

City of Pittsburgh
Planning Commission
Meeting Minutes

September 20, 2022 at 2:20 PM, Meeting called to order by Acting Chair Burton-Faulk

In Attendance

Acting Chairwoman LaShawn Burton-Faulk
 Secretary, Holly Dick
 Jennifer Askey
 Sabina Deitrick

Becky Mingo
 Rachel O'Neill
 Dina (Free) Blackwell

Not Present

Chairwoman Christine Mondor
 Commissioner Brown

Staff Present

Corey Layman, Zoning Administrator
 Kate Rakus, Principal Planner
 Mary Russo, Recording Secretary
 Deputy Director, Andrew Dash

Anne Kramer
 Kevin Kunak
 Joe Fraker
 William Gregory
 Katherine Reed

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A. Approval of Minutes

No minutes to be approved.

B. Correspondence (See Attachment B)

The Commission is in receipt of the following correspondence:

- DCP-ZDR-2020-03210 6112 Penn Ave

- East Liberty Presbyterian Church
- East Liberty Development Inc.
- Joseph Wingenfeld
- DCP-ZDR-2022-00442 Grandview Ave – Note: this project requires Planning Commission review due to it's location in the Grandview Public Realm zoning district, but it is not currently scheduled for Planning Commission Briefing.
- Jaye Newsom

C. Development Reviews (See Attachment C for staff reports)

1. Hearing and Action: Golden Triangle Zoning Code Text Change Zoning review and approvals text changes Central Business District and Strip District Neighborhoods

Mr Layman presented the proposed zoning amendment. The amendment is intended to create a pilot program on Downtown Conversion of office space to dwelling units. A change to the zoning code would make residential dwelling unit permitted by right without basing them on floor area. It also eliminates Planning Commission approval and minimum lot size, and thus, eliminates the Transfer of Development Rights. The amendment also increases the threshold on exterior renovations downtown to \$250,000. Exterior renovations less than \$250,000 will be subject to Design Review and Site Plan Review. Another change corrects permitting of electronic message signs as a Conditional Use in the GT-A & GT-B. A posted notice was not required for a text change, but is posted online. This change complies with Section 922.05.F of the Zoning Code. Zoning Staff's recommendation is that Planning Commission make a positive recommendation to City Council.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker recognized Bruce Chen.

Mr Chen, Sr Dir of Urban Design, PGH Downtown Partnership, spoke in favor of the amendment. With the changes to work downtown from Covid, creates a necessity to rethink downtown by converting office space to residential growth which will counter declining office occupancy and utilization rates.

Acting Chair Burton-Faulk asked for question or comments from commissioners.

Acting Chair Burton-Faulk commented that she appreciated the amendments, thanking staff for all the work done on the amendments

MOTION:

The Planning Commission of the City of Pittsburgh make a positive recommendation to City Council as noted in reports on zoning legislation.

MOVED BY: Ms Deitrick

SECONDED BY: Ms Dick

IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill

CARRIED

2. Hearing and Action: DCP-MPZC-2022-00702 – Larimer Zone Change Petition Zone change petition for three parcels from LNC (Local Neighborhood Commercial) to UI (Urban Industrial) Larimer Neighborhood

Ms Kramer presented the proposed zone change petition to change three parcels, 125-A-45, 125-A-50, and 125-A-52, from LNC (Local Neighborhood Commercial) to UI (Urban Industrial). There are no requests to Zoning Board of Adjustment. The Development Activities Meeting was held with the Larimer Consensus Group 07/07/22. Notices were mailed to owners within 150 feet of the parcels with notice placards displayed on-site 08/30/22. Online notices are available. The Planning Commission will review this case according to Section 922.05.F.

Written responses to the criteria are attached to commissioners' staff report. The recommendation is that the Planning Commission recommend approval to City Council for the three parcels from LNC to UI.

Mr Frank Kosir, Meyer, Unkovic & Scott, presented the proposed change in zoning for the three parcels from LNC to UI. Rezoning of these parcels are to build a 5-story, 200 unit apartment building with parking garage and community and retail space. The site is zoned half as UI and the other half as LNC. Rezoning is sought because the development standards for the project differ from the current zoning standards. UI districts permit 60 feet in height or 4 stories, 5 stories with a Special Exception, and a 3:1 Floor Area Ratio (FAR). In the LNC the

height cannot exceed 45 feet or 3 stories and FAR is 2:1. Also, it was agreed that 10% of the units will be affordable housing per the Inclusionary Zoning Ordinance and will provide work to minority contractors as well as employment opportunities for neighborhood residents at the property.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated no hands were raised.

Acting Chair Burton-Faulk asked for question or comments from commissioners.

MOTION:

The Planning Commission of the City of Pittsburgh recommend approval to City Council.

MOVED BY: Ms Askey

SECONDED BY: Ms O'Neill

IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
CARRIED

3. Hearing and Action: DCP-ZDR-2022-08738 – 965 Liberty Avenue Exterior alterations and change of use to three-unit residential Central Business District Neighborhood
Mr Kunak presented the project development plan. On an existing 4-story structure exterior alterations will create a new entry vestibule, a new stair tower, new recessed balconies, and new 4th floor exterior roof deck. Interior alteration will create on residential dwelling unit per floor on the three upper floors. The ground floor will not change. There are no requests to the Zoning Board of Adjustment. Staff Design Review was completed 07/25/22. Staff had no major comments and CDAP was not recommended. A Development Activities Meeting was held with Pittsburgh Downtown Partnership 08/11/22. The recommended motion is that Planning Commission approve the PDP with the condition that final construction document shall be reviewed and approved by the Zoning Administrator prior to issuing the Record of Zoning Approval (ROZA).
Mr Matt Diersen, the proposal is to convert the three upper floors to apartment units with the upper most apartment having a mezzanine. It has an undetermined commercial space on the ground floor. The first and second floor units are identical with front recessed balconies. The third-floor unit has a mezzanine space above and private outdoor deck at the rear and a front balcony. There is a stair tower addition on the rear roof in the rear corner.
Acting Chair Burton-Faulk asked for public testimony.
Mr Fraker state there were no hands raised.
Acting Chair Burton-Faulk asked for question or comments from commissioners.

MOTION:

The Planning Commission of the City of Pittsburgh approve the Project Development Plan with the following conditions:

- That the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms Deitrick

SECONDED BY: Ms Blackwell

IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
CARRIED

4. Hearing and Action: DCP-ZDR-2022-10789 – 2 PPG Place Exterior alterations Central Business District Neighborhood
Mr Kunak presented the project development plan. On an existing 5-story structure, façade alterations the restaurant facing Market Square. A Development Activities Meeting was held with the Pittsburgh Downtown Partnership 06/09/22. The portion of the project encroaching into the City ROW was review by the Art Commission 08/24/22. The existing encroachment permit is still valid since there is no change in the size or location of the encroachment. There are no requests to the Zoning Board of Adjustment. Staff Design Review was completed 06/27/22. CDAP review was completed 07/19/22. The recommended motions is that Planning Commission approve the PDP with the condition that final construction

documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

Mr Dan Rothschild, The project is in the location of the former Molinaro Italian restaurant. There was an extended outdoor dining area in to the ROW facing Market Square and one facing the passageway from Market Square to PPG Plaza. The studio looked at what could be done to make the exterior more inviting. Tried to look at a more cohesive and unified façade, taking into account the design of the more popular venues in Market Square.

Acting Chair Burton-Faulk asked for public testimony.

Mr Fraker stated there were not hands raised.

Acting Chair Burton-Faulk asked for questions or comments from commissioners.

MOTION:

The Planning Commission of the City of Pittsburgh approve the Project Development Plan with the following conditions:

- the final construction documents shall be reviewed and approved by the Zoning Administrator prior to issuing the final Record of Zoning Approval

MOVED BY: Ms Dick

SECONDED BY: Ms Askey

IN FAVOR: Ms Askey, Ms Burton-Faulk, Ms Blackwell, Ms Deitrick, Ms Dick, Acting Chair O'Neill

CARRIED

D. Continued Hearing and Action

1. DCP-ZDR-2021-14139 – 350 Forbes Avenue POSTPONED - Applicant requesting additional continuance Amendment to PDP 15-004 for Point Park Playhouse Urban Open Space Central Business District Neighborhood6. DCP-LOT-2022-01062, Seward Street, Minor Subdivision, Duquesne Heights

There was a request from the applicant for continuance and the presentation was postponed.

E. Plan of Lots

1. DCP-LOT-2022-01134, Hermitage Street, Major Consolidation 1, Homewood North
2. DCP-LOT-2022-01049, Forbes Avenue, Minor Consolidation, Central Business District
3. DCP-LOT-2022-01173, Sciota Street, Minor Consolidation, Bloomfield
4. DCP-LOT-2022-01019, Wickliff Street, Minor Consolidation, Upper Lawrenceville
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12. DCP-LOT-2022-01626, Cedar Avenue, Minor Lot Line Revision, East Allegheny

Acting Chair Burton-Faulk read the plans of lots and said they will be in 3 batches, batch #1 is Item 12- DCP-LOT-2022-01626, batch #2 is Item 8- DCP-LOT-2022-01098, and batch #3 is Items 1, 2, 3, 4, 5, 6, 7, 9, 10, &11.

Acting Chair Burton-Faulk recused herself from the batch #1, Item 12, DCP-LOT-2022-01626, and asked Ms O'Neill to conduct this one plan of lots hearing.

Mr Schepke presented the plan of lots and recommended it be approved by Planning Commission.

Ms O'Neill asked if there was any public testimony.

Mr Fraker said no hands were raised.

Ms O'Neill asked if Commissioners had any comments or questions. Hearing none she proposed the motion.

MOTION: That Planning Commission approve the plan of lots.

MOVED BY: Ms Askey
 SECONDED BY: Ms Blackwell
 IN FAVOR: Ms Askey, Ms Blackwell, Ms Deitrick, Ms Dick, Ms O'Neill
 RECUSED: Ms Burton-Faulk
 CARRIED

Acting Chair Burton-Faulk read batch #2, Item 8, DCP-LOT-2022-01098
 Mr Scheppke said that this plan could be heard with the other minor lot consolidations.
 However, Item 1, DCP-LOT-2022-01134, could be heard separately.
 Acting Chair Burton-Faulk agreed to hear Item 1, DCP-LOT-2022-01134 and hear Item 8, DCP-LOT-2022-01098, in batch #3.
 Mr Scheppke presented the plan of lots Item 1, DCP-LOT-2022-01134, and recommended it be preliminarily approved by Planning Commission and schedule final review on 10/04/2022.
 MOTION: That Planning Commission preliminarily approve the plan of lots.

MOVED BY: Ms Dick
 SECONDED BY: Ms O'Neill
 IN FAVOR: Ms Askey, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
 ABSTAINED: Ms Blackwell,
 CARRIED

Acting Chair Burton-Faulk read batch #3, Items 2, 3, 4, 5, 6, 7, 8, 9, 10, & 11.
 Mr Scheppke presented each plan of lots and recommended that each be approved by Planning Commission.
 Acting Chair Burton-Faulk asked if there was any public testimony. Hearing none she asked for a motion to approve Items 2 through 11.

MOTION: That the 10 plans of lots be approved by Planning Commission.

MOVED BY: Ms O'Neill
 SECONDED BY: Ms Deitrick
 IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
 CARRIED

F. Director's Report
 No report.

Acting Chair Burton-Faulk took this time to thank the Commissioners for being there today, the staff for having everything prepared, and for Commissioners having all materials needed for today.

Ms Dick thanked Ms Burton-Faulk for filling in as Acting Chairwoman in Ms Mondor's absence. Acting Chair Burton-Faulk to move for adjournment.

MOVED BY: Ms Askey
 SECONDED BY: Ms Deitrick
 IN FAVOR: Ms Askey, Ms Blackwell, Ms Burton-Faulk, Ms Deitrick, Ms Dick, Ms O'Neill
 CARRIED

The hearing was adjourned at 3:27 pm.

Approved by:, Secretary

Disclaimer

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