



Legislation Details (With Text)

File #: 2013-1646 **Version:** 1
Type: Ordinance **Status:** Passed Finally
File created: 6/25/2013 **In control:** Committee on Land Use and Economic Development
On agenda: **Final action:** 10/22/2013
Enactment date: 10/22/2013 **Enactment #:** 28
Effective date: 10/23/2013

Title: Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned District by creating a new district to be identified as “SP-10/Almono” including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from GI, General Industrial District to SP-10/Almono a property of approximately 178 acres consisting of the former LTV Steel Works that is generally bounded by the GI District on the northern side, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of the site, traveling in a southerly direction, borders with Second Avenue, the CSX railroad and Gloster Street; the southern side of the site borders Tecumseh Street and the western side of the site borders the Monongahela River; 4th and 15th Wards.

Sponsors:

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments: 1. 2013-1646.doc, 2. 2013-1646 Zoning Map.pdf, 3. 2013-1646 Report and Recommendation.doc, 4. 2013-1646 Cover Letter.doc

Date	Ver.	Action By	Action	Result
10/23/2013	1	Mayor	Signed by the Mayor	
10/22/2013	1	City Council	Passed Finally	Pass
10/16/2013	1	Standing Committee	AFFIRMATIVELY RECOMMENDED	Pass
9/25/2013	1	Committee on Hearings	Public Hearing Held	
7/2/2013	1	Standing Committee	Held for Cablecast Public Hearing	Pass
6/25/2013	1	City Council	Read and referred	

Presented by Mr. Lavelle

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned District by creating a new district to be identified as “SP-10/Almono” including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from GI, General Industrial District to SP-10/Almono a property of approximately 178 acres consisting of the former LTV Steel Works that is generally bounded by the GI District on the northern side, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of the site, traveling in a southerly direction, borders with Second Avenue, the CSX railroad and Gloster Street; the southern side of the site borders Tecumseh Street and the western side of the site borders the Monongahela River; 4th and 15th Wards.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning, is hereby amended as follows by inserting the following text:

A. Amend Chapter 902.01.D, Planned Development Districts, 902.01.D.1, SP, Specially Planned, by adding the following text:

(j) SP-10, Almono

B. Amend Chapter 909, Planned Development Districts, Section 909.01, SP, Specially Planned District by adding the following text:

909.01.Q SP-10, Almono

909.01.Q.1 Development Districts

The SP-10 Almono consists of the former LTV Steel Works and is generally bounded by the GI District on the northern side, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of the site, traveling in a southerly direction, borders with Second Avenue, the CSX railroad and Gloster Street; the southern side of the site borders Tecumseh Street and the western side of the site borders the Monongahela River. The following special provisions apply to the following development districts.

(a) Development - Riverview District

Riverview District is situated furthest north on the site, bordered on the north by the General Industrial District, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of Riverview District borders the CSX railroad and Gloster Street; the southern side of Riverview District borders Tecumseh Street; and the western side of Riverview District borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

(1) Uses: In Riverview District, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.section, uses authorized by

Note: For the specific boundaries of the Mixed Use A, Mixed Use B, and Open Space areas, see the Preliminary Land Development Plan.

SEE ATTACHMENT

LAND USE	SUBDISTRICT			USE STANDAR D
	Mixed Use	Mixed Use B	Open Space	
RESIDENTIAL				
Multi-Unit Residential	P	P	-	911.04.A.85(a)
Dormitory	P	P	-	911.04.A.23

Multi-Suite Residential (Limited)	CU	CU	-	911.04.A.41(a)(1)
Multi-Suite Residential (General)	CU	CU	-	911.04.A.41(a)(1)
COMMERCIAL				
Amusement Arcade	SE	SE	-	911.04.A.3
Art or Music Studio	P	P	-	-
Bank or Financial Institution (Limited)	P	P	-	911.04.A.96
Bank or Financial Institution (General)	P	P	-	911.04.A.96
Child Care (Limited)	P	P	-	911.04.A.12(a)
Child Care (General)	P	P	-	911.04.A.12(a)
Educational Classroom Space (Limited)	AE	AE	-	911.04.A.20(a)
Educational Classroom Space (General)	AE	AE	-	911.04.A.21(a)
Grocery Store (Limited)	SE	SE	-	911.04.A.82(a)
Outdoor Retail Sales and Services	P	P	AE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	P	P	CU	911.04.A.48(a)
Recreation and Entertainment, Indoor (General)	SE	SE	CU	911.04.A.47(d)
Recreation and Entertainment, Outdoor (Limited)	AE	SE	CU	911.04.A.49(a)
Recreation and Entertainment, Outdoor (General)	CU	SE	CU	911.04.A.50(a)
Restaurant (Limited)	P	P	CU	911.04.A.56(c)
Restaurant (General)	P	P	CU	911.04.A.57(a)
Retail Sales and Services (Limited)	P	P	-	911.04.A.58
Retail Sales and Services (General)	P	P	-	911.04.A.59(b)
Retail Sales and Services, Residential Convenience	P	P	-	911.04.A.60
Sidewalk Café	P	P	AE	911.04.A.68
OFFICE				
Laboratory/Research Services	SE	SE	-	911.04.A.37(a)
Medical Office/Clinic (Limited)	P	P	-	911.04.A.81(3)
Medical Office/Clinic (General)	P	P	-	911.04.A.81(3)
Office (Limited)	P	P	-	911.04.A.42(a)
Office (General)	P	P	-	911.04.A.43(a)
CIVIC				
Club (General)	SE	SE	-	911.04.A.88
College or University Campus	CU	CU	-	911.04.A.90(a)
Community Center (Limited)	SE	SE	-	911.04.A.14(a)(1)
Cultural Service (Limited)	P	P	CU	911.04.A.18(c)

Cultural Service (General)	P	P	CU	911.04.A.19(c)
Library (Limited)	CU	CU	-	911.04.A.38(c)
Library (General)	CU	CU	-	911.04.A.38(c)
Parks and Recreation (Limited)	AE	AE	P	911.04.A.46(c)
Parks and Recreation (General)	AE	AE	P	911.04.A.46(c)
Public Assembly (Limited)	CU	CU	CU	911.04.A.5(b)
Public Assembly (General)	CU	CU	CU	911.04.A.6(a)
Religious Assembly (Limited)	SE	SE	-	911.04.A.53
Religious Assembly (General)	SE	SE	-	911.04.A.53
Safety Service	SE	SE	-	911.04.A.61(d)
School, Elementary or Secondary (Limited)	CU	CU	-	911.04.A.63(c)
School, Elementary or Secondary (General)	CU	CU	-	911.04.A.64(c)
Vocational School (Limited)	SE	SE	-	911.04.A.77(b)
Vocational School (General)	CU	CU	-	911.04.A.77(b)
MISCELLANEOUS				
Helicopter Landing (Helipad and Heliport)	CU	CU	-	911.04.A.28-29
Helistop	CU	CU	-	911.04.A.28; 31-32
Hospital	CU	CU	-	911.04.A.89(b)
Hotel/Motel (Limited)	P	P	-	911.04.A.33(b)
Hotel/Motel (General)	P	P	-	911.04.A.34(a)
Nursery, Retail (Limited)	-	-	SE	911.04.A.80(d)
Parking, Commercial (Limited)	P	P	-	911.04.A.44(b)
Parking, Commercial (General)	P	P	-	911.04.A.45(a)
Parking Structure (Limited)	P	P	-	911.04.A.87(a)(3)
Parking Structure (General)	P	P	-	911.04.A.87(b)(3)
Transit Facility	SE	SE	-	911.04.A.70
Utility (Limited)	SE	SE	CU	911.04.A.71
Utility (General)	SE	SE	-	911.04.A.72
RIVER ORIENTED USES				
Barge Staging	-	-	SE	-
River to Railroad Transfer	-	SE	SE	-

(2) Development Standards: The following regulations shall apply throughout Riverview District:

(i) Height:

Mixed Use A	
Minimum	5 stories

Maximum	10 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	2 additional stories
Mixed Use B	
Minimum	3 stories
Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Open Space	
Minimum	1 story
Maximum	2 stories

(ii) Setbacks for structures:

Mixed Use A	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet Minimum 10 feet; maximum: 20 feet Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
Mixed Use B	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet Minimum 10 feet; maximum: 20 feet Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 40 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
Open Space	
Primary Street A. Signature Boulevard	Minimum: 10 feet; maximum: 20 feet Minimum: 5 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 20 feet
Interior Sideyard	Minimum: 5 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

(iii) Setbacks for parking:

Mixed Use A

Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 10 feet; maximum depth from Second Avenue setback: 150 feet Minimum: 100 feet
Secondary Street	Minimum: 20 feet
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 20 feet minimum
Mixed Use B	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 10 feet; maximum depth from Second Avenue setback: 150 feet Minimum: 100 feet
Secondary Street	Minimum: 20 feet
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

(b) Smart Site Central Green

Smart Site Central Green is bounded to the north by the Riverview District, in proximity to the existing roundhouse, and contains a railroad “s-curve” through the approximate center of Smart Site Central Green; the eastern side of Smart Site Central Green borders with Second Avenue and the CSX railroad; the southern side of Smart Site Central Green borders the Eco-Tech Park District in proximity to the existing Mill 19 building; and the western side of Smart Site Central Green borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Smart Site Central Green, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

Note: For the specific boundaries of the Land Based Industry and Open Space areas, see the Preliminary Land Development Plan.

LAND USE	SUBDISTRICTS		USE STANDARD
	Land Based Industry	Open Space	
COMMERCIAL			
Agriculture (Limited)	SE	-	911.04.A.2(c)
Agriculture (Limited with beekeeping)	SE	-	911.04.A.2(b)
Agriculture (General)	SE	-	911.04.A.2(a)
Art or Music Studio	P	-	-

Bank or Financial Institution (Limited)	P	-	911.04.A.96
Bank or Financial Institution (General)	P	-	911.04.A.96
Basic Industry	P	-	-
Child Care (Limited)	CU	-	911.04.A.12(b)
Child Care (General)	CU	-	911.04.A.12(b)
Educational Classroom Space (Limited)	AE	-	911.04.A.20(a)
Educational Classroom Space (General)	AE	-	911.04.A.21(a)
Grocery Store (Limited)	P	-	911.04.A.82(a)
Manufacturing and Assembly (Limited)	P	-	911.04.A.39(a)
Manufacturing and Assembly (General)	P	-	911.04.A.39(a); 40
Nursery, Retail (Limited)	P	P	911.04.A.80(d)
Nursery, Retail (General)	P	P	-
Outdoor Retail Sales and Services	P	AE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	SE	CU	911.04.A.48(a)
Recreation and Entertainment, Indoor (General)	SE	CU	911.04.A.47(d)
Recreation and Entertainment, Outdoor (Limited)	SE	CU	911.04.A.49(b)
Recreation and Entertainment, Outdoor (General)	SE	CU	911.04.A.50(a)
Restaurant (Limited)	P	CU	911.04.A.56(c)
Restaurant (General)	P	CU	911.04.A.57(a)
Retail Sales and Services (Limited)	P	-	911.04.A.58
Retail Sales & Services, Residential Convenience	SE	-	911.04.A.60
Sidewalk Café	P	AE	911.04.A.68
Welding or Machine Shop	P	-	911.04.A.79(b)
OFFICE			
Laboratory/Research Services (Limited)	P	-	911.04.A.37(b)
Office (Limited)	P	-	911.04.A.42(a)
Office (General)	P	-	911.04.A.43(a)
CIVIC			
Club (Limited)	P	-	-
Club (General)	SE	-	911.04.A.88
College or University Campus	CU	-	911.04.A.90(a)
Community Center (Limited)	SE	-	911.04.A.14(a)(1)
Community Center (General)	SE	-	911.04.A.14(a)(1)
Cultural Service (Limited)	AE	CU	911.04.A.18(a)
Cultural Service (General)	AE	CU	911.04.A.19(a)
Library (Limited)	CU	-	911.04.A.38(c)

Library (General)	CU	-	911.04.A.38(c)
Parks and Recreation (Limited)	AE	P	911.04.A.46(c)
Parks and Recreation (General)	AE	P	911.04.A.46(c)
Religious Assembly (Limited)	SE	-	911.04.A.53
Religious Assembly (General)	SE	-	911.04.A.53
Safety Service	SE	-	911.04.A.61(d)
School, Elementary or Secondary (Limited)	CU	-	911.04.A.63(b)
School, Elementary or Secondary (General)	CU	-	911.04.A.64(b)
Vocational School (Limited)	SE	-	911.04.A.77(b)
Vocational School (General)	CU	-	911.04.A.77(b)
MISCELLANEOUS			
Bed and Breakfast (Limited)	CU	-	911.04.A.7; 8(a)
Bed and Breakfast (General)	CU	-	911.04.A.7; 9(a)
Freight Terminal	CU	-	911.04.A.24
Helicopter Landing (Helipad and Heliport)	CU	-	911.04.A.28-29
Helistop	CU	-	911.04.A.28; 31-32
Hotel/Motel (Limited)	SE	-	911.04.A.33(b)
Incinerator, Solid Waste	CU	-	911.04.A.36
Transit Facility	SE	-	911.04.A.70
Parking, Commercial (Limited)	P	-	911.04.A.44(b)
Parking, Commercial (General)	P	-	911.04.A.45(a)
Parking Structure (Limited)	P	-	911.04.A.87(a)(3)
Parking Structure (General)	P	-	911.04.A.87(b)(3)
Utility (Limited)	SE	-	911.04.A.71
Utility (General)	SE	-	911.04.A.72
RIVER ORIENTED USES			
Barge Staging	SE	-	-
River to Railroad Transfer	SE	-	-

(2) Development Standards: The following regulations shall apply throughout Smart Site Central Green:

(i) Height:

Land Based Industry	
Maximum	3 stories
Minimum	1 story (15 feet)
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Open Space	

Maximum	2 stories
Minimum	1 story

(ii) Setbacks for structures:

Land Based Industry	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 25 feet Minimum: 100 feet
Secondary Street	Minimum: 25 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Minimum: 25 feet
Open Space	
Primary Street A. Signature Boulevard	Minimum: 10 feet; maximum: 20 feet Minimum: 5 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 20 feet
Interior Sideyard	Minimum: 5 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

(iii) Setbacks for parking:

Land Based Industry	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 25 feet Minimum: 200 feet
Secondary Street	Minimum: 25 feet
Interior Sideyard	Minimum: 25 feet
Rear Yard	Minimum: 25 feet

(c) Eco-Tech Park

Eco-Tech Park is bounded to the north by the Smart Site Central Green District, in proximity to the existing Mill 19 building; the eastern side of Eco-Tech Park borders with Second Avenue and the CSX railroad; the southern side of Eco-Tech Park borders the Hazelwood Flats District in proximity to the former Longworth Street alignment; and the western side of Eco-Tech Park borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Eco-Tech Park, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

Note: For the specific boundaries of the Light Industrial, Flex, Mixed-Use, and Open Space areas, see the Preliminary Land Development Plan.

LAND USE	SUBDISTRICTS				USE STANDARD
	Light Industrial	Flex	Mixed Use	Open Space	
RESIDENTIAL					
Multi-Unit Residential	-	P	-	-	911.04.A.85(a)
Assisted Living (Class B & C)	-	SE	-	-	911.04.A.66(b); (c)
Community Home	-	SE	-	-	911.04.A.84
Housing for the Elderly (Limited)	-	SE	-	-	911.04.A.35(a)
Housing for the Elderly (General)	-	SE	-	-	911.04.A.35(a)
Personal Care Residence (Small)	-	SE	-	-	911.04.A.95B(b)
Personal Care Residence (Large)	-	SE	-	-	911.04.A.95A
COMMERCIAL					
Agriculture (Limited)	SE	-	-	-	911.04.A.2(c)
Agriculture (Limited with beekeeping)	SE	-	-	-	911.04.A.2(b)
Agriculture (General)	S	-	-	-	911.04.A.2(a)
Amusement Arcade	P	-	P	-	911.04A.3
Art or Music Studio	P	SE	P	-	-
Bank or Financial Institution (Limited)	P	-	P	-	911.04.A.96
Bank or Financial Institution (General)	P	-	P	-	911.04.A.96
Basic Industry	P	-	P	-	-
Child Care (Limited)	-	P	P	-	911.04.A.12(a)
Child Care (General)	-	P	P	-	911.04.A.12(a)
Construction Contractor (Limited)	SE	-	-	-	911.04.A.15
Construction Contractor (General)	SE	-	-	-	-
Education Classroom Space (Limited)	P	-	P	-	911.04.A.20(a)
Education Classroom Space (General)	P	-	P	-	911.04.A.20(a)
Grocery Store (Limited)	-	-	P	-	911.04.A.82(a)
Laundry Services	P	-	P	-	911.04.A.67
Manufacturing and Assembly (Limited)	P	P	AE	-	911.04.A.39(a)
Manufacturing and Assembly (General)	P	P	AE	-	911.04.A.39(a); 40
Nursery, Retail (Limited)	SE	-	-	SE	911.04.A.80(d)
Nursery, Retail (General)	SE	-	-	-	911.04.A.80(d)
Outdoor Retail Sales and Services	P	-	P	AE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	P	-	P	CU	911.04.A.48(a)

Recreation and Entertainment, Indoor (General)	P	-	P	CU	911.04.A.47(d)
Restaurant (Limited)	P	P	P	CU	911.04.A.56(c)
Restaurant (General)	P	P	P	CU	911.04.A.57(a)
Retail Sales and Services (Limited)	SE	-	SE	-	911.04.A.58
Retail Sales and Services (General)	P	-	P	-	911.04.A.59(b)
Retail Sales and Services, Residential Convenience	P	P	P	-	911.04.A.60
Sidewalk Cafe	P	P	P	AE	911.04.A.68
Warehouse (Limited)	P	-	-	-	911.04.A.78(a)
Warehouse (General)	P	-	-	-	911.04.A.78(c)
Welding or Machine Shop	P	P	-	-	911.04.A.79(b)
OFFICE					
Laboratory/Research Services (Limited)	P	-	P	-	911.04.A.37(a)
Laboratory/Research Services (General)	P	-	P	-	911.04.A.37(a)
Medical Office/Clinic (Limited)	P	P	P	-	911.04.A.81(2)
Medical Office/Clinic (General)	P	P	P	-	911.04.A.81(2)
Office (Limited)	P	P	P	-	911.04.A.42(a)
Office (General)	P	P	P	-	911.04.A.43(a)
CIVIC					
College or University Campus	SE	-	CU	-	911.04.A.90(a)
Community Center (Limited)	SE	CU	P	-	911.04.A.14(2)
Community Center (General)	SE	CU	P	-	911.04.A.14(2)
Cultural Service (Limited)	P	P	P	CU	911.04.A.18(a)
trbrdrtCultural Service (General)	P	P	P	CU	911.04.A.19(c)
Library (Limited)	CU	CU	CU	-	911.04.A.38(c)
Library (General)	CU	CU	CU	-	911.04.A.38(c)
Parks and Recreation (Limited)	AE	AE	AE	CU	911.04.A.46(c)
Parks and Recreation (General)	AE	AE	AE	CU	911.04.A.46(c)
Public Assembly (Limited)	SE	-	SE	CU	911.04.A.5(b)
Public Assembly (General)	SE	-	SE	CU	911.04.A.6(a)
Religious Assembly (Limited)	CU	CU	CU	-	911.04.A.53
Religious Assembly (General)	CU	CU	CU	-	911.04.A.53
Safety Service	P	-	P	-	911.04.A.61(d)
School, Elementary or Secondary (Limited)	-	-	CU	-	911.04.A.63(b)
School, Elementary or Secondary (General)	-	-	CU	-	911.04.A.64(b)
Vocational School (Limited)	SE	-	SE	-	911.04.A.77(b)
Vocational School (General)	CU	-	CU	-	911.04.A.77(b)
MISCELLANEOUS					
Communication Tower Class A	SE	-	-	-	911.04.A.13(b)

Freight Terminal	SE	-	-	-	911.04.A.24(a)
Helicopter Landing (Helipad and Heliport)	CU	-	CU	-	911.04.A.28-29
Helistop	SE	-	SE	-	911.04.A.28; 31-3
Hospital	CU	-	CU	-	911.04.A.89(b)
Hotel/Motel (Limited)	-	-	SE	-	911.04.A.33(b)
Incinerator, Solid Waste	SE	-	-	-	911.04.A.36
Parking, Commercial (Limited)	AE	AE	AE	-	911.04.A.44(b)
Parking, Commercial (General)	AE	AE	AE	-	911.04.A.45(a)
Parking Structure (Limited)	AE	AE	AE	-	911.04.A.87(a)(3)
Parking Structure (General)	AE	AE	AE	-	911.04.A.87(b)(3)
Transit Facility	SE	-	SE	CU	911.04.A.70
Utility (Limited)	SE	-	-	-	911.04.A.71
Utility (General)	SE	-	-	-	911.04.A.72
RIVER ORIENTED USES					
Barge Staging	-	-	-	SE	-
River to Rail Transfer	-	-	-	SE	-

(2) Development Standards: The following regulations shall apply throughout Eco-Tech Park:

(i) Height:

Light Industrial	
Minimum (Primary building component)	2 stories
Minimum (Ancillary building component)	1 story (15 feet)
Maximum (Primary building component)	5 stories
Maximum (Ancillary building component)	5 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Flex	
Minimum	4 stories
Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Mixed Use	
Minimum	2 stories
Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Open Space	
Minimum	1 story

Maximum	2 stories
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(ii)Setbacks for structures:

Light Industrial	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet Minimum 10 feet; maximum: 20 feet Minimum: 0 feet; maximum: 20 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 20 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
Flex	
Primary Street	Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Abuts Eco-Tech Park Open Space	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 5 feet minimum
Mixed Use	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet Minimum 0 feet; maximum: 10 feet Minimum: 0 feet; maximum: 5 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
Open Space	
Primary Street A. Signature Boulevard	Minimum: 10 feet; maximum: 20 feet Minimum: 5 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 20 feet
Interior Sideyard	Minimum: 5 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

(iii)Setbacks for parking:

Light Industrial	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 10 feet Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 20 feet minimum

Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 10 feet minimum
Flex	
Primary Street A. Second Avenue	Minimum: 30 feet Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Open Space	Minimum: 30 feet
Interior Sideyard	Surface: 5 feet minimum; structured: 10 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 10 feet minimum
Mixed Use	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 30 feet Minimum: 50 feet Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Minimum: 5 feet

(d)Hazelwood Flats

Hazelwood Flats is bounded to the north by the Eco-Tech Park District, in proximity to the former Longworth Street alignment; the eastern side of Hazelwood Flats borders with the CSX railroad and Gloster Street; the southern side of Hazelwood Flats borders the existing Tecumseh Street alignment; the western side of Hazelwood Flats borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Hazelwood Flats, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

Note: For the specific boundaries of the Flex, Residential A, Residential B, and Mixed Use areas, see the Preliminary Land Development Plan.

LAND USE	SUBDISTRICTS	USE STANDARDS
RESIDENTIAL		

	Flex	Residential A	Residential B	Mixed Use	
Single-Unit Attached	P	P	-	P	911.04.A.69(a)
Multi-Unit Residential	P	P	P	P	911.04.A.85(a)
Assisted Living	SE	SE	SE	SE	911.04.A.66(a)
Community Home	-	SE	SE	SE	911.04.A.84
Housing for the Elderly (P)	P	P	P	P	911.04.A.35(a)
Housing for the Elderly (P)	P	P	P	P	911.04.A.35(a)
Personal Care Residence-	-	SE	SE	SE	911.04.A.95A
Personal Care Residence-	-	SE	SE	SE	911.04.A.95B(b)
COMMERCIAL					
Agriculture (Limited)	SE	SE	SE	SE	911.04.A.2(c)
Art or Music Studio	P	P	P	P	-
Bank or Financial Institution (Limited)	-	-	-	AE	911.04.A.96
Bank or Financial Institution (General)	-	-	-	AE	911.04.A.96
Child Care (Limited)	P	-	-	P	911.04.A.12(a)
Child Care (General)	P	-	-	P	911.04.A.12(a)
Grocery Store (Limited)	P	-	-	P	911.04.A.82(a)
Outdoor Retail Sales and Services	-	-	-	SE	911.04.A.91
Recreation and Entertainment Indoor (Limited)	-	SE	-	SE	911.04.A.48(a)
Restaurant (Limited)	P	-	-	P	911.04.A.56(c)
Restaurant (General)	P	-	-	P	911.04.A.57(a)
Retail Sales and Services (Limited)	P	-	-	P	911.04.A.58
Retail Sales and Services Residential Convenience	P	P	P	P	911.04.A.60
Sidewalk Café	P	-	P	P	911.04.A.68
OFFICE					
Medical Office/Clinic (CP)	P	-	-	P	911.04.A.81(3)
Office (Limited)	P	-	-	P	911.04.A.42(a)
CIVIC					
Community Center (Limited)	SE	-	-	P	911.04.A.14(a)
Community Center (General)	SE	-	-	P	911.04.A.14(b)
Cultural Service (Limited)	P	-	-	P	911.04.A.18(a)
Cultural Service (General)	P	-	-	P	911.04.A.19(a)
Library (Limited)	P	P	P	P	911.04.A.38(a)
Library (General)	P	-	-	P	911.04.A.38(c)
Parks and Recreation (Limited)	AE	AE	AE	AE	911.04.A.46(c)

Parks and Recreation (General)	AE	AE	AE	AE	911.04.A.46(c)
Religious Assembly (Limited)	SE	SE	SE	SE	911.04.A.53
Religious Assembly (General)	SE	SE	SE	SE	911.04.A.53
Safety Service	SE	-	-	-	911.04.A.61(b)
School, Elementary or Secondary (Limited)	CU	-	-	-	911.04.A.63(b)
School, Elementary or Secondary (General)	CU	-	-	-	911.04.A.64(b)
MISCELLANEOUS					
Bed and Breakfast (Limited)	-	P	P	-	911.04.A.7; 8(a)
Bed and Breakfast (General)	-	P	P	-	911.04.A.7; 9(a)
Hotel/Motel (Limited)	-	-	-	SE	911.04.A.33(b)
Parking, Commercial (Limited)	P	-	P	P	911.04.A.44(b)
Parking, Commercial (General)	P	-	P	P	911.04.A.45(a)
Parking Structure (Limited)	SE	SE	SE	SE	911.04.A.87(a)
Parking Structure (General)	SE	SE	SE	SE	911.04.A.87(b)
Transit Facility	SE	-	SE	SE	911.04.A.70
Utility (Limited)	SE	-	-	-	911.04.A.71
Utility (General)	SE	-	-	-	911.04.A.72

(2) Development Standards: The following regulations shall apply throughout Hazelwood Flats:

(i) Height:

Flex	
Minimum	1 story (20 feet)
Maximum	3 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Residential A	
Maximum (Primary building)	3 stories
Maximum (Detached garage)	25 feet
Residential B	
Minimum	3 stories
Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
Mixed Use	
Minimum	2 stories
Maximum	5 stories

Potential Bonus (See the Preliminary Land Development Plan for details and standards)	2 additional stories
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(ii) Setbacks for structures:

Flex	
Primary Street A. Second Avenue	Minimum: 0 feet; maximum: 10 feet Minimum 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjaent to a way: 0 feet minimum; adjacent to a property line: 5 feet minimum
Residential A	
Primary Street	Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
Residential B	
Primary Street A. Hazelwood Avenue	Minimum: 0 feet; maximum: 10 feet Minimum 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 5 feet minimum
Mixed Use	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet Minimum 0 feet; maximum: 10 feet Minimum: 0 feet; maximum: 5 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum

(iii) Setbacks for parking:

Flex	
Primary Street	Minimum: 20 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum

Interior Sideyard	Surface: 5 feet minimum; structured: 10 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
Residential A	
Primary Street A. Signature Boulevard	Minimum: 30 feet Minimum: 15 feet
Secondary Street	Minimum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
Residential B	
Primary Street	Surface: 30 feet minimum; structured: 50 feet minimum
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 0 feet minimum; structured: 10 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
Mixed Use	
Primary Street	Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 0 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum

909.01.Q.2 Parking, Loading and Access.

An applicant may submit and the Zoning Administrator may approve a parking demand study prepared in accordance with the methodologies set forth in the Preliminary Land Development Plan and the current City guidelines in lieu of the requirements of Chapter 914.

909.01.Q.3. Building Height Bonuses.

An applicant obtaining a building height bonus pursuant to the standards set forth in the Preliminary Land Development Plan shall enter into an agreement with the City with regard to enforcement of the terms and conditions of the bonus.

909.01.Q.4. Definitions.

For purposes of this Section 909.01.Q, the following words and terms shall be defined as:

- (a) **Barge Staging** means the making up, breaking down, or staging of barge tows for the purpose of the transportation and shoring of goods pursuant to a permit issued by the United States Army Corps of Engineers.
- (b) **Railroad** means a public or private right-of-way on which tracks for trains are constructed.
- (c) **River to Railroad Transfer** means the transfer of goods from a Barge Staging facility to a Railroad.

Section 2. The Pittsburgh Code, Title Nine, Zoning, is hereby amended as follows:

- A. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District A (Riverview):

All that certain parcel of land being situate in the 4th and 15th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point on the westerly line of Second Avenue and the easterly corner of Lot No. 3 as laid out on 3rd Revision to Improvement Subdivision Site Plan of Pittsburgh Technology Center Subdistrict 2 East, as recorded in the Recorder's Office of Deeds for Allegheny County, in Plan Book Volume 221, Pages 118 through 121, being the POINT OF BEGINNING of the **Riverview District**;

thence, from said POINT OF BEGINNING, along the westerly line of Second Avenue, the following three (3) courses and distances:

- (1) South 36° 47' 32" East, a distance of 379.58 feet;
- (2) South 33° 55' 29" East, a distance of 965.00 feet;
- (3) South 28° 22' 30" East, a distance of 1798.10 feet;

thence, South 61° 39' 54" West, a distance of 546.48 feet to a point;

thence, along said mean high water line of the Monongahela River (formerly called the United States Harbor Line), the following two (2) courses and distances:

- (1) thence, North 15° 51' 44" West, a distance of 184.25 feet;
- (2) North 20° 20' 33" West, a distance of 182.07 feet;

thence, in the waters of the Monongahela River, the following nine (9) courses and distances:

- (1) South 66° 36' 22" West, a distance of 12.01 feet;
- (2) North 23° 23' 38" West, a distance of 403.85 feet;
- (3) South 66° 36' 22" West, a distance of 47.00 feet;
- (4) North 23° 23' 38" West, a distance of 54.00 feet;
- (5) North 66° 36' 22" East, a distance of 47.00 feet;
- (6) North 23° 23' 38" West, a distance of 302.99 feet;
- (7) North 33° 42' 14" West, a distance of 1382.99 feet;
- (8) North 56° 17' 46" East, a distance of 21.07 feet;
- (9) North 40° 12' 39" West, a distance of 642.40 feet to a point being the southerly corner of Lot 3 as laid out on Revision No. 1 to Park's Second Avenue Subdivision Plan of Lots, as recorded in the Recorder's Office of Deeds for Allegheny County, in Plan Book Volume 188, Pages 159 through 160;

thence, along the easterly line of said Lot 3 as laid out on said recorded plan, the following three (3) courses and distances:

- (1) North 50° 58' 45" East, a distance of 85.87 feet;
- (2) South 39° 01' 15" East, a distance of 72.69 feet;
- (3) North 53° 04' 25" East, a distance of 424.26 feet to the POINT OF BEGINNING of the *Riverview District*.

B. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District B (Smart Site Central Green):

All that certain parcel of land being situate in the 15th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point on the westerly line of Second Avenue and the easterly corner of Lot No. 3 as laid out on 3rd Revision to Improvement Subdivision Site Plan of Pittsburgh Technology Center Subdistrict 2 East, as recorded in the Recorder's Office of Deeds for Allegheny County, in Plan Book Volume 221, Pages 118 through 121;

thence, from said point along the westerly line of Second Avenue, the following three (3) courses and distances

to the POINT OF BEGINNING of the ***Smart Site Central Green District***:

- (1) South 36° 47' 32" East, a distance of 379.58 feet;
- (2) South 33° 55' 29" East, a distance of 965.00 feet;
- (3) South 28° 22' 30" East, a distance of 1798.10 feet to a point, being the POINT OF BEGINNING of the ***Smart Site Central Green District***;

thence, from said POINT OF BEGINNING, along the westerly line of Second Avenue, the following two (2) courses and distances:

- (1) South 28° 22' 30" East, a distance of 633.95 feet;
- (2) South 20° 22' 11" East, a distance of 388.74 feet;

thence, North 69° 36' 49" East, a distance of 30.00 feet to a point;

thence, South 20° 22' 11" East, a distance of 301.941 feet to a point;

thence, South 69° 37' 41" West, a distance of 473.43 feet to a point;

thence, North 85° 47' 51" West, a distance of 498.46 feet to a point;

thence, along said mean high water line of the Monongahela River (formerly called the United States Harbor Line), the following three (3) courses and distances:

- (1) North 00° 38' 32" East, a distance of 128.76 feet;
- (2) by a line curving to the left having a radius of 3960.00 feet, an arc distance of 801.33 feet to a point, the chord of said line being North 05° 09' 18" West, a distance of 799.96 feet;
- (3) North 15° 51' 44" West, a distance of 143.03 feet;

thence, North 61° 39' 54" East, a distance of 546.48 feet to the POINT OF BEGINNING of the ***Smart Site Central Green District***.

C. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District C (Eco-Tech Park):

All that certain parcel of land being situate in the 15th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point on the westerly line of Second Avenue and the easterly corner of Lot No. 3 as laid out on 3rd Revision to Improvement Subdivision Site Plan of Pittsburgh Technology Center Subdistrict 2 East, as recorded in the Recorder's Office of Deeds for Allegheny County, in Plan Book Volume 221, Pages 118 through 121;

thence, from said point along the westerly line of Second Avenue, the following four (4) courses and distances:

- (1) South 36° 47' 32" East, a distance of 379.58 feet;
- (2) South 33° 55' 29" East, a distance of 965.00 feet;
- (3) South 28° 22' 30" East, a distance of 2432.05 feet;
- (4) South 20° 22' 11" East, a distance of 388.74 feet;

thence, North 69° 36' 49" East, a distance of 30.00 feet to a point;

thence, South 20° 22' 11" East, a distance of 301.94 feet to the POINT OF BEGINNING of the ***Eco Tech Park District***;

thence, South 20° 22' 11" East, a distance of 2080.14 feet to a point;

thence, South 73° 34' 44" West, a distance of 30.07 feet to a point;

thence, South 20° 22' 11" East, a distance of 165.71 feet to a point;

thence, South 75° 35' 59" West, a distance of 1532.94 feet to a point;

thence, along the northerly line of lands now or formerly CSX Transportation, Inc. the following three (3) courses and distances;

- (1) North 00° 58' 44" West, a distance of 3.46 feet;
- (2) North 06° 55' 06" West, a distance of 349.43 feet;
- (3) South 73° 36' 13" West, a distance of 162.99 feet to a point on a curve, in the mean high water line of the Monongahela River (formerly called the United States Harbor Line);

thence, along said mean high water line of the Monongahela River (formerly called the United States Harbor Line), the following two (2) courses and distances:

(1) by a line curving to the right having a radius of 6480.00 feet, an arc distance of 662.50 feet to a point of tangency, the chord of said line being North 02° 17' 12" West, a distance of 662.22 feet;

(2) North 00° 38' 32" East, a distance of 1401.64 feet;

thence, South 85° 47' 51" East, a distance of 498.46 feet to a point;

thence, North 69° 37' 41" East, a distance of 473.43 feet to the POINT OF BEGINNING of the *Eco Tech Park District*;

D. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District D (Hazelwood Flats):

All that certain parcel of land being situate in the 15th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point on the westerly line of Second Avenue and the easterly corner of Lot No. 3 as laid out on 3rd Revision to Improvement Subdivision Site Plan of Pittsburgh Technology Center Subdistrict 2 East, as recorded in the Recorder's Office of Deeds for Allegheny County, in Plan Book Volume 221, Pages 118 through 121;

thence, from said point along the westerly line of Second Avenue, the following four (4) courses and distances:

(1) South 36° 47' 32" East, a distance of 379.58 feet;

(2) South 33° 55' 29" East, a distance of 965.00 feet;

(3) South 28° 22' 30" East, a distance of 2432.05 feet;

(4) South 20° 22' 11" East, a distance of 388.74 feet;

thence, North 69° 36' 49" East, a distance of 30.00 feet to a point;

thence, South 20° 22' 11" East, a distance of 2382.08 feet to a point;

thence, South 73° 34' 44" West, a distance of 30.07 feet to a point;

thence, South 20° 22' 11" East, a distance of 165.71 feet to the POINT OF BEGINNING of the *Hazelwood Flats District*;

thence, South 20° 22' 11" East, a distance of 13.73 feet to a point;

thence, South 09° 16' 43" East, a distance of 407.48 feet to a point on the northerly line of Hazelwood Avenue fifty (50) feet wide;

thence, along the northerly line of Hazelwood Avenue, South 73° 37' 48" West, a distance of 41.38 feet to a point on the westerly line of Gloster Street thirty (30) feet wide;

thence, along the westerly line of Gloster Street, South 07° 56' 04" East, a distance of 1029.44 feet to a point on the northerly line of Tecumesh Street fifty (50) feet wide;

thence, along the northerly line of Tecumesh Street, South 75° 34' 26" West, a distance of 1040.09 feet to a point on the westerly line of Langhorn Street sixty (60) feet wide;

thence, along the westerly line of Langhorn Street, South 10° 49' 42" East, a distance of 25.05 feet to a point at the corner of lands now or formerly Duquesne Power Corporation;

thence, along the northerly line of said lands, South 75° 34' 26" West, a distance of 179.82 feet to a point;

thence, along the westerly line of said lands, South 14° 25' 34" East, a distance of 23.86 feet to a point;

thence, continuing along the same, South 10° 48' 54" East, a distance of 205.05 feet to a point on the northerly line of lands now or formerly CSX Transportation, Inc.;

thence, along the northerly line of lands now or formerly CSX Transportation, Inc. the following seventeen (17) courses and distances;

- (1) North 65° 15' 39" West, a distance of 109.65 feet;
- (2) South 79° 27' 23" West, a distance of 9.70 feet;
- (3) North 14° 03' 35" West, a distance of 135.42 feet;
- (4) North 14° 25' 34" West, a distance of 23.18 feet;
- (5) South 75° 34' 26" West, a distance of 5.00 feet;
- (6) North 14° 03' 32" West, a distance of 25.00 feet;
- (7) North 18° 55' 40" West, a distance of 27.98 feet;
- (8) North 19° 02' 42" West, a distance of 792.16 feet;
- (9) North 19° 17' 12" West, a distance of 103.98 feet;
- (10) North 16° 00' 32" West, a distance of 24.99 feet;
- (11) North 73° 37' 48" East, a distance of 7.11 feet;
- (12) North 16° 20' 16" West, a distance of 24.98 feet;
- (13) North 06° 52' 48" West, a distance of 282.99 feet to a point on a curve;

(14) by a line curving to the left having a radius of 2852.96 feet, an arc distance of 311.99 feet to a point, the chord of said line being South 03° 34' 54" East, a distance of 311.84 feet;

(15) South 73° 37' 48" West, a distance of 13.65 feet;

(16) North 04° 17' 43" West, a distance of 367.62 feet;

(17) North 00° 58' 44" West, a distance of 140.61 feet;

thence, North 75° 35' 59" East, a distance of 1532.94 feet to the POINT OF BEGINNING of the *Hazelwood Flats District*;