

Bill No. 1326
Introduced: June 16, 2025
Advertised: 8-7-25
Adopted By Council: 8/25/2025
Signed By Mayor: _____

THE BOROUGH OF BRENTWOOD

MUNICIPAL BUILDING – 3735 BROWNSVILLE ROAD
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ORDINANCE NO. 2025-1326

"ZONING MAP AMENDMENT"

AN ORDINANCE OF THE BOROUGH OF BRENTWOOD, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, AMENDING, IN LIMITED PART, CHAPTER 210 OF THE CODE OF THE BOROUGH OF BRENTWOOD FOR THE PURPOSE OF AMENDING THE OFFICIAL ZONING MAP

WHEREAS, Greenlee Property LLC, a subsidiary of Levitske Brothers Properties, is seeking to sell the vacant, wooded lot identified by the Allegheny County Department of Real Estate as Tax Parcel No. 138-S-162

WHEREAS, such lot was established in 2020 through the subdivision of this land from a parcel that was sold by Levitske Brothers Properties to permit the development of small format hospital; and

WHEREAS, following its creation, new Tax Parcel No. 138-S-162 retained its existing zoning classification and is thus currently part of the Commercial Redevelopment District; and

WHEREAS, Brentwood Borough Council asserts that, due to its size and location, such parcel is not compatible with commercial uses; and

WHEREAS, Council seeks to instead incentivize the construction of a new development of single-family homes or townhouses on this property; and

WHEREAS, Council thus desires to amend the Zoning Map of the Borough of Brentwood so as to alter the zoning classification of the lot with Tax Parcel Number 138-S-162, from the CRD, commercial redevelopment district, to the R-2, medium-density residential district; and

WHEREAS, the Planning Commission of the Borough of Brentwood reviewed the proposed map amendment at its 8-7-25 meeting and recommended adoption of the same; and

WHEREAS, Brentwood Borough Council held a public hearing on 8-25-25 to review the map amendment and hear public commentary regarding the same; and

WHEREAS, Council finds that this exercise of its legislative discretion to approve the proposed map amendment is consistent with public health, safety, and general welfare; and

NOW THEREFORE, on this 25th day of AUGUST, it is hereby **ENACTED AND ORDAINED** by the Council for the Borough of Brentwood, that;

PART I: AMENDMENTS

Chapter 210 of the Code of the Borough of Brentwood is hereby amended in limited part to read as follows:

The Zoning Map of the Borough of Brentwood shall be amended such that the lot with Allegheny County Tax Parcel Number 138-S-162, shall be designated as part of the R-2, medium-density residential district. A true and correct copy of a map indicating the precise area to be rezoned is attached hereto as "Exhibit A."

PART II- The Borough Manager, Building Code Official, Borough Solicitor, and all others employed or appointed by the Borough of Brentwood, are authorized to take any and all action necessary to ensure implementation of this Ordinance and to effectuate the purpose hereof.

PART III- Any and all Ordinances and/or Resolutions, or parts thereof, conflicting herewith are repealed insofar as the matters here in affected.

PART IV- The provisions of this Ordinance are servable, and if any clause, sentence, section or subsection hereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair, or invalidate the remainder, but shall be confined in its operation and application to the clause, sentence, section or subsection rendered. It is hereby declared that the intent of the Borough of Brentwood Council that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional clause, sentence, section, or subsection had not been included therein.

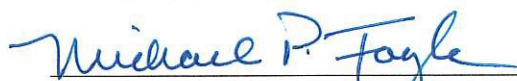
PART V- The provisions of this Ordinance shall take effect immediately.

ORDAINED AND ENACTED THIS 25th **DAY OF** AUGUST **BY THE**
BOROUGH COUNCIL OF THE BOROUGH OF BRENTWOOD.

ATTEST:


George Zboyovsky, PE, ICMA-CM
Borough Manager

BOROUGH OF BRENTWOOD


Michael P. Foyle
President of Council

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2024

Pasquale Carnevale
Mayor