



CITY OF PITTSBURGH, DEPARTMENT OF CITY PLANNING
PLANNING COMMISSION

November 29, 2021

Re: Council Bill 2021-1815

Dear Council President and Members:

On September 1, 2021 Council Bill 2021-1815, amending the Zoning Code provisions related to the Specially Planned District for Hazelwood Green, was referred to Planning Commission for report and recommendation.

On November 23, 2021, the City Planning Commission voted unanimously to make a positive recommendation on Council Bill 2021-1815 with the following conditions:

1. City Council amend 2021-1815 to the legislation provided by Goldberg, Kamin & Garvin, LLP to the Planning Commission on November 16, 2021.
2. Zoning Code text be further amended to match the definition of building height with the existing definition in the Zoning Code.
3. Zoning Code text be further amended to require that Temporary Surface Parking Lots expire 40years after date of initial issuance.
4. Zoning Code text be further amended to require that Temporary Surface Parking Lots be accessory to other primary uses in this SP District.
5. Zoning Code legislation to be amended to retain the existing requirements for Ground Floor Transparency for Basic Industry to be the same as Light Industrial and Production (30 percent.)
6. Zoning Code text to be further amended to clarify that ground floor transparency must be provided at a height above grade that provides visibility into the space for adjacent pedestrians.

Sincerely,

s/Corey Layman

Corey Layman, AICP

Zoning Administrator

cc: Director Andrew Dash, AICP

Councilmember Corey O'Connor

Councilmember Bobby Wilson

City Clerk's Office