



Text File

Introduced: 4/22/2003

Bill No: 2003-1747, **Version:** 1

Committee: Committee on Planning, Zoning & Land Use

Status: Passed Finally

Presented by Ms. Burns

Resolution approving a Conditional Use Exception under Section 911.04.A.23 of the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911 to the University of Pittsburgh, owner, for Authorization to construct 4 buildings ranging from 3 to 9 stories containing a total of 1,000 beds for student housing located on the campus of the University of Pittsburgh on property along Allequippa Street, Sutherland Drive and University Drive and zoned "EMI" Educational/Medical Institution District, 4th Ward, Council District 8.

Whereas, the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed student housing located on the campus of the University of Pittsburgh at 4200 Fifth Avenue;

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 recommendation of the Planning Commission.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. Upon review of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed student housing located on the campus of the University of Pittsburgh at 4200 Fifth Avenue, has properly met the standards as provided in the Pittsburgh Code Section 922.06.E.1 and that the following criteria were 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 development will not create detrimental transportation impacts such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of 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 used 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

- (d) streets and intersections likely to be used by traffic to and from the proposed development; 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 on 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; and
- (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 student housing will not create detrimental physical impacts and is appropriately sited and designed with the surrounding character of the neighborhood and the surrounding campus environment;
- (b) That the proposed student housing will not create detrimental impacts on the existing street system and local traffic patterns;
- (c) That the proposed student housing will not create detrimental on-site transportation impacts including loading and servicing;
- (d) That the proposed student housing will not create detrimental operational impacts under the submitted Operation and Management Plan;
- (e) that the proposed student housing will not create health and safety impacts;
- (f) That the proposed student housing will not impact the future development of properties in the vicinity;
- (g) That the proposed student housing will not negatively impact property values on adjoining properties.

Section 3. Under the provisions of Section 911.04.A.23 of the Pittsburgh Code, approval is hereby granted to the University of Pittsburgh for authorization to construct 4 buildings ranging from 3 to 9 stories containing a total of 1,000 beds for student housing located on the campus of the University of Pittsburgh on property along Allequippa Street, Sutherland Drive and University Drive on property zoned "EMI" Educational/Medical Institution District, 4th Ward, City of Pittsburgh, in accordance with Conditional Use Application No. 701 and accompanying site plan filed by Perkins Eastman dated March 25, 2003, 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 the final design configuration and landscaping plans shall be subject to the review and approval by the Planning Commission;

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2. That the University of Pittsburgh submit for review to the City Planning Commission a project development plan for each individual student housing building, which is to include but not limited to the following items:

- site and context plans and sections
- roof and floor plans including wall details
- building elevations and sections
- door, window and façade details
- final material palette including samples
- transportation impact analysis
- final landscape plans
- construction management plan including but not limited to construction staging, hours of operation, truck routing, worker parking and street restrictions
- final sign designs for the campus and for individual development projects

THIS RESOLUTION IS APPROVED AND /OR VETOED PURSUANT TO CASE LAW WHALE'S TALE VS. CITY OF PITTSBURGH, 467 A.2.D665 (1983)