

ZONING TEXT AMENDMENT REPORT

Zoning Text Amendment

ZONING: Golden Triangle Subdistricts A through E
NEIGHBORHOODS: Central Business District and Strip District
ACTION REQUIRED: Report and recommendation to City Council
DATE: September 13, 2022
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. The Department of City Planning proposes Zoning Code text amendments to update various review and approval processes for the Golden Triangle (GT) Zoning Districts.
 2. Currently any change of use in the Golden Triangle to create new residential dwelling units requires Planning Commission approval. Each subdistrict of the Golden Triangle also has a minimum lot size per unit. For example, in the GT-A Subdistrict, no more than one (1) dwelling unit or suite is permitted per one hundred ten (110) square feet of development lot area.
 3. Proposed legislation removes Planning Commission review and approval for new residential units and removes the minimum lot size per unit for all GT subdistricts.
 4. Currently in the Zoning Code there is a Conditional Use for Transfer of Development Rights (TDR) to exceed minimum lot size per unit. This proposed legislation removes this TDR, as it would no longer be necessary.
 5. Currently for exterior renovations in the GT greater than \$50,000 requires Planning Commission review and approval. This amount has not been updated since at least 1983, and triggers reviews for items such as door replacement. This proposed amendment updates this threshold to \$250,000 for Planning Commission review and approval of exterior renovations.
 6. Currently, Electronic Message Signs are permitted as a Conditional Use in the GT-A and GT-B. As electronic signs, these sections should have been removed when the sign code was amended in 2009. Staff believes that their non-removal was an oversight. The proposed amendment removes these provisions.
 7. Mailed and posted notice was not required for this legislation, as it is text change, not a map amendment.
 8. A Development Activities Meeting was not required for this legislation, as it is text change, not a map amendment.
 9. Since Planning Commission briefing, the legislation was amended to require Site Plan Review for exterior renovation in the GT Zoning Districts less than \$250,000.
 10. In accordance with Section 922.05.F, the Planning Commission and City Council shall review Zoning Code text and map amendments based on the following criteria:
 - The consistency of the proposal with adopted plans and policies of the City;
 - The convenience and welfare of the public;
 - The intent and purpose of the Zoning Code;
 - Compatibility of the proposal with the zoning, uses and character of the neighborhood;
 - The suitability of the subject property for the uses to which it has been restricted without
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- the proposed zoning map amendment;
- The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;
- The length of time the subject property has remained vacant as zoned;
- Impact of the proposed development on community facilities and services; and
- The recommendations of staff.

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision.

MOTION

That the Planning Commission makes a **positive recommendation** to Council on the zoning legislation

SUBMITTED BY: Corey Layman, Zoning Administrator
