

6-MONTH EXTENSION OF IPOD-6, Lawrenceville

NEIGHBORHOOD: Lawrenceville (Lower, Central, and Upper)
IPOD-6, Inclusionary Zoning Interim Planning Overlay District

ACTION REQUIRED: Recommendation to City Council on the 6-month extension of IPOD-6

COUNCIL DISTRICT: 7, Councilperson Deborah Gross

DATE: December 8, 2020

SUBMITTED TO: The Planning Commission of the City of Pittsburgh

FROM: City Planning Director and Zoning Administrator

FINDINGS OF FACT

1. At its 23 April 2019 hearing, the Planning Commission recommended approval to City Council of the IPOD-6, Inclusionary Zoning Interim Planning Overlay District, which was subsequently enacted by City Council, effective 25 July 2019.
2. A request to grant the legally allowable single six (6) month extension to the Inclusionary Housing Interim Planning Overlay District as per the Pittsburgh Code, Title Nine, Zoning Code, Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02.C: Time Limit has been filed by the Department of City Planning.
3. The expiry date of the district referenced in Section 907.02.K, known as IPOD-6, Lawrenceville (effective 25 July 2019), originally set by code for 25 January 2021, is requested to be extended by six months to 25 July 2021.
4. The zoning overlay district currently in place for Lawrenceville meets the intent of Section 907.02.A of the Zoning Code (Interim Planning Overlay Districts), which is to “provide a mechanism for interim zoning controls in geographically defined areas of the City where current use, height, area or procedural controls are found to be deficient, when other code provisions do not address such deficiencies, and when ongoing planning studies may inform the preparation of permanent controls which would be appropriate for the area.”
5. The purpose of the IPOD-6 is to promote the public health and welfare by increasing the supply of affordable housing for a range of family sizes and promoting economic integration within the District boundaries. The intent is to encourage quality, economically-balanced development in the Lawrenceville neighborhood by leveraging development pressure by connecting the production of affordable housing with the current market production of housing units; encouraging diverse and balanced housing available for households of all income levels and ensuring that when developing the limited supply of developable land, housing opportunities for persons of variety of income levels are provided; and utilizing sites in IPOD-6 as opportunities to build mixed income developments.
6. The controls that are in effect through IPOD-6 are necessary and central to the work that is ongoing through the development of affordable housing. The new zoning is currently in development, and the IPOD-6 extension will allow the text to be completed and adopted within its intended timeframe.

ZONING RESOLUTION

7. All existing underlying zoning districts remain in place throughout the existence of the IPOD-6 district, as outlined in Section 907.02.B of the Zoning Code.

8. There is no specific development associated with this resolution.

RECOMMENDED MOTION

That the Planning Commission of the City of Pittsburgh **Recommends Approval** to City Council of the six-month extension of the expiry date of IPOD- 6, Lawrenceville. The expiry date of the Interim Planning Overlay District referenced in Section 907.02.K, known as IPOD-6, Lawrenceville shall be extended by six months to 25 July 2021 as per Section 907.02.C of the Zoning Code. Staff shall be directed to draft and submit a resolution to City Council to this effect.

SUBMITTED BY:

Andrew Dash, Director

APPROVED BY:

Corey Layman, Zoning Administrator

CITY OF PITTSBURGH GEOGRAPHIC INFORMATION SYSTEM

Parcels within 150 Feet of Lawrenceville Neighborhoods

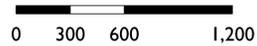
MAP KEY

- Parcel**
 - In Lawrenceville
 - Within 150 ft of Lawrenceville
- Neighborhood**
- Street**

DISCLAIMER
Parcel level data is accurate only to map creation date (see below).
Please check parcel information with the Allegheny County Real Estate website:
<http://www2.co.allegheny.pa.us/RealEstate>



Feet



Map Prepared on: December 2, 2020
Map Prepared by: Tom Allison, GIS Coordinator
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