



# City of Pittsburgh

510 City-County Building  
414 Grant Street  
Pittsburgh, PA 15219

## Text File

**Introduced:** 3/22/2019

**Bill No:** 2019-1514, **Version:** 1

**Committee:** Committee on Intergovernmental Affairs

**Status:** Died due to expiration of legislative council session

Resolution adopting the Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the 21<sup>st</sup> and Smallman - Mixed Commercial Development project. The existing buildings will be or have been demolished and new buildings will be a mixture of restaurant, retail and office space. Parking will be provided via a three-level parking deck over existing surface parking. The site is located on the north side of Smallman Street, between 21<sup>st</sup> and 23<sup>rd</sup> Streets, in the 2<sup>nd</sup> Ward of the City of Pittsburgh 15222.

**WHEREAS**, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

**WHEREAS**, Al Neyer, Inc. has proposed the redevelopment of a certain parcel of land identified 21<sup>st</sup> and Smallman - Mixed Commercial Development to be located on the north side of Smallman Street, between 21<sup>st</sup> and 23<sup>rd</sup> Streets, Pittsburgh 15222, Allegheny County, Lot & Block # 024-S-200, 024-S-202, 024-S-205, in the 2nd Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by sewer tap-ins to the City of Pittsburgh sewage systems; and

**WHEREAS**, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, and the City of Pittsburgh Planning Department have reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

**WHEREAS**, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:**

**SECTION 1.** The City of Pittsburgh hereby adopts and submits to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage

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Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed 21<sup>st</sup> and Smallman - Mixed Commercial Development to be located on the north side of Smallman Street, between 21<sup>st</sup> and 23<sup>rd</sup> Streets, Pittsburgh 15222, Allegheny County, Lot & Block # 024-S-200, 024-S-202, 024-S-205, in the 2nd Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.