 2025

FINDINGS OF FACT

1. Council Bill 2025-1993/DCP-MPZC-2025-00195, filed by Councilwoman Barb Warwick, was referred to the Planning Commission by City Council on July 14, 2025 for the Commission's report and recommendation. A copy of the legislation is attached to this report.
2. The legislation proposes a Zoning Map Amendment to change the zoning district on parcels highlighted in the attached map from RIV-GI (Riverfront General Industrial Subdistrict) to RIV-IMU (Riverfront Industrial Mixed Use).
3. Per Section 922.05.B.2, an application to amend the boundaries of the Zoning District Map may be proposed by the City Council, the Planning Commission, the owner of the subject property or the owner's agent.
4. The largest properties within the proposed rezoning area are owned by public utility companies such as Baltimore & Ohio RR Co. and CSX Transportation, which operate the adjacent rail line, and BFI Waste Services of Pennsylvania.
5. The proposed RIV-IMU (Riverfront Industrial Mixed-Use) subdistrict allows a broader range of uses, including residential, retail, educational, cultural activities, and limited industrial uses. In contrast, the existing RIV-GI (Riverfront General Industrial) subdistrict is more permissive of heavy industrial uses such as car washes, construction-related activities, and other intensive operations. The Use Table can be referenced in Section 911.02 of the Zoning Code.
6. The parcels proposed for rezoning are adjacent to a mix of zoning designations, including R1A-VH, GI, UI, R1A-H, and SP-10 (Hazelwood Green). Given the proximity of residential

PLANNING COMMISSION

18 November, 2025

HEARING REPORT

districts and existing homes, the RIV-IMU designation is more appropriate. It provides a transitional zoning framework that limits high-intensity industrial activity near residential areas while allowing compatible mixed-use development in the future.

7. City staff conducted a review of current land uses within the rezoning area and confirmed that all existing businesses and uses are permitted under the proposed RIV-IMU zoning. Any nonconforming uses that may exist will be allowed to continue operating in accordance with existing nonconforming use provisions.
8. Per Section 922.05.D, the Commission shall act to recommend approval or denial of the application within ninety (90) days of the receipt of the completed application. The deadline for report and recommendation is October 13, 2025.
9. A Development Activities Meeting (DAM) was held with Hazelwood Initiative on August 19, 2025. The DAM report is attached.
10. The Hearing on September 23 was continued to October 7, 2025, to allow more time for the railroad company and waste transfer station to meet with the community and the Council office.
11. Per Commission's request on October 7, 2025, and code sections 922.01.C.1 and 922.01.C.2, property owners within 150 feet of the proposed zone change area were re-notified of the proposal through mailed postcards and ten posted notices were placed on-site 21-days in advance of the November 18, 2025, hearing date. Additionally, the notice was posted on the website and emailed to the entire mailing list of the Planning Commission on October 28, 2025.
12. Under Section 922.05.F, the Planning Commission shall review the proposed Zoning Map Amendment according to certain criteria. Not all of the criteria must be given equal consideration by the Planning Commission in reaching a decision. A copy of the applicant's responses to the criteria are attached. The criteria to be considered shall be as follows:
 - a. *The consistency of the proposal with adopted plans and policies of the City;*
 - b. *The convenience and welfare of the public;*
 - c. *The intent and purpose of this Zoning Code;*
 - d. *Compatibility of the proposal with the zoning, uses and character of the neighborhood;*
 - e. *The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;*
 - f. *The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;*
 - g. *The length of time the subject property has remained vacant as zoned;*
 - h. *Impact of the proposed development on community facilities and services; and*
 - i. *The recommendations of staff.*

RECOMMENDED MOTION:

That the Planning Commission of the City of Pittsburgh **MAKES A POSITIVE RECOMMENDATION** on Council Bill 2025-1993, Master Plan/Zone Change Application, DCP-MPZC-2025-00195, for a Zoning Map Amendment to change from RIV-GI (Riverfront General Industrial) to RIV-IMU (Riverfront Industrial Mixed Use) for the parcels listed below in the

PLANNING COMMISSION

18 November, 2025

HEARING REPORT

Hazelwood neighborhood:

56-N-300, 56-N-410, 56-N-400, 56-J-325-0-3, 56-N-300-A, 57-F-100-A-1, 56-N-96, 56-N-97-A, 56-N-97, 56-N-98-A, 56-N-98-B, 56-N-98-C, 56-N-99, 56-N-99-B, 56-N-95, 56-N-52, 56-N-93, 56-N-91, 56-N-90, 56-N-88, 57-A-8, 57-B-300, 57-B-350, 30-M-100, 57-F-50-A-1, 57-F-2, 57-F-100-A-1, 57-G-425, 30-M-100, 57-H-150-A-1, 57-H-200-A, 90-E-10-0-1, 90-E-50-A, 89-L-100-A, 57-S-50, 57-S-100, 57-S-30, 57-S-89, 57-S-92, 57-S-60, 57-S-60-0-2, 57-S-40, 57-S-6, 57-S-12, 92-D-60, 92-D-50, 92-D-300-9, 92-D-10-1, and 92-D-20

SUBMITTED BY: _____

Antara Tandon, Principal Planner



City of Pittsburgh

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Text File

Introduced: 6/27/2025

Bill No: 2025-1993, **Version:** 1

Committee: Commission - Planning Commission

Status: In Standing Committee

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article I, Introduction and Establishment, Section 902.03, Zoning Map, to rezone parcels 56-N-300, 56-N-410, 56-N-400, 56-J-325-0-3, 56-N-300-A, 57-F-100-A-1, 56-N-96, 56-N-97-A, 56-N-97, 56-N-98-A, 56-N-98-B, 56-N-98-C, 56-N-99, 56-N-99-B, 56-N-95, 56-N-52, 56-N-93, 56-N-91, 56-N-90, 56-N-88, 57-A-8, 57-B-300, 57-B-350, 30-M-100, 57-F-50-A-1, 57-F-2, 57-F-100-A-1, 57-G-425, 30-M-100, 57-H-150-A-1, 57-H-200-A, 90-E-10-0-1, 90-E-50-A, 89-L-100-A, 57-S-50, 57-S-100, 57-S-30, 57-S-89, 57-S-92, 57-S-60, 57-S-60-0-2, 57-S-40, 57-S-6, 57-S-12, 92-D-60, 92-D-50, 92-D-300-9, 92-D-10-1, and 92-D-20 from the RIV-GI (Riverfront General Industrial Subdistrict) to RIV-IMU (Riverfront Industrial Mixed-Use Subdistrict) in the Hazelwood neighborhood of the 15th Ward, and in the 31st Ward.

(Sent to the Planning Commission for a Report and Recommendation on 7/14/25)

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article I, Introduction and Establishment, Chapter 902, Section 902.03, Zoning Map, is hereby amended to rezone certain properties along the Monongahela river in the 15th and 31st Ward of the City of Pittsburgh known in the Allegheny County Office of Deed Registry as parcels 56-N-300, 56-N-410, 56-N-400, 56-J-325-0-3, 56-N-300-A, 57-F-100-A-1, 56-N-96, 56-N-97-A, 56-N-97, 56-N-98-A, 56-N-98-B, 56-N-98-C, 56-N-99, 56-N-99-B, 56-N-95, 56-N-52, 56-N-93, 56-N-91, 56-N-90, 56-N-88, 57-A-8, 57-B-300, 57-B-350, 30-M-100, 57-F-50-A-1, 57-F-2, 57-F-100-A-1, 57-G-425, 30-M-100, 57-H-150-A-1, 57-H-200-A, 90-E-10-0-1, 90-E-50-A, 89-L-100-A, 57-S-50, 57-S-100, 57-S-30, 57-S-89, 57-S-92, 57-S-60, 57-S-60-0-2, 57-S-40, 57-S-6, 57-S-12, 92-D-60, 92-D-50, 92-D-300-9, 92-D-10-1, and 92-D-20 from the RIV-GI (Riverfront General Industrial Subdistrict) to RIV-IMU (Riverfront Industrial Mixed-Use Subdistrict) in the Hazelwood neighborhood and the 31st Ward.

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Hazelwood Riverfront Rezoning (RIV-GI to RIV-IMU)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): District 5 Office Hazelwood Initiative Department of City Planning
Parcel Number(s): 56-N-300, 56-N-410, 56-N-400, 56-J-325-0-3, 56-N-300-A, 57-F-100-A-1, 56-N-96, 56-N-97-A, 56-N-97, 56-N-98-A, 56-N-98-B, 56-N-98-C, 56-N-99, 56-N-99-B, 56-N-95, 56-N-52, 56-N-93, 56-N-91, 56-N-90, 56-N-88, 57-A-8, 57-B-300, 57-B-350, 30-M-100, 57-F-50-A-1, 57-F-2, 57-F-100-A-1, 57-G-425, 30-M-100, 57-H-150-A-1, 57-H-200-A, 90-E-10-0-1, 90-E-50-A, 89-L-100-A, 57-S-50, 57-S-100, 57-S-30, 57-S-89, 57-S-92, 57-S-60, 57-S-60-0-2, 57-S-40, 57-S-6, 57-S-12, 92-D-60, 92-D-50, 92-D-300-9, 92-D-10-1, and 92-D-20	
ZDR Application Number: N/A	
Meeting Location: 107 Flowers Avenue and Zoom	
Date: 8/19/2025	
Meeting Start Time: 6:00PM	
Applicant: Councilmember Barb Warwick	Approx. Number of Attendees: 11
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Councilmember Warwick submitted a proposal to City Council to convert an area of riverfront in Hazelwood from a Riverfront-General Industrial zoning district to a Riverfront Mixed-Use Industrial zoning district. This would include the entire area along the riverfront from Hazelwood Avenue, past and a bit across Glenwood Bridge, and down to the Homestead Grays Bridge. The Councilmember reviewed various definitions of uses in the city's zoning code, including "permitted by right" (no approval needed), "Administrator Exception" (approval needed from Zoning Administrator), "Special exception" (approval needed from Zoning Board of Adjustment), and "Conditional use" (requires a vote by City Council).

The councilmember then displayed all uses permitted by right in the current RIV-GI zoning district and emphasized that no residential use is permitted. She mentioned that some of these uses are not desired near residential communities or on our riverfronts. She then displayed all uses permitted in the proposed RIV-IMU district, and emphasized the expanded uses permitted within this district, including some residential use. Many of these uses are typical of other riverfront areas throughout the city.

The Councilmember mentioned that this is being proposed now because we as a city should correct environmental injustices caused by hazardous or undesirable land uses near often lower-income communities. Additionally, Hazelwood is growing, and there are many major new developments in the works or to come in the near future. Thus, we should ensure that the riverfront area is beneficial to current residents as well as future residents and development. Our riverfronts are now looked at as a major asset beyond their former industrial uses, and we want to set up the community for future investment along the river.

The notice for the Planning Commission hearing for this proposal will be posted September 2nd. The briefing to the Planning Commission will take place on September 9th, and the hearing will take place on September 23rd at 2pm. The councilmember encouraged people to submit testimony. The Planning Commission will submit their recommendation to City Council and then City council will have a public hearing and vote on the proposal, date TBD.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What's the zoning for the riverfront within Hazelwood Green?	(Paul Cancilla with DCP) Hazelwood Green has Specially Planned (SP) zoning, which has requirements tailored to that specific district and has its own master plan. (Sonya Tilghman with HI) You can find the Preliminary Land Development Plan for Hazelwood Green online for more information.

Planner completing report: Austin Herzog





CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of September 23, 2025

In Attendance

Chair Lashawn Burton-Faulk
Vice-Chair Rachel O'Neill
Secretary Holly Dick
Commissioner Dina Blackwell

Commissioner Monica Ruiz
Commissioner Phillip Wu

Not Present

Commissioner Steve Mazza

Commissioner Mel Ngami
Commissioner Peter Quintanilla

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Senior Planning Mgr
Katherine Reed
Antara Tandon
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 1:00 pm by Vice Chair Rachel O'Neill.

A. Approval of Planning Commission Minutes

Date: September 9, 2025

Motion: Approve

Moved by: Ms Burton-Faulk

Seconded by: Ms Ruiz

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

B. Correspondence

Council Bill 2025-1993 (DCP-MPZC-2025-00195)

- Mike Holohan
- Sonya Tilghman, Hazelwood Initiative
- Rev. Micahel Murray, Greater Hazelwood Community Collaborative
- Jesse J. Zirillo, Lewis Brisbois, on behalf of Republic Services
- Cn Barbara Warwick, City Council, District 5
- William Sittig, Sittig Cortese, on behalf of CSX
- Samuel H. Simon, Houston Harbaugh, on behalf of Allegheny Valley Railroad
- Jack Billings

Demolition of 1334 Fifth Avenue

- Mikayla Scheckler, Uptown Partners

BDA 2025-01706 (Eliza Street)

- Jack Billings

Council Bill 2025-1925 and 2025-1926

- Jack Billings

C. Plan of Lots

1. **DCP-LOT-2025-00235** – 2265 BEDFORD AVE, Major Subdivision, Bedford Dwellings
Staff: Ms Krajewski, recommended motion to preliminarily approve DCP-LOT-2025-00235 and schedule final review on October 7th, 2025 (11:35)
Public Comments: None
2. **DCP-LOT-2025-00182** – 5834 Mifflin Road, Major Lot Line Revision, Lincoln Place
Staff: Ms Krajewski, recommended motion to approve DCP-LOT-2025-00182.
Public Comments: None
3. **DCP-LOT-2025-00185** – 4942 Gloster Street, Major Subdivision, Hazelwood
Staff: Ms Krajewski, recommended motion to approve the Mifflin Road lot line revision.
Public Comments: None
Motion: To preliminarily approve the major subdivision at Bedford Dwellings, and to approve the major lot line revision at Lincoln Place and major subdivision in Hazelwood as outlined.
Moved by: Ms Ruiz
Seconded by: Ms Dick
In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Ms Ruiz, Mr Wu
Abstained: None
Opposed: None
Recused: None
CARRIED

D. Hearing and Action – Part 1

1. **DP-2025-04769 – 2018 5th Ave**, Bluff, Demolition of rear addition, Bluff
Staff: Mr Cancilla - recommendation that the Planning Commission of the city of Pittsburgh approve the public realm project development plan DP-2025-04769 based on the application filed by Alina Keebler on behalf of Todd Keebler, the property owner (17:02).
Applicant: Todd Keebler, owner – presentation (19:30).
Public Comment: None
Commissioners Comments: Ms Dick – question - will they be rental units? (30:18)
Motion: Approval
Moved by: Ms Burton-Faulk
Seconded by: Ms Blackwell
In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Ms Ruiz, Mr Wu
Abstained: None
Opposed: None
Recused: None
CARRIED
2. **BDA-2025-01706 – 4612 Lytle St**, Construction of new multi-unit residential in Hazelwood Green, Hazelwood
Vice Chair O'Neill read in this meeting item and recused from its hearing and action.
Staff: Mr Cancilla – recommended motion from city planning staff is that the Planning Commission of the city of Pittsburgh approve the final land development plan BDA-2025-01706 based on the application filed by Module Housing on behalf of the property owners with the following conditions: 1. that the applicant meet any inclusionary housing standards of Council Bill 2025-1545 that are applicable to the project as presented to the Planning Commission should the zoning text amendment be enacted into law by the city of Pittsburgh; 2. that the final construction plans including site plans and elevations be reviewed and approved by the Zoning Administrator prior to the issuance of final Record of Zoning Approval (31:24).
Applicant: Brian Gaudio, CEO, Module Housing; Craig Riegelneegg, Architect – presentation (38:48).
Public Comment: Mr Jack Billings, Research Committee Chair, Pro Housing Pittsburgh – strongly in favor (58:24). Mr Chris Beam – in favor (1:01:36).
Commissioners Comments: Ms Dick – questions – assumed there is no basement, and is there a concrete slab with the piping and wiring underneath or on top (1:02:50)? Mr Riegelneegg – response – will be built on a 4 ft crawl space to allow space for pipes and utilities with a mud slab and vapor retarder and radon control (1:03:08).

Motion: Approve with conditions as stated in the report.

Moved by: Ms Blackwell

Seconded by: Mr Wu

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: Ms O'Neill

CARRIED

3. BDA-2024-03920 – 2837 New Beaver Ave, Construction of new addition within riparian buffer, Marshall-Shadeland

Staff: Ms Krajewski - Recommended motion - that the Planning Commission approve BDA- 2024-03920 based on the application filed by Centaur Inc. on behalf of Duquesne Light Company with the following conditions: 1. the Department of Mobility and Infrastructure shall review and approve all DOMI permits and construction management plans prior to issuing of the Record of Zoning Approval; 2. the final construction plans including site plans and elevations shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval; and 3. the applicant shall pay the \$8,324.30 30 cent contribution to the Public Art Trust Fund prior to issuance of the Record of Zoning Approval (1:05:55).

Applicant: Andrew Gentilcore, Manager, Facilities Projects at Duquesne Light Company – presentation (1:09:20).

Public Comment: None

Commissioners Comments: None

Motion: Approve subject to the conditions read in (1:17:39)

Moved by: Ms Ruiz

Seconded by: Ms Burton-Faulk

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Ms Ruiz, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Hearing and Action – Part 2 2:25pm

DCP-MPZC-2025-00195 (Council Bill 2025-1993) Zoning Map Amendment for the Hazelwood RIV-GI District Hazelwood

Staff: Ms Tandon - recommendation – that the Planning Commission of the city of Pittsburgh makes a positive recommendation on Council Bill 2025-1993 or master plan zone change application DCP- MPZC- 2025-00195 for a zoning map amendment to change from RIV-GI to RIV-IMU for the parcels listed in the Hazelwood neighborhood (1:33:32).

Vice Chair O'Neill noted the commission was in receipt of some correspondence that was read into the record at the beginning of the meeting, raising two issues, one being potential lack of notice, and two, that there is a meeting being scheduled with some of the property owners in or nearby the rezoning.

Vice Chair O'Neill reasoned that the councilwoman could give her presentation at the current meeting.

And, to avoid any contradictory testimony, to propose a postponement until the next meeting on October 7th to have the public speak then. She didn't want the councilwoman to speak today, then the public speak, have something change, and then have the public speak again, potentially producing a contradictory record. She asked if the councilwoman was amenable to giving her presentation and then come back in two weeks with any sort of updates or amendments, and then hear public testimony at that time?

Ms Burton-Faulk interrupted to note 9 people online ready to speak (1:38:39)

Cn Warwick's preference was that they be allowed to testify and then, if they would like, to come back and testify again.

Vice Chair O'Neill confirmed with the councilwoman she was open to a continuance (1:39:01). Vice Chair O'Neill thought it made sense to allow testimony at both this hearing and the following hearing, decided against the motion, but wanted everybody to be aware of that before they moved forward (1:39:13). Applicant: Cn Barb Warwick – presentation was the same from a previous meeting and from a DAM meeting on 08/19/2025 (1:39:33).

Public Comment: Sonya Tilghman, Exec Dir Hazelwood Initiative – in support. The change is also consistent with the Greater Hazelwood Neighborhood Plan that was adopted by the city in 2019 (1:51:57).

Jack Billings, Research Committee Chair Pro Housing Pittsburgh – in support (1:54:06).

Sandra Cole McCamey, resident – in support (1:56:39).

John Ashbridge, President of the Allegheny Valley Railroad – opposed - AVR is a federally regulated short line freight railroad that's locally owned. Approximately 92 acres of the Glenwood Railroad yard is within the area that is proposed to be rezoned. Over 84% of the impacted property is owned and operated by railroads. AVR requested the Planning Commission recommend that the city council does not adopt the draft legislation (1:58:05).

Bill Sittig, Counsel for CSX – opposed - There are statutory rights that the railroads have. And the statement was made that they are non-conforming rights. Railroads don't operate on non-conforming rights. This will immediately trigger action because it will be a pending ordinance and it will have some impact that CSX would rather not have to enforce, and does not want to be an adversary not only with the city of Pittsburgh but with their neighbors. It is blatantly in violation of federal law in terms of zoning out rail uses (2:01:54).

Lori Kolczynski, General Manager, BFI Waste Services of Pennsylvania, a subsidiary of Republic Services – opposed - They cleared up some misconceptions about the site. They just purchased this facility in February 2025; immediately went to work cleaning up the property and upgrading the facility; spent \$2.8 million upgrading the safety, security, and presentation of the facility; also have an additional 1.4 million allocated for 2026. Neighbors told them they were pleased by the improvements and that they appreciate the outreach efforts, but were concerned about the site being used as a transfer station. They requested the commissioners did not decide on this zoning request at the current meeting, but instead continue the matter to a later date to give them the opportunity to continue their dialogue with the neighborhood. (2:08:42).

Mark Duncan, employee of BFI Waste Services - from day one it's always been they have to get this place cleaned up because they cannot have this. Going forward anything new that comes in there they are going to strive to do the best to make sure it's right and make sure it's good for the people outside the place and around the plant (2:11:55).

Jesse Zerillo, Counsel for Republic Services and BFI Waste Services of Pennsylvania – opposed - Concurred with representatives from CSX and AVR. They wanted to raise opposition on the record regarding posted notice was not properly given. Also, because the railroads are federally preempted that would result in singling out his client's business which is illegal spot zoning. He believed that the bill's use itself would be frustrated because his client already has the permits to operate the transfer facility. So, they would be grandfathered in (2:08:42).

Elder Terri Shields, resident and operator of Jada House International – in support - They have been dealing with health issues in Hazelwood for a very long time, and they are not a dumping ground. She agreed with other residents' previous testimony at this meeting (2:14:43).

Vice Chair O'Neill stated as discussed at the top of the hearing, the commission will keep the record open and will be speaking again on October 7th, clarifying that they would not be voting at the current meeting based on the testimony and the presentations given. (2:15:46).

Commissioners Comments: None

POSTPONED Council Bill 2025-1925 Zoning Code Text Amendment regarding Application Approval Deadlines Citywide – planned to be heard October 21, 2025.

POSTPONED Council Bill 2025-1926 Zoning Code Text Amendment regarding Application Completeness Determination Deadlines Citywide – planned to be heard October 21, 2025.

F. Director's Report:

None

G. **Adjournment**

The Planning Commission meeting was adjourned at 4:24 PM.



CITY OF PITTSBURGH
Planning Commission

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Jean Holland Dick. The Minutes are the **ONLY** official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.



CITY OF PITTSBURGH
Planning Commission

Meeting Minutes of October 7, 2025

In Attendance

Chair Lashawn Burton-Faulk
Vice-Chair Rachel O'Neill
Secretary Holly Dick
Commissioner Dina Blackwell

Commissioner Steve Mazza
Commissioner Phillip Wu

Not Present

Commissioner Monica Ruiz

Commissioner Mel Ngami
Commissioner Peter Quintanilla

City Staff Present

Corey Layman, Zoning Administrator
Andrew Dash
Paul Cancilla
Megan McElhaney

Kate Rakus, Senior Planning Mgr
Katherine Reed
Antara Tandon
Tiffany Krajewski
Joseph Fraker

Call to Order

Meeting called to order at 2:27 pm by Vice Chair Rachel O'Neill.

A. Approval of Planning Commission Minutes

None

B. Correspondence

DP-2025-004769 – 2018 5TH Avenue

- Mikayla Schekler, Uptown Partners

Council Bill 2025-1993 (DCP-MPZC-2025-00195)

- Jesse J. Zirillo, Lewis Brisbois, on behalf of Republic Services
- Samuel H. Simon, Houston Harbaugh, on behalf of Allegheny Valley Railroad Company

C. Plan of Lots

1. DCP-LOT-2025-00241 – 4612 Lytle Street, Major Subdivision, Hazelwood Neighborhood

Staff: Mr Schepke, recommended motion to preliminarily approve DCP-LOT-2025-00241 and schedule final review on October 21st, 2025

Public Comments: None

Motion: preliminarily approve DCP-LOT-2025-00241 and schedule final review on October 21st, 2025.

Moved by: Mr Mazza

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton-Faulk, Ms Dick, Mr Mazza, Mr Wu

Abstained: Ms O'Neill

2. DCP-LOT-2025-00244 – 1 21ST ST, Major Consolidation, Strip District Neighborhood

Staff: Mr Schepke, recommended motion to approve **DCP-LOT-2025-00244**.

Public Comments: None

Motion: To preliminarily approve the major subdivision at Bedford Dwellings, and to approve the major lot line revision at Lincoln Place and major subdivision in Hazelwood as outlined.

Moved by: Ms Mazza

Seconded by: Ms Dick

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Mr Mazza, Ms O'Neill, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

3. **DCP-LOT-2025-00235** – 2265 BEDFORD AVE, Major Subdivision, Bedford Dwellings Neighborhood
Staff: Mr Schepcke, recommended motion to issue final approval of the .

Public Comments: None

Motion: Approval

Moved by: Ms Mazza

Seconded by: Ms Blackwell

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Mr Mazza, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

D. **Hearing and Action**

DCP-MPZC-2025-00195 (Council Bill 2025-1993), (Continued from September 23, 2025), Zoning Map Amendment for the Hazelwood RIV-GI District, Hazelwood Neighborhood

Staff: Ms Tandon - recommendation that the Planning Commission of the city of Pittsburgh make a positive recommendation to City Council on **Council Bill 2025-1993**.

Applicant: Cn Barb Warwick – presentation of zone change from RIV-UI to RIV-IMU.

Public Comment: Michael Thompson, Keystone Iron & Metal – insufficient notification, impact on property, against; Peter Caruso IV, Hays Land LLC – insufficient notice, detrimental to future purposes of property; John Ashbridge, AVRR – table or provide negative recommendation to council, in adequate notice, 84% is RR acreage; Brendan O'Donnell, Houston Harbaugh – slow the process down or negative recommendation, insufficient notice, why does it include Hays, City Law needs time to look at this issue; Bill Sittig – hasn't found anyone that has a problem with rail, just rezoned in 2018 properly; did not receive notice in writing, 84% of property is owned by RR, Fed gov't says can't be an impediment to rail, rail yard is a distinguishing factor, find ways to coexist on the riverfront together, postpone to look at thoughtful zoning, evidence on record about notice did not meet the ordinance; Frank Chimera, Republic Services recycling center, sole processor for Pittsburgh, directly targeted by this bill, bring facility up to their operating standards; and Laurie Kolcaynsky, BFI Waste Mgt Services – working as a subsidiary of Republic Services - presentation of recycling center of upgrades of the facility, against; Mark Duncan Gen Mgr Republic Services – work at Recycle Source and now work for Republic Serv; Jesse Zirillo, Leis Brisbois, BFI Waste Services – strongly oppose zoning change, ask commissioners to make a negative recommendation or grant more time for other solutions to be pursued, inadequate notice; RR's are federally preempted from municipal rulings; singles out BFI & facilities making it spot zoning; Sonja Tilghman, Hazelwood Initiative – want to make sure all current GI zone are not just permissible by right, in support; Hosanna House submitted drafted correspondence for the record. Laura Peckyno, Rebuilding Together Pittsburgh – organization's relationship with Republic Services, put in effort and thought on how to interact with the community, they want to improve the neighborhoods they are in; Valerie Testa, resident – how many trucks will be going in and out of the facilities, want to limit the impact of the zoning along the river, opposed; Rev Michael Murray Sr – connection of the residential in the area, more housing, safe areas, in support.

Commissioners Comments: Ms O'Neill – has Law Dept issued an opinion or other interpretation of the legislation? Who was responsible for mailing the notices? Strict compliance of notices is not required for the ordinance to be valid. City of Pittsburgh is not governed by Municipalities Planning Code. Mr Layman – did not believe the Law Dept had an opinion. Ms Tandon – posted the notices, 10 notices, mailed post cards, 144 addresses which includes the site and within 150 ft of boundary. Ms Burton-Faulk – notice had been sent out, don't want a tabling recommendation to

Motion: Table the bill subject to re-noticing consistent with the zoning code and for additional engagement

Moved by: Ms Burton-Faulk

Seconded by: Ms Mazza

In favor: Ms Blackwell, Ms Burton Faulk, Ms Dick, Ms O'Neill, Mr Mazza, Mr Wu

Abstained: None

Opposed: None

Recused: None

CARRIED

E. Director's Report

F. Adjournment

The Planning Commission meeting was adjourned at 3:40 PM.

Disclaimer

The official records of the Planning Commission's meetings are the Minutes of the Meetings approved by the Commission's Secretary, Jean Holland Dick. The Minutes are the ONLY official record. Any other notes, recordings, etc. are not official records of the Planning Commission. The Planning Commission cannot verify the accuracy or authenticity of notes, recordings, etc. that are not part of the official minutes.