

ZONING TEXT AMENDMENT REPORT

ZONING TEXT AMENDMENT COUNCIL BILL 2020-0198

ZONING: All Base Zoning Districts
APPLICANT: City Council
PROPOSAL: Removal of parking requirement for single-family attached dwellings
ACTION REQUIRED: A recommendation to City Council
DATE: June 30, 2020
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Council Bill Number 0198 of 2020 was introduced in City Council on March 10, 2020, and referred to Planning Commission for Report and Recommendation on March 18, 2020.
2. The bill makes the following amendments to Chapter 914 of the Zoning Code, Parking Access and Loading.
 - a. Removes the requirement for parking for single-family attached dwellings
 - b. Modifies the language around Administrators Exceptions for parking, as the Administrator's Exception for single-family attached dwellings is no longer required with this proposed amendment.
3. This change impacts single-family attached dwellings in every base zoning district.
4. No other parking regulations are amended in this legislation. Parking is still required for single-family detached, two-family, three-family, and multi-unit residential, unless otherwise exempted.
5. The City of Pittsburgh wishes to eliminate minimum parking requirements for the development of single-family attached dwellings in order to improve pedestrian safety in our neighborhoods, reduce the number of curb cuts on neighborhood sidewalks, and limit impact on on-street parking. The removal of minimum parking requirements is in line with the City's goals of improving mobility options, reducing reliance on automobiles, and creating safer sidewalk conditions for users of all abilities.
6. In accordance with Section 922.05 of the Zoning Code, the Planning Commission shall act to recommend approval or denial of the text amendment to City Council within ninety (90) days of its referral. The City has agreed to an extension due to the suspension of Planning Commission hearings due to COVID-19.
7. 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;

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- 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.

MOTION

That the Planning Commission recommends to City Council **approval** of Council Bill 2020-0198 amending the Pittsburgh Code, Title Nine, Zoning Code, Chapter 914.

That the Planning Commission recommends that City Planning staff and City Council undertake fact-finding around the City-wide elimination of or limitation on the placement of curb cuts and draft legislation based on those findings.

SUBMITTED BY:

Andrea Lavin Kossis, Riverfront Development Coordinator