

Planning Commission Hearing Report



Application Details

Project Type	Zoning Map Amendment
Meeting Date	May 5, 2026
Application	DCP-MPZC-2022-00250
Proposal	Rezoning three parcels from R1D-L to UI
Property	Kelly Street; Parcels 125-G-13, 125-G-14, 125-G-15
Property Owner	Urban Redevelopment Authority (URA)
Zoning District	Existing: Residential Single Unit Detached – Low Density (R1D-L) Proposed: Urban Industrial (UI)
RCO and DAM	Homewood Community Development Collaborative, March 12, 2026
Council District	9; Councilperson Khari Mosley

Table of Contents

1. Review Criteria
2. Findings of Fact
3. Staff Recommendation
4. DAM Report
5. Plan Conformance Report
6. UI Development Standards
7. Map of Proposed Rezoning
8. Applicant Review Criteria

Review Criteria

Zoning Map Amendment

922.05.F

The criteria for review of a proposed amendment to the Zoning District Map or the text of the Zoning Code are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. 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.

The applicant shall have the burden of demonstrating that the proposal meets the applicable review criteria.

Findings of Fact

1. An application for a Zoning Map Amendment (DCP-MPZC-2022-00250) was filed by Moss Architects on behalf of the Urban Redevelopment Authority (URA), the property owners, to rezone three (3) parcels in the Homewood West Neighborhood from Residential Single Unit Detached – Low Density (R1D-L) to Urban Industrial (UI).
2. The involved parcels are bounded by Kelly Street to the north, Formosa Way to the south, a residential home on the parcel to the east, and an office/institutional building on the parcel to the west. The subject parcels are adjacent to an existing UI district. A map of the proposed rezoning is attached.
3. The parcel immediately to the west is also owned by the URA and is already zoned UI, so it is not subject to this zone change.
4. The Urban Industrial district allows a broader set of uses on the site, including multifamily residential, than what the current R1D-L allows. A copy of the site development standards for the UI is attached.
5. Multi-unit residential in the UI requires Special Exception approval by the Zoning Board of Adjustment.
6. The residential compatibility requirements of the zoning code will impose certain development constraints on the site if the property is rezoned to UI. These would apply to the rear and eastern sides of the site.
7. In 2023, a similar rezoning was approved as part of Council Bill 2023-1393 to rezone parcels a portion of the block on the northern side of Kelly Street from R1D-L to UI.
8. A Development Activities Meeting was held virtually on March 12, 2026 with the Homewood Community Development Collaborative, the Registered Community Organization for this area. The summary report is attached to this report.
9. The rezoning application was also reviewed for compliance against the Homewood Comprehensive Community Plan. A copy of the Plan Conformance Report is attached.
10. Property owners within 150 feet of the proposed zone change were notified of the proposal via mail. Notice was also posted on site and on the City Planning website 21-days in advance of the scheduled hearing.
11. The department of City Planning has received an application (BDA) for development at the site.
12. The applicant's statement of compliance with the Review Criteria is attached.

Recommended Motion

That the Planning Commission of the City of Pittsburgh **Recommends Approval to City Council**, of Zoning Map Amendment, DCP-MPZC-2022-00250, as filed by Moss Architects, on behalf of the property owner, the Urban Redevelopment Authority, to rezone parcels 125-G-13, 125-G-14, 125-G-15 from Residential Single Unit Detached – Low Density (R1D-L) to Urban Industrial (UI).

SUBMITTED BY: _____

Joseph Fraker, Principal Planner

Development Activities Meeting Report (Version: 02/20/2026)

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

Logistics	Stakeholders
Project Name/Address: 6714 Kelly St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Action Housing, Homewood Community Development Collaborative
Parcel Number(s): 0125-F-00239-0000-00, 0125-G-00013-0000-00, 0125-G-00014-0000-00, 0125-G00015-0000-00	
Building & Development Application (BDA) Number: BDA-2026-01297	
Meeting Location: 622 N Homewood Ave	
Date: 3/12/2026	
Meeting Start Time: 6 pm	
Applicant: Action Housing	Approx. Number of Attendees: 10
Boards and/or Commissions Request(s): Rezoning (Planning Commission), Variances for residential capability including setbacks, building height, and multifamily uses (Zoning Board of Adjustment)	

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.

The applicant is proposing rezoning three parcels to Urban Industrial in order to build a multifamily apartment building. Currently the project site is zoned Urban Industrial and Residential Single-Unit Detached. This rezoning would need to be approved by Planning Commission and City Council. The applicant noted that the Urban Industrial district allows for a variety of uses including laboratories, warehouses, hotels, and parking structures. In addition to the rezoning, the applicant would need to request special exceptions and zoning variances from the Zoning Board of Adjustment. These special exceptions include permission for multifamily use in the UI district and reduction of front and rear setback requirements. The applicant is requesting a zoning variance for the building height to be above 40 ft. The new building would be 50 ft.

The apartment building would be four stories and 38-units. The unit mix includes 15 1 BR, 4 2BR, and 9 studios. 10 units would be set aside for specific populations. This would be determined based on partnerships and engagement. These apartments would be affordable at 20% to 60% AMI. They will accept housing vouchers and other rental subsidies. Amenities would include offices, laundry, parking in the rear, and a community room that would be accessible to Homewood residents. In order to mitigate impact, they will create a green buffer between the building and an adjacent home. The applicant is also interested in working with city entities to improve conditions to the Formosa Way alley and possibly create a connection to the proposed Brilliant Line bike trail. The estimated timeline for the project is two years once they receive approvals.

The applicant previously engaged the community at a monthly community meeting. Additionally, the applicant reviewed the Homewood Cluster Plan for community vision and recommendations. They have also met with nearby homeowners to address their concerns.

Discussion

Topic / Issue	Recap
Lighting	<ul style="list-style-type: none">• <i>Comment/concern raised:</i> Will there be lighting in the green space buffer to prevent bad activity?• <i>Who raised it:</i> Resident.• <i>Applicant response:</i> We will have full camera coverage around the building and lighting that balances security with respecting nearby homeowners. Lighting and cameras would be located in the entryway and parking spaces.• <i>Outcome/follow-up needed:</i> No revisions requested.
Zoning Change	<ul style="list-style-type: none">• <i>Comment/concern raised:</i> What prevents you from taking advantage of the new zoning uses allowed?• <i>Who raised it:</i> Multiple residents.• <i>Applicant response:</i> If we aren't able to complete this project, this land is owned by the URA and a condition is for it to be housing. Otherwise, it would still go through a public process through the URA's disposition process.• <i>Outcome/follow-up needed:</i> No revisions requested.
Community Input	<ul style="list-style-type: none">• <i>Comment/concern raised:</i> What are the opportunities for community input and approval?• <i>Who raised it:</i> Multiple residents.• <i>Applicant response:</i> There will be opportunities at Planning Commission and City Council. The project will also come back before going to the Zoning Board of Adjustment.• <i>Outcome/follow-up needed:</i> No revisions requested.

Link to Video Recording (if available): Not applicable

Planner completing report: Adriana Bowman

COREY O'CONNOR
MAYOR



IVETTE MONGALO-WINSTON
ACTING DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

MEMORANDUM

TO: Ivette Mongalo-Winston, Director of City Planning, and Carolyn Ristau, Zoning Administrator

FROM: Adriana Bowman, Senior Planner, Department of City Planning

DATE: April 27, 2026

RE: Neighborhood Plan Conformance for 6714 Kelly St Rezoning

6714 Kelly Street is within the area of the Homewood Comprehensive Community Plan adopted by Planning Commission on June 3, 2020. In this memo, Department of City Planning staff have reviewed the project to determine whether it conforms to the adopted plan.

I. Plan Conformance Summary

This assessment is based on the proposal, as submitted by Action Housing to rezone three parcels at 6714 Kelly Street to Urban Industrial in order to build a multifamily apartment building. Currently the project's total footprint is zoned both Urban Industrial and Residential Single-Unit Detached. Rezoning the R1-D parcels would allow for both continuity of both the site and parcels directly across the street. Additional zoning approvals would be needed for the multifamily use and residential compatibility.

The apartment building would be four stories and 38 units. The unit mix would include 15 1 bedroom, 4 two bedroom, and 9 studio apartments. The apartments would be affordable at 20% to 60% AMI. 10 units would be set aside for special populations. Due to the project furthering Homewood's goals for affordable housing development as well as community improvements, Department of City Planning staff have determined that the proposed project is in conformance with the adopted neighborhood plan.

II. Alignment with Plan Initiatives

A. Consistency with the Plan's Vision Statement

The project proposal is consistent with the Homewood Comprehensive Community Plan's Vision Statement that defines Homewood as "a place that protects long-term and low-income residents and equips them to be engaged and informed." In addition to prioritizing affordable housing, the project team has met with adjacent long-term property owners to mitigate impacts of the proposed rezoning and building.

B. Consistency with the Plan's Goals

The project aligns with the following goals outlined in the plan:

- *Encourage Community Led and Driven Development*
 - o Action Housing met with the Homewood Collaborative (RCO), presented at multiple community meetings, and engaged adjacent property owners in order to include residents in the design of this project.

[Type here]

- *Use Innovative and Targeted Housing Development to Meet the Needs of Specific Household Demographics in Homewood*
 - o This project site was originally owned by UPMC before being conveyed to Action Housing for housing development. They identified this a suitable site for development since it is a community gateway and accessible. Action Housing is also engaging with residents to understand which special populations, in addition to low-income residents, need access to affordable housing.
- *Prevent Displacement Through Affordable Housing Development, Proactive Policy, and Stabilization of Existing Residents*
 - o Action Housing is developing housing for households making 20% - 60% Area Median Income, which will increase Homewood's supply of affordable housing and aid in preventing displacement.

C. Consistency with the Plan's Priorities and Strategies

The project aligns with the following priorities and strategies outlined in the plan:

- *Update the City's Zoning Code to support the community's goals. Pursue zoning changes to promote affordable housing development and access to rental income for residents.*
 - o Rezoning from R1-D to UI allows for multi-unit housing development (with an approved special exception). This would allow for more affordable housing units which is a listed goal in the Homewood Comprehensive Community Plan.
- *Target development and redevelopment South of Frankstown Avenue in Homewood South and near neighborhood gateways to improve development conditions and create "tipping-points" for redevelopment.*
 - o Action Housing is not only developing a key gateway but will also create a transition from commercial to residential that is more amenable to residents. Additionally, this site is across from multiple vacant parcels that are also zoned UI which could spur similar development.
- *Provide a broader diversity of housing types, including more high-quality market-rate and affordable rental housing units, and options for smaller households.*
 - o This development creates affordable housing for multiple household sizes, including smaller households.

III. **Recommendation**

Staff determines that the proposed rezoning of 6714 Kelly Street is in conformance with the adopted Homewood Comprehensive Community Plan. Based on the assessment findings, it is recommended that the proposed development project be granted conformance with the neighborhood plan guidelines, subject to any additional conditions or requirements deemed necessary by the Planning Commission. This assessment is based on the proposal, as submitted, continuing to include the elements above. Should there be any changes, staff will need to reassess the proposal.

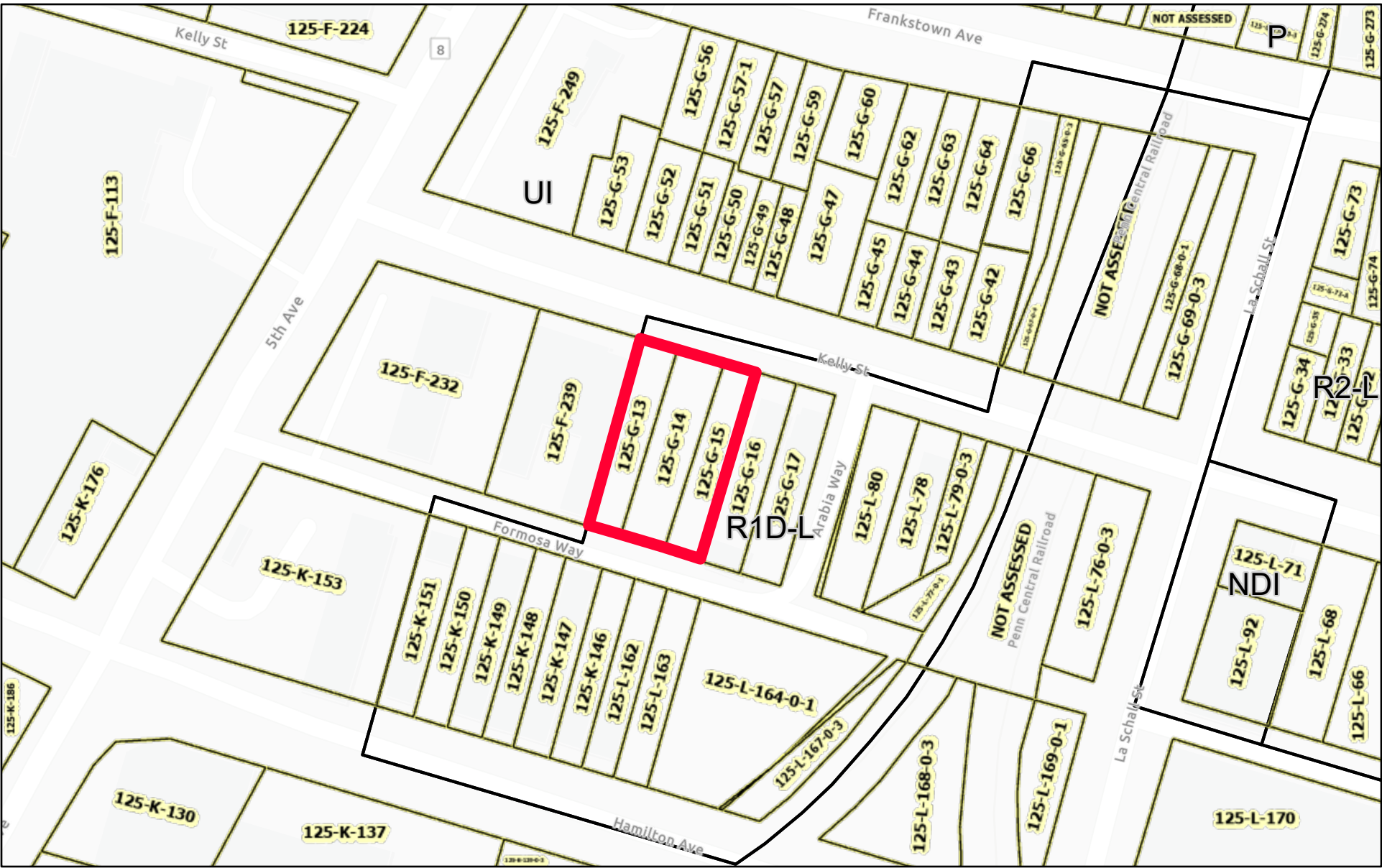
IV. **Conclusion**

[Type here]

Based on this analysis, we believe that the proposed rezoning is in conformance with the Homewood Comprehensive Community Plan.

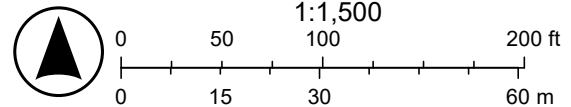
Site Development Standard	UI District
Minimum Lot Size	0
Maximum Floor Area Ratio	
when not located within 1,500 ft. of a Major Transit Facility	3:1
when located within 1,500 ft. of a Major Transit Facility	4:1
Maximum Lot Coverage	
Minimum Front Setback	none required
Minimum Rear Setback	
when not adjacent to a way	20 ft.
when adjacent to a way	none required
Minimum Exterior Sideyard Setback	10 ft.
Minimum Interior Sideyard Setback	10 ft.
Maximum Height	60 ft. (not to exceed 4 stories)

Proposed Zoning Change From R1D-L (Residential Single Unit Detached) to UI (Urban Industrial)



4/16/2026, 10:47:30 AM

 Zoning  City Limits  Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Allegheny County 2012; 2010

Rebecca Reinhold, GIS Analyst
CITY OF PITTSBURGH

922.05.F Review Criteria

The criteria for review of a proposed amendment to the Zoning District Map or the text of the Zoning Code are set out in this section. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall be as follows:

Responses for project [DCP-MPZC-2022-00250] below.

1. The consistency of the proposal with adopted plans and policies of the City;

- *The current R1D-L zoned area is a small, isolated pocket within a larger Urban Industrial (UI) zoning district.*
- *In the Fall of 2023, 19 parcels across the street from the proposed rezoning area were changed from R to UI for the anticipated development of a grocery store.*
- *The Homewood Neighborhood Cluster Plan supports this context.*
- *The proposed zoning change is intended to facilitate the development of affordable housing, which is a goal of the Department of City Planning 2022 Pittsburgh Housing Needs Assessment.*
- *The Project can only move forward if the proposed 3-parcels are reclassified to Urban Industrial - UI*

2. The convenience and welfare of the public;

- *Neither the convenience nor the welfare of the public is served by leaving the rezoning lots vacant and undeveloped.*
- *The project will remove a vacant building and underutilized lots from an otherwise largely vacant block. It is intended to create a gateway to the neighborhood and may help catalyze future development in an area that has historically remained vacant.*
- *The project will increase residential occupant presence contributing to public safety*
- *It also includes public infrastructure improvements, such as sidewalk replacement and lighting.*

3. The intent and purpose of this Zoning Code;

- *The current Zoning Code, Section 901.03, identifies several purposes, including:*
 - (a) Facilitate development of good quality;*
 - (b) Spur reinvestment in the existing building stock;*
 - (d) Maintain and strengthen the City's neighborhoods;*
 - (h) Preserve and enhance the Public Realm; and*
- *The proposed zoning change advances these purposes by enabling reinvestment in a currently underutilized site, supporting quality residential development, and contributing to the long-term stability and vitality of the surrounding neighborhood.*

4. Compatibility of the proposal with the zoning, uses and character of the neighborhood;

- *The existing residential zoning applied to these parcels may have been appropriate at the time of adoption; however, given the current conditions—vacant lots—and the surrounding context, particularly toward Fifth Avenue, the area is more consistent with Urban Industrial (UI) zoning than Residential (R).*
- *Urban Industrial zoning abuts two of the four sides of the proposed rezoning area.*
- *The 60-foot right-of-way along Kelly Street is not typical of a single-family residential neighborhood and is more characteristic of a higher-intensity context.*
- *The site is located in proximity to public transportation and commercial uses supporting the proposed affordable housing use.*
- *The Homewood Cluster Plan identifies Kelly Street (including this block) as an area for potential rezoning, with goals that include:*
 - *Encouraging new housing development along Kelly Street; and*
 - *Allowing for mixed-use development through expansion of the UI district.*

5. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

- *The proposed rezoning parcels are small in size and have remained vacant for over 20 years. While single-family detached dwellings are permitted by right, the lot dimensions may limit the ability to develop even single-family homes in compliance with applicable Zoning Code requirements. This is evidenced by the lack of development on these parcels—and adjacent vacant lots—over that time period.*
- *The site is not viable for a Low-Income Housing Tax Credit (LIHTC) project under the current zoning, as sufficient unit counts cannot be achieved using only the parcel with existing Urban Industrial (UI) zoning (former UPMC building site).*

6. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;

- *The proposed UI zoning would allow a broader range of permitted uses in proximity to the remaining three houses on this block of Kelly Street.*
- *The zoning map amendment is not expected to have a detrimental impact on nearby properties; rather, it is likely to encourage reinvestment and additional development in the surrounding area.*
- *The proposed condition is consistent with the existing context, as Urban Industrial zoning already exists directly across the street from the three remaining houses.*
- *Potential impacts from more intensive UI-permitted uses are mitigated by current ownership of the properties by the Urban Redevelopment Authority (URA), which provides a level of control over future development and reduces the likelihood of incompatible uses.*

7. The length of time the subject property has remained vacant as zoned;

- *All three lots have been vacant and unused for upwards of 20 years (aerial satellite photos show vacancy since at least 2004)*
- *Former UPMC building and vacant parcel 125-G-13 were sold to URA in 2020 with intent of developing affordable housing*
- *Absent the proposed zoning amendment, it is more likely than not—based on the long-term history of this block—that the assembled parcels will remain vacant and underutilized.*

8. Impact of the proposed development on community facilities and services; and

- *The zoning change will not adversely affect existing community facilities or services.*
- *The proposed project will introduce new community amenities, including a shared community room.*
- *The project will incorporate public infrastructure improvements, such as sidewalk replacement, upgrades to roadway surfaces along Formosa Way, and the addition of street trees.*
- *The development will bring new housing to a currently vacant block within the city.*
- *It will provide access to affordable family housing, including two-bedroom units, consistent with needs identified in the Homewood Cluster Plan and by Operation Better Block.*
- *The project includes off-street parking to support the residential use.*
- *Stormwater management will be handled on-site in accordance with applicable requirements.*

9. The recommendations of staff.

- *To be provided by the staff.*

The applicant shall have the burden of demonstrating that the proposal meets the applicable review criteria.