



Text File

Introduced: 2/11/2022

Bill No: 2022-0106, **Version:** 1

Committee: Committee on Intergovernmental Affairs

Status: Passed Finally

Resolution adopting the Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the Maginn Building Lofts project which will involve the renovation of an 8-story retail and warehouse/manufacturing building into a residential condominium complex with 11-units and retail space on the ground floor. The site address is 915 Liberty Avenue, Pittsburgh, PA 15222, in the 2nd Ward.

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, Day 3 Design, LLC has proposed the project identified as the Maginn Building Lofts, located at 915 Liberty Avenue, Pittsburgh, PA 15222, in the 2nd Ward, within Allegheny County, Lot 58 of Block #9-N, 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 and 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 as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

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Said Planning Module addresses the additional sanitary flow which will be generated by the renovation of an 8-story retail and warehouse/manufacturing building into a residential condominium complex with 11-units and retail space, located along Liberty Avenue. The site address is 915 Liberty Avenue, Pittsburgh, PA 15222, Allegheny County, Lot 58 of Block # 9-N, 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.