

ZONING TEXT AMENDMENT REPORT

ZONING TEXT AMENDMENT COUNCIL BILL 2021-1085

ZONING: All Base Zoning Districts
APPLICANT: City Council
PROPOSAL: Rear access for parking spaces for single-unit attached dwellings
ACTION REQUIRED: A report and recommendation on the amended Council Bill to City Council
DATE: February 23, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Council Bill Number 1085 of 2021 was introduced in City Council on January 19, 2021, and referred to Planning Commission for Report and Recommendation on January 23, 2021.
2. The bill makes the following amendments to Chapter 914 of the Zoning Code, Parking Access and Loading.
 - a. Creates Section 914.09.J.1, Single-Unit Attached Residential Uses curb cut standards that limits parking access to the rear, when rear access is feasible. Corner access is also allowed for corner lots.
3. This change impacts single-family attached dwellings in every base zoning district.
4. This standard is existing in the Riverfront (RIV) Zoning District.
5. No other parking regulations are amended in this legislation.
6. By limiting curb cuts to the rear of single-family attached dwellings, when feasible, conflict points between automobiles and pedestrians are reduced; more on-street parking is available; additional space for street trees is provided; and the character of existing neighborhoods built before widespread automobile use is respected.
7. 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.
8. 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;

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- 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 makes a **positive recommendation** to Council on of Council Bill 2021-1085 amending the Pittsburgh Code, Title Nine, Zoning Code, Chapter 914.

SUBMITTED BY:

Kate Rakus, Land Use Policy and Code Implementation Coordinator