

ED GAINNEY
MAYOR



JAMIL BEY
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
412 BLVD OF THE ALLIES

August 1, 2025

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

Re: Zoning Map Amendment DCP-MPZC-2025-00129, Council Bill 2025-1417
2819 Shadeland Avenue, Parcels 45-A-166 and 45-E-43

Dear President and Members:

Legislation amending the zoning map for two parcels in the Marshall Shadeland neighborhood was introduced at City Council (Bill 2025-1417). The legislation would change the zoning map from R1D-H (Residential Single Unit Detached – High Density) to UC-MU (Urban Center Mixed Use). City Council referred this legislation to the City Planning Commission for its report and recommendation. The Planning Commission, at its meeting on July 29, 2025, made a positive recommendation to City Council on the proposed Zoning Map Amendment, with the condition that the maximum and minimum height map be overlain on the subject parcels with a base height of 45 ft. and a maximum height of 65 ft.

A copy of the Commission's report is attached. The minutes of the hearing held on July 29, 2025 will be forwarded when they are accepted by the 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 922.05.E (Hearing and Action by City Council), the City Council shall hold a public hearing on the application within one hundred twenty (120) days of the Planning Commission's action on the application. For your convenience, 120 days from July 29, 2025 is November 26, 2025.

Sincerely,

s/ Corey Layman

Corey Layman, AICP
Zoning Administrator

Cc: Jamil Bey, Director
Andrew Dash, Assistant Director
Kyle Chintalapalli, Mayor's Office
Felicity Williams, Esq., Mayor's Office
Daniel Lavelle, City Council
Bobby Wilson, City Council
File