

ZONING MAP CHANGE REPORT

ZONE CHANGE PETITION No. 2019-00427

PROPERTY: Parcels 12-K-290 (2100 Jane Street), 12-P-27 (2000 Mary Street), and 12-K-360 (No address assigned).
PROPERTY OWNER: University of Pittsburgh Medical Center South Side
EXISTING ZONING: Educational Medical Institutional (EMI)
PROPOSED ZONING: Urban Industrial (UI)
ACTION REQUIRED: Public Hearing and Recommendation to City Council
COUNCIL DISTRICT: 3; Councilman Bruce Kraus
DATE: November 5, 2019
SUBMITTED TO: The Planning Commission of the City of Pittsburgh

FINDINGS OF FACT

1. Council Bill 2019-2031 was introduced by City Council and referred to the Planning Commission for review and recommendation on September 10, 2019. The legislation text is attached to this report.
2. The proposed petition would rezone the subject properties from Educational Medical Institutional (EMI) to Urban Industrial (UI).
3. Enactment of this rezoning will permit the involved property to be developed for uses permitted in the UI Zoning District.
4. The areas to the east and south of this site are currently zoned UI while the areas to the west and north of the site are zoned Single Unity Attached Residential Very High Density (R1A-VH).
5. At present, no application for development at this site has been submitted to the Planning Department.
6. Property owners within 150 feet of the proposed zone change area were notified of the proposal and notices were posted in the area. No responses from property owners within the district were received in opposition of the Zone Change Petition.
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;
 - 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.

PLANNING COMMISSION

5 NOVEMBER 2019

ZONING MAP CHANGE REPORT

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

RECOMMENDED MOTION

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

Approval to City Council of Council Bill 2019-2031, Zone Change Petition No. 2019-00427, to rezone parcels 12-K-290 (2100 Jane Street), 12-P-27 (2000 Mary Street), and 12-K-360 (No address assigned) in the South Side Flats neighborhood from Educational Medical Institutional (EMI) to Urban Industrial (UI).

SUBMITTED BY:

Anne Kramer, Senior Planner