



Text File

Introduced: 1/15/2016

Bill No: 2016-0033, Version: 2

Committee: Standing Committee

Status: Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing a certain property known as 5600 Penn Ave, block number 83-N, lot 125 in the Allegheny County Block and Lot System from RP, Residential Planned Unit Development, to AP, Mixed Use Planned Unit Development, and changing a certain property known as Enright Parklet, block number 84-A, lot 176 in the Allegheny County Block and Lot System from R3-M, Residential Three-unit, Moderate Density, to AP, Mixed Use Planned Unit Development. **Specific Conditions for approval of this zone change are attached to the Ordinance as Exhibit A.**

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

Section 1. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing a certain property known as 5600 Penn Ave, block number 83-N, lot 125 in the Allegheny County Block and Lot System from RP, Residential Planned Unit Development, to AP, Mixed Use Planned Unit Development, and changing a certain property known as Enright Parklet, block number 84-A, lot 176 in the Allegheny County Block and Lot System from R3-M, Residential Three-unit, Moderate Density, to AP, Mixed Use Planned Unit Development. **Specific Conditions for approval of this zone change are attached to the Ordinance as Exhibit A.**

EXHIBIT A

Conditions

1. **(a) Amended PLDP comes before, not concurrent with FLDP; (b) PLDP goes through community process and standard City Planning process as outlined in Planning's handouts. Standard City Planning process includes design review and CDAP, and submission and review of the following prior to Planning Commission hearing:**

- **Master plan**
- **Site plan**
- **Contextual and precedent images**
- **AP Zoning analysis**
- **List of allowable uses**

- Building massing studies or diagrams
 - Shade and shadow studies
 - Building location and massing controls
 - Landscaping and screening design/guidelines and standards
 - Tree protection and replacement strategy [in accordance with 915.02.D of the Pittsburgh Zoning Code]
 - Perspectives
 - Design standards and guidelines
 - Traffic, transportation and parking study/analysis
 - Conceptual stormwater management plan
 - Conceptual street/ROW design
 - Accessibility and universal design summary
 - Environmental innovation and sustainability summary
 - Summary of community process
 - Statement of compliance with PLDP review criteria in Zoning Code
 - Any other plans or studies as deemed necessary to complete review by City Planning
2. Enright Park (a) shall remain publicly owned; (b) a recreation facility; (c) equivalent size and function of existing park; (d) City will pursue zoning or other means to protect the park for public use.
3. A new street, designed with park compatibility in mind, may connect from S. Negley along the northern border of the park, pending traffic study review and approval. Streets or access drives shall not bisect the park but shall be limited to park edges.

4. (a) Any park area utilized to provide for a street on the northern border of the park shall be provided as useable park area in-kind such that the contiguous functional park area remains at a minimum of 2.2 acres, and (b) the PLDP process and traffic study will consider bike pedestrian connection to S Euclid as a priority.
5. Existing neighborhood streets will not be connected to the development pending traffic study review and approval.
6. Parking, loading and other site access to the development will be limited to Penn, S. Euclid, S. Negley and newly established streets on the development pending traffic study review and approval.
7. (a) There will be no commercial uses fronting on the park below the new street on the northern border of the park, (b) all adjacent uses to the park shall be buffered with landscaping and screening, and (c) there will be sufficient building setback along the eastern border of the park to protect and preserve the existing trees.
8. (a) The reconfigured Enright Park shall be owned by the City of Pittsburgh, and shall count toward the development's open space requirements as required by code and by Planning Commission's condition. (b) Developer shall assist in programming and in developing enhanced amenities for the reconfigured Enright Park