July 5, 2022

Honorable President and Members

City Council

City of Pittsburgh

510 City County Building

Pittsburgh, Pennsylvania 15219

Re: New Base Zoning Districts and Other Zoning Changes

Dear President and Members:

Zoning legislation was introduced at Planning Commission to create three new base zoning districts and to rezone a portion of Oakland to these districts. The legislation also creates allowable uses and standards for the base zoning districts and updates the Performance Points. In addition, this zoning legislation expands the Inclusionary Zoning Overlay District to Central Oakland, West Oakland, North Oakland, and South Oakland, except for areas zoned EMI or UPR. Finally, three City parks are rezoned to Parks. The Zoning legislation was presented together with the Oakland Neighborhood Plan, which was approved by Planning Commission with conditions and does not require City Council approval.

The Planning Commission, at its meeting on May 17th, 2022, made a positive recommendation to City Council with the following conditions:

* 1. City Planning provide more information to City Council that there is no detrimental effect on the height district on Coltart that is limited at 40 feet because of the zoning on Halket from Louisa to Iroquois. Planning Commission is concerned that this Coltart district is surrounding by tall buildings and the rezonings it pushes to increased density and they have not had the chance to have that conversation yet.
	2. Planning Commission believes that 400 feet is too long for maximum building length and staff shall propose a different max length.
	3. In the thresholds of projects scopes requiring Planning Commission review and approval, the minimum number of structured parking spaces requiring approval shall be lower than 50.

For Condition number one, please see attached images documenting the maximum height and massing permissible with this proposed legislation. Staff has not proposed any changes to the permitted height. Please note that these images are informational only to reflect a maximum build-out of a site and not a development proposal.

For condition number two, staff has recommended 250 feet as the maximum building length and this is incorporated in the attached zoning legislation.

For condition number three, staff has recommended 40 parking spaces as the minimum threshold for structured parking coming before Planning Commission and this is incorporated in the attached zoning legislation.

A copy of the Commission’s report is also attached. The minutes of the hearing held on June 17th, 2022 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 June 17th, 2022 is October 15th, 2022.

Yours truly,

s/ Corey Layman

Corey Layman, AICP

Zoning Administrator

cc: Karen Abrams, Director

Andrew Dash, AICP, Deputy Director

Jake Wheatley, Mayor’s Office

Felicity Williams, Esq., Mayor’s Office

R. Daniel Lavelle, City Council

Erika Strassburger, City Council

Bruce Kraus, City Council

Bobby Wilson, City Council

File