

APPLICATION:	DCP-MPZC-2024-00482
PROPERTY:	Parcels 174-P-61, 174-P-83, 174-P-82, 174-P-81, 174-P-80, 174-P-79, 174-P-78, 174-P-77, 174-P-75, 174-N-220, 174-N-218, 174-N-216, 174-N-214, 174-N-213, 174-N-212, 174-N-211, 174-N-208, 174-N-204, and 174-N-203
PROPERTY OWNER:	Multiple Owners
NEIGHBORHOOD:	Homewood South
RCO:	Homewood Community Development Collaborative Development Activities Meeting Date – February 8, 2024
ZONING DISTRICT:	R1A-VH (Single-Unit Attached Residential, Very High Density)
PROPOSAL:	Rezoning from R1A-VH (Single-Unit Attached Residential, Very High Density) to LNC (Local Neighborhood Commercial)
COUNCIL DISTRICT:	District 9; Councilman Khari Mosley
MEETING DATE:	July 23, 2024

FINDINGS OF FACT

1. Council Bill 2024-0525 was introduced in City Council by Councilman Khari Mosley on May 29, 2024 and referred to the Planning Commission on June 7, 2024 for the Commission’s report and recommendation. A copy of the legislative text is attached to this report.
2. The legislation proposes to rezone parcels 174-P-61, 174-P-83, 174-P-82, 174-P-81, 174-P-80, 174-P-79, 174-P-78, 174-P-77, 174-P-75, 174-N-220, 174-N-218, 174-N-216, 174-N-214, 174-N-213, 174-N-212, 174-N-211, 174-N-208, 174-N-204, and 174-N-203 from the current R1A-VH (Single-Unit Attached Residential, Very High Density) to LNC (Local Neighborhood Commercial). A map of the involved parcels is attached to this report.
3. The parcels involved in the proposed zone change are generally bound by Hamilton Avenue, Dunfermline Street, Tioga Street, Cinibar Way and Zenith Way.
4. Enactment of this rezoning will permit the involved parcels to be developed for uses permitted in the LNC, Local Neighborhood Commercial, zoning district.
5. No application for development has been submitted to the Department of City Planning (DCP).
6. Per Section 922.05.B.2 an application to amend the boundaries of the Zoning District Map may be proposed by the City Council, the Planning Commission, the owner of the subject property or the owner's agent.

7. Per Section 922.05.D the Commission shall act to recommend approval or denial of the application within ninety (90) days of the receipt of the completed application. The legislation was referred to the Planning Commission on June 7, 2024. The Hearing date of July 23, 2024 complies with the 90-day requirement.
8. A Development Activities Meeting (DAM) was held with the Homewood Community Development Collaborative on February 8, 2024. A copy of the report is attached.
9. Per code sections 922.01.C.1 and 922.01.C.2, property owners within 150 feet of the proposed zone change area were notified of the proposal and posted notice was placed on-site 21-days in advance of the July 23, 2024 hearing date.
10. Under Section 922.05.F, the Planning Commission shall review the proposed Zoning Map Amendment according to certain criteria. Not all of the criteria must be given equal consideration by the Planning Commission in reaching a decision. A copy of the applicant's responses to the criteria are attached. The criteria to be considered shall be as follows:
 - a. *The consistency of the proposal with adopted plans and policies of the City;*
 - b. *The convenience and welfare of the public;*
 - c. *The intent and purpose of this Zoning Code;*
 - d. *Compatibility of the proposal with the zoning, uses and character of the neighborhood;*
 - e. *The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;*
 - f. *The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;*
 - g. *The length of time the subject property has remained vacant as zoned;*
 - h. *Impact of the proposed development on community facilities and services; and*
 - i. *The recommendations of staff.*

RECOMMENDED MOTION:

That the Planning Commission of the City of Pittsburgh **APPROVES** Master Plan/Zone Change Application, DCP-MPZC-2024-00482, based on the application filed by Councilman Khari Mosley for a Zoning Map Amendment to change from R1A-VH (Single-Unit Residential, Very High Density) to LNC (Local Neighborhood Commercial) of certain properties (parcels 174-P-61, 174-P-83, 174-P-82, 174-P-81, 174-P-80, 174-P-79, 174-P-78, 174-P-77, 174-P-75, 174-N-220, 174-N-218, 174-N-216, 174-N-214, 174-N-213, 174-N-212, 174-N-211, 174-N-208, 174-N-204, and 174-N-203) located on Hamilton Avenue and Dunfermline Street in Homewood South.

SUBMITTED BY: _____

Paul Cancilla, Principal Planner (Codes and Commissions)



City of Pittsburgh

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Master

File ID: 2024-0525

Type: Ordinance

Status: Held in Standing Committee

Version: 1

Page Number:

In Control: Commission - Planning Commission

File Created: 05/24/2024

Subject:

Final Action:

Title: Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-VH, Residential Single-Unit Attached, Very High-Density District to LNC, Local Neighborhood Commercial, on property roughly bounded by Hamilton Avenue, Dunfermline Street, Tioga Street, Cinibar Way and Zenith Way; all in the Allegheny County Block and Lot System, 13th Ward.
(Sent to the Planning Commission for a report and recommendation on 6/7/24)

Internal Notes:

Agenda Date: 05/29/2024

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Agenda Number:

Sponsors: Council Member Mosley^

Enactment Date:

Attachments: 2024-0525 Homewood Square Zoning Map

Enactment Number:

Volume:

Hearing Date:

Drafter: michael.wentz@pittsburghpa.gov

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	05/29/2024	Read and referred	Committee on Land Use and Economic Development			
Action Text:		Read and referred to the Committee on Land Use and Economic Development					

1	Standing Committee	06/05/2024	Referred for Report and Recommendation	Commission - Planning Commission	Pass
Action Text: A motion was made that this matter be Referred for Report and Recommendation to the Commission - Planning Commission. The motion carried.					

Text of Legislative File 2024-0525

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-VH, Residential Single-Unit Attached, Very High-Density District to LNC, Local Neighborhood Commercial, on property roughly bounded by Hamilton Avenue, Dunfermline Street, Tioga Street, Cinibar Way and Zenith Way; all in the Allegheny County Block and Lot System, 13th Ward.

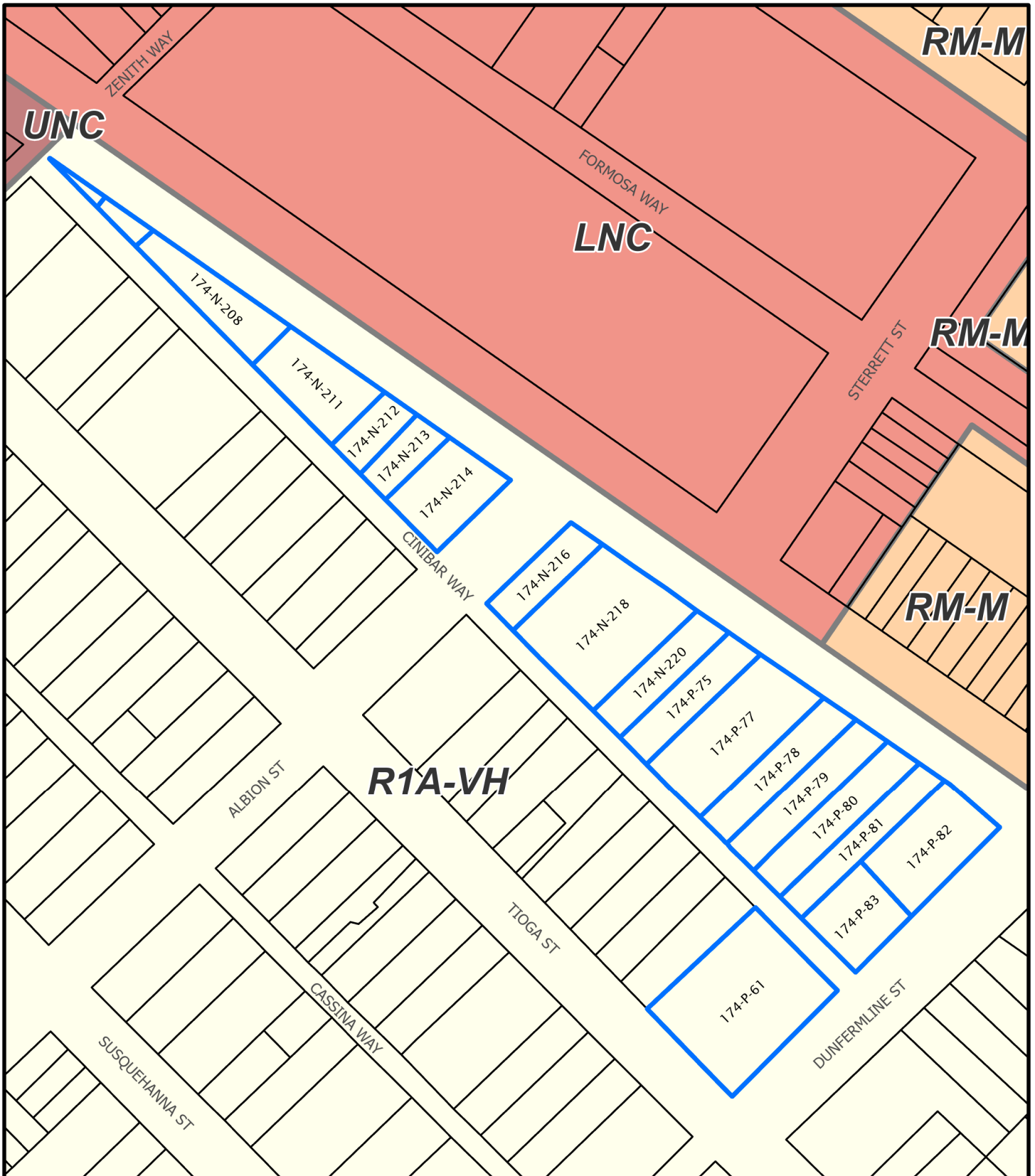
(Sent to the Planning Commission for a report and recommendation on 6/7/24)

The Council of the City of Pittsburgh hereby enacts as follows:







Section 1. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from Residential Single-Unit Attached, Very High Density (R1A-VH) to Local Neighborhood Commercial (LNC), all that certain property identified as:

Block Number 174-N, Lot Numbers 203, 204, 208, 211, 212, 213, 214, 216, 218, and 220; all in the Allegheny County Block and Lot System, 13th Ward.

Block Number 174-P, Lot Numbers 61, 75, 77, 78, 79, 80, 81, 82, and 83; all in the Allegheny County Block and Lot System, 13th Ward.



Zone Change Petition: R1A-VH (Residential Single-Unit Attached, Very High Density) to LNC (Local Neighborhood Commercial)

- | | | | |
|---|--|--|---|
|  Residential Multi-Unit |  Urban Neighborhood Commercial |  Affected Parcels |  Parcels |
|  Local Neighborhood Commercial |  Residential Single-Unit Attached | | |

0 50 100 Feet

CITY OF PITTSBURGH
MAY 2024

Development Activities Meeting Report

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 7328 Hamilton Ave.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Homewood Community Development Collaborative
Parcel Number(s): 174-P-78, 174-P-79, 174-P-80, 174-P-81, 174-P-82, 174-P-83	
ZDR Application Number: N/A	
Meeting Location: 7120 Kelly St.	
Date: February 8 th , 2024	
Meeting Start Time: 6 pm	
Applicant: Andre Young/RuntheBlock LLC	Approx. Number of Attendees: 40
Boards and/or Commissions Request(s): Zoning Board	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

The applicant, Andre Young, intends to rehab the former Life Church property at 7328 Hamilton Avenue to create Hamilton Square, a commercial flex space with a community workshop and surface parking. This will require rehabilitation of the church building, the consolidation of nearby parcels, and a zoning change to Local Neighborhood Commercial. Following the rehab of the existing building, the project will move to new construction to create the flex space, community workshop, and tenant parking. The development will also include modern landscaping, innovative stormwater retention, natural light, open floor plans, and welcoming exterior materials. Bike Pittsburgh and the local magistrate office have expressed interest in occupying the future space.

Currently, the site consists of the church building, parking for the church, and numerous vacant lots. The applicant intends to combine these lots. The site is currently zoned Single-Unit Attached Residential, High Density. Office uses are not allowed in the site's current zoning classification. Across from the site, across Hamilton Avenue, is zoned Local Neighborhood Commercial. The applicant is proposing rezoning Hamilton Ave. from North Dunfermline Street to Zenith Way along Cinibar Way to Local Neighborhood Commercial to allow its intended use. Additionally, the applicant wants to rezone to create opportunities for more commercial opportunities along Hamilton Avenue. The surrounding Hamilton Avenue areas have existing small businesses and are not residential. This site is also near Faison Elementary School.

Phase I of the project will consist of renovating the existing church building. Phase II will be new construction of an office building. Other sit amenities will include an accessible entrance and outdoor gathering space. At the rear of the project there will be a parking lot with electric car and bike charging. This project will also incorporate green design including stormwater infrastructure, solar, adaptive reuse, multi-modal transportation, and street trees/greening in this project.

This project touches on nine goals of the Homewood Comprehensive Community Plan including:

- Sustainability
 - Green stormwater infrastructure
 - Street trees
 - Public/private open space
- Mobility
 - Improved sidewalks and crosswalks
 - Street lighting
 - Safe routes to school
 - Electric bike share
 - ADA entrance
 - Bus stop improvements
- Culture & Recreation
 - Building a culture of health and trust
 - Biking tenant encourages outdoor activity
- Public Health & Safety
 - Community workshop space
 - Safe route to school
 - Exposure to careers
- Business & innovation
 - Community workshop space
 - Exposure to careers for students
 - POGO provides example of regionally innovative programs
- Education
 - Community workshop space
 - Safe route to school
 - Exposure to careers
- Urban Design & Development
 - Elevating the standard for development in Homewood
 - Warm and inviting design details

The applicant spoke to other landowners in the area and received positive responses. He is not asking for any public money. He is privately funding this project in order to reinvest into the community. Additionally, he is from Homewood and would like to create a Black-owned development in the community. The applicant is asking for community buy-in and do not want to force anything onto the community.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Is the name Hamilton Square etched in stone? We don't have anything in Homewood named after a Black person.	I think we should. If we do, it should probably be someone from Homewood. We'll research it.
I think your plan is excellent. When you rename the project, will the community be able to vote on it or suggest names?	That sounds like a great idea.

Questions and Comments from Attendees	Responses from Applicants
Is that the 7300 Block? That would be great for the community if it happened.	Yes. It goes until the property where they did the car wash.
For the residential portion, how large will that be?	The proposal is not for residential, it will just be an office building.
<p>A. Will you be hiring from the community?</p> <p>B. I pastor a church near your project, your parking looks like it's against our church property line</p>	<p>A. We are talking to potential tenants that will bring jobs into the community. Jobs that people can ride bikes and walk to. We will also bring workforce development opportunities to train people for jobs for the future. The workshop will include technicians that will train people on solar panels, electric charging stations, etc. We would also like to hire people that build into this area.</p> <p>B. We would share the parking lot with you.</p>
Are you willing to go into a Community Benefits Agreement with the Homewood Collaborative to make these promises in writing?	The answer is yes. We have done Community Benefit Agreements in other communities and cities.
I am a business owner along Hamilton as well. I will be opening a restaurant on Hamilton. I offer my support to this project; I think it will be a great project for the community.	
What specific governmental organizations/non-profits will be tenants?	We are negotiating with tenants to make sure they fit this project. For example, bringing in the right number of jobs in the community.
Will your landscaping/project affect the Legacy Dance Studio?	No, we are not going back towards Tioga.
What is the timeline for your project? When do you expect to break ground? I'm asking this because this project will change the way Homewood looks in two years.	First, we will need to rezone the area. We will need the community's buy-in so that the Councilman can introduce legislation to change the zoning. It would take longer for me to introduce zoning legislation. It would be speedier if the community provides their support to the Councilperson and he decides to introduce the legislation.
When you talk about zoning, will it deal with height? This community has always had a height limit.	I don't have enough money to go four floors. The proposed zoning district is LNC which only allows three floors.
Will you be tearing down the church and making a new building?	Our understanding is that we will be repurposing the building and not demolishing it.
What will you be doing in case you affect nearby community members?	We sent letters to anyone who may be affected by this project. We will stay in communication. If we do affect you, we will make sure to communicate with you and work

Questions and Comments from Attendees	Responses from Applicants
	with you before construction. We want to enhance your property not take away from it.
With numerous homeowners in the community, will that affect their tax base? With an improvement comes an increase in taxes. Has that been thought of?	It will affect the taxes for my building rather than everyone else's. It will most likely improve property values.
There should be a clause in the Community Benefits Agreements about this increase in property values.	
Regarding workforce development, we have a good amount of organizations with workforce development projects. Do you think your project will cause competition?	No, we do not think so. We want to enhance the community. We want to bring in tenants that enhance the community.
How much say will the community have in approving tenants for the community? For example, can we have a supermarket where we have fresh fruits and vegetables.	This property is too small for what you're suggesting. There's a lot of land in Homewood that could be used to develop a supermarket. However, we need to create small commercial areas and businesses to convince others to market to supermarket developers.
I am part of the Community Engagement Center. I just wanted to clarify that our workforce development is to help residents get hired at the University of Pittsburgh. We are not trying to compete with anyone.	

Planner completing report: Adriana Bowman, Neighborhood Planner