

ZONING RESOLUTION

6-MONTH EXTENSION OF IPOD-5, RIVERFRONT

NEIGHBORHOODS: Marshall-Shadeland, Chateau, North Shore, Troy Hill, Esplen, Elliott, South Shore, South Side Flats, Hays, Glen Hazel, Hazelwood, South Oakland, Bluff, Central Business District, Strip District, Lawrenceville (Lower, Central, and Upper), Morningside, Highland Park, and Lincoln-Lemington-Belmar

CURRENT ZONING: IPOD-5, Riverfront Interim Planning Overlay District

ACTION REQUIRED: Recommendation to City Council on the 6-month extension of IPOD-5

COUNCIL DISTRICT: 1,2, 3, 5, 6, 7, 9; Councilmembers Darlene Harris, Theresa Kail-Smith, Bruce Kraus, Corey O'Connor, R. Daniel Lavelle, Deborah Gross and Ricky V. Burgess

DATE: September 12, 2017

SUBMITTED TO: The Planning Commission of the City of Pittsburgh

FROM: The Zoning Administrator

FINDINGS OF FACT

1. At its 23 February 2016 hearing, the Planning Commission recommended approval to City Council of the IPOD-5, Riverfront Interim Planning Overlay District, which was subsequently enacted by City Council, effective 24 May 2016.
2. A request to grant the legally allowable single six (6) month extension to the Riverfront Interim Planning Overlay District as per the Pittsburgh Code, Title Nine, Zoning Code, Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02.C: Time Limit has been field by the Department of City Planning.
3. The expiry date of the district referenced in Section 907.02.J, known as IPOD-5, Riverfront (effective 24 May 2016), originally set by code for 24 November 2017, is requested to be extended by six months to 24 May 2018.
4. The zoning overlay district currently in place for the Riverfront meets the intent of Section 907.02.A of the Zoning Code (Interim Planning Overlay Districts), which is to “provide a mechanism for interim zoning controls in geographically defined areas of the City where current use, height, area or procedural controls are found to be deficient, when other code provisions do not address such deficiencies, and when ongoing planning studies may inform the preparation of permanent controls which would be appropriate for the area.”
5. The purpose of the IPOD-5 is to create interim regulatory controls in an area where substantial development is imminent and where both the impact of individual development projects and the collective impact of such development on public resources and private properties is not mitigated through the existing zoning mechanisms.
6. The controls that are in effect through IPOD-5 are necessary and central to the work that is ongoing through the development of new riverfront zoning. The new zoning is currently in development, and the IPOD-5 extension will allow the text to be completed and adopted within its intended timeframe.
7. All existing underlying zoning districts remain in place throughout the existence of the IPOD-5 district, as outlined in Section 907.02.B of the Zoning Code.

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8. There is no specific development associated with this resolution.

RECOMMENDED MOTION

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council of the six-month extension of the expiry date of IPOD-5, Riverfront. The expiry date of the Interim Planning Overlay District referenced in Section 907.02.J, known as IPOD-5, Riverfront shall be extended by six months to 24 May 2018 as per Section 907.02.C of the Zoning Code. Staff shall be directed to draft and submit a resolution to City Council to this effect.

SUBMITTED BY:

Andrew Dash, Assistant Director

APPROVED BY:

Corey Layman, Zoning Administrator