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Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Presented by Rev. Burgess

Resolution approving a Conditional Use under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911, Section 911.04.A.64 to the Board of Public Education, School District of Pittsburgh for authorization to construct a three-story, 43,000 sq. ft. extension and interior renovations to Concord Elementary School located at 2350 Brownsville Rd. on property zoned R1D-L, Residential Single -Unit Detached Low Density District, 29th Ward.

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed extension to Concord Elementary School at 2350 Brownsville Road;

Whereas the Planning Commission of the City of Pittsburgh has recommended approval of this application for Conditional Use;

Whereas City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendations of the Planning Commission;

Be it resolved that the Council of the City of Pittsburgh hereby enacts as follows:

Section 1. Upon a review of the record of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed extension to the elementary school located at 2350 Brownsville Road has properly met the standards as provided in the Pittsburgh Code Section 922.06.E.1 and that the following criteria was considered:

- a) That the development will not create detrimental visual impacts, such that the size, and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets and open spaces and land use patterns;
- b) That the proposed development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of the residential neighborhoods or of the vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, existing land uses and proposed land uses in the area;
- c) That the development will not create detrimental transportation impacts, such that the proposed

development will result in traffic volumes or circulation patterns that exceed the capacity of streets or intersections likely to be used by traffic to and from the proposed development;

- d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use of the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;
- e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development, or functions within the proposed site which would otherwise affect the health or safety of others as a direct result of the operation of the proposed use,
- f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development;
- g) That the development will not create detrimental impacts on property values.

Section 2. It is further stated that the following findings of the Planning Commission are herewith adopted:

- a) That the proposed school extension is located so as to minimize its visual impact on the surrounding area;
- b) That the proposed school expansion will not create detrimental transportation impacts since all possible impacts are being addressed through conditions that have been identified and reviewed in the staff report on the Transportation and Traffic Impact Study;
- c) That the proposed school expansion will not create detrimental transportation impacts that result in traffic volumes that exceed the capacity of streets and intersections since any increase in traffic can be accommodated by the existing streets;
- d) That the proposed school expansion will not create detrimental operational impacts on surrounding land uses since the operation of the entire site as an elementary school will not change and the site is sufficiently large enough to accommodate the new extension;
- e) That the proposed school expansion will not create detrimental health and safety impacts since the use remains compatible in a residential district;
- f) That the proposed school expansion will not create detrimental impacts on the future development in the area since there is neither change of use on the site nor any expansion of the entire site itself involved;

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- g) That the proposed school expansion will not create detrimental impacts on property values in the area since the expansion is easily accommodated by the existing site and the impacts of the use on the surrounding area will not significantly change.

Section 3. Under the provisions of Section 911.04.A.64 of the Pittsburgh Code, approval is hereby granted to the Board of Public Education, School District of Pittsburgh, Owner, for authorization to construct a three-story, 43,000 square-foot extension and interior renovations to Concord Elementary School located at 2350 Brownsville Road on property zoned R1D-L, Residential Single -Unit Detached Low Density District, 29th Ward, City of Pittsburgh, in accordance with Conditional Use Application No. 734 and accompanying drawings filed by L. Robert Kimball & Associates, which are on file in the Office of the Zoning Administrator, Department of City Planning, and which are incorporated herein by reference thereto; and subject to the following conditions:

- (1) That a copy of the executed agreement between the School District and the St. Pius X Byzantine Catholic Church regarding the use of the adjacent parking lot for forty (40) stalls be submitted to the Office of the Zoning Administrator prior to the issuance of a building permit;
- (2) That the gate at the Edgar Street end of the driveway which runs through the site from Brownsville Road to Edgar Street remain closed and locked at all times, except during student arrivals and dismissals;
- (3) That City Planning staff be directed to work with the School District and the appropriate City Departments and agencies in exploring the feasibility of widening Edgar Street from Biscayne Place to the school drive entrance, including the evaluation of projected costs and utility infrastructure;
- (4) That all remaining recommended conditions of approval contained in the report by the City's Transportation Planner on the Transportation and Traffic Impact Study for the Concord Elementary School expansion be accepted and implemented.