



CITY OF PITTSBURGH

Department of City Planning

William Peduto
Mayor

Andrew Dash, AICP
Acting Director

March 16, 2020

Honorable President and Members
City Council
City of Pittsburgh
510 City County Building
Pittsburgh, Pennsylvania 15219

Re: Council Bill 2019-2418 1200 East Carson Street

Dear President and Members:

Council Bill 2019-2418, changing the zoning for 1200 East Carson Street (Parcel 3-H-15), was referred by City Council to Planning Commission for report and recommendation, as per Zoning Code Section 922.05.D. The legislation proposes to change the zoning of 1200 East Carson Street from LNC, Local Neighborhood Commercial, to P, Parks.

Planning Commission held a public hearing as per 922.05.D on March 10th, 2020 and made a positive, unanimous recommendation to City Council. A copy of the Commission's report and a map illustrating the area considered are enclosed, and the minutes of the hearing held March 10th 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 legislation, unless the applicant has agreed in writing or on the record to an extension of time. For your convenience, 120 days from March 10, 2020 is July 8, 2020.



Corey Layman, AICP
Zoning Administrator
Enclosures

cc: Andrew Dash, Acting City Planning Director
Dan Gilman, Mayor's Office
Bruce Kraus, City Council
Bobby Wilson, City Council
File

ZONING MAP CHANGE REPORT

DCP-MPZC-2019-00691 COUNCIL BILL 2019-2418

PROPERTY: 1200 East Carson Street, Parcel 3-H-15
PROPERTY OWNER: City of Pittsburgh
EXISTING ZONING: Local Neighborhood Commercial (LNC)
PROPOSED ZONING: Parks (P)
ACTION REQUIRED: Public Hearing and Recommendation to City Council
COUNCIL DISTRICT: 3; Councilman Bruce Kraus
DATE: March 10, 2020
SUBMITTED TO: The Planning Commission of the City of Pittsburgh

FINDINGS OF FACT

1. Council Bill 2019-2418 was introduced by City Council and referred to the Planning Commission for review and recommendation. The legislation text is attached to this report.
2. The proposed petition would rezone the subject property from Local Neighborhood Commercial (LNC) to Parks (P).
3. Enactment of this rezoning will allow the uses permitted in the Parks Zoning District.
4. At present, no application for development at this site has been submitted to the Planning Department.
5. Property owners within 150 feet of the proposed zone change area were notified of the proposal and notices were posted in the area. One response was received and it was in support. It is attached to this report.
6. In accordance with Section 922.05.F, the Planning Commission shall review Zoning District Map or Zoning Code text amendments based on the following criteria:
 - 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 the 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.

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

ZONING MAP CHANGE REPORT

RECOMMENDED MOTION

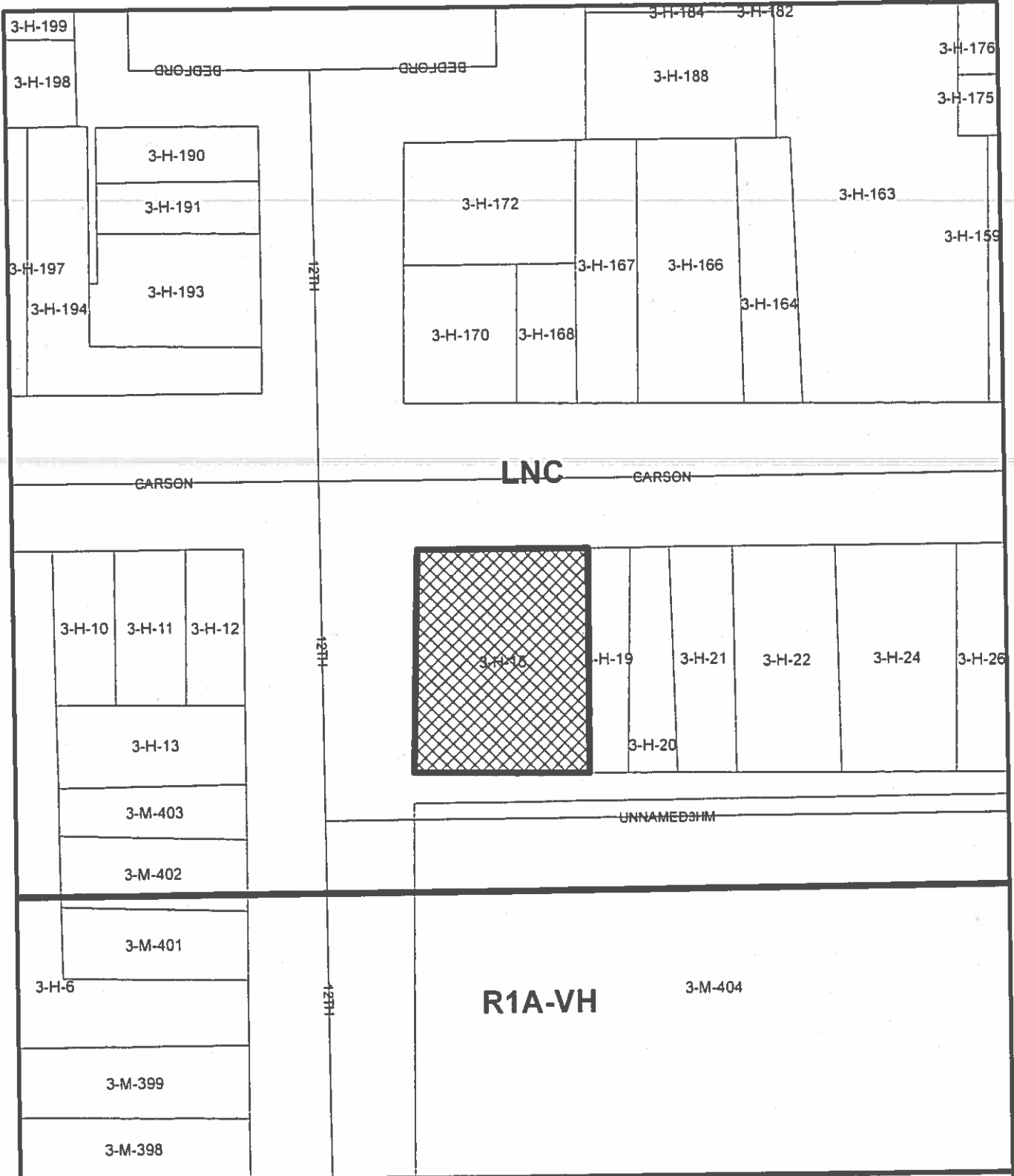
That the Planning Commission of the City of Pittsburgh recommends the following:

Approval to City Council of Council Bill 2019-2418 to rezone 1200 East Carson, Parcel 3-H-15, from Local Neighborhood Commercial (LNC) to Parks (P).

SUBMITTED BY:



Kate Rakus, Land Use Code and Policy Implementation Coordinator




PROPOSED MAP AMENDMENT - Parcel 3-H-15

PROPOSED MAP AMENDMENT (COUNCIL BILL 2019-2418):
 FROM LOCAL NEIGHBORHOOD COMMERCIAL (LNC)
 TO PARKS (P).
 DCP-MPZC-2019-00691

DEPARTMENT OF
 INNOVATION & PERFORMANCE



 Application Area
 Zoning

CITY OF PITTSBURGH
 JANUARY 2020