



Text File

Introduced: 6/3/2003

Bill No: 2003-1940, **Version:** 1

Committee: Committee on Planning, Zoning & Land Use

Status: Passed Finally

Presented by Ms. Burns

An Ordinance supplementing the Pittsburgh Code, Title Nine, Zoning, by adding Section 907.02.H (IPOD-3) and 922.13.C (IPOD-3) Baum-Centre Corridor. The purpose of this amendment is to create an Interim Planning Overlay District in the Baum Boulevard-Centre Avenue corridors. Council Districts 6, 8 and 9.

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

Section 1. Supplementing the Pittsburgh Code, Title Nine, Zoning by adding Section 970.02.H (IPOD-3) and 922.13.C (IPOD-3) Baum-Centre corridor. The purpose of this amendment is to create an Interim Planning Overlay District in the Baum Boulevard-Centre Avenue corridors.

907.02.H IPOD-3 **Baum-Centre Corridor**

907.02.H.1 **General Boundaries**

The Baum-Centre Corridor Interim Planning Overlay District is generally defined by properties along the Baum Boulevard and Centre Avenue corridors between North Oakland and East Liberty. Specific boundaries of the district are mapped as a supplement to the City's Zoning District Map.

907.02.H.2 **Intent**

The intent of the Baum-Centre Corridor Interim Planning Overlay District is to create a regulatory mechanism in an area where substantial development growth is imminent and where both the impact of individual development projects and the collective impact of such development on public resources and private properties are not mitigated through the existing regulations of the Code. Specifically, the intent of the Baum-Centre Corridor IPOD is:

- (a) To protect existing residential, commercial and office uses and encourage new uses that are complimentary to the context of the mixed-use nature of the Baum-Centre Corridor; and
- (b) To protect and enhance the Corridor's architectural context, which includes building siting, massing, facade treatment, materials, proportion, and scale.

(c) **907.02.H.3** **Need for Interim Zoning**

Interim Zoning in the Baum-Centre Corridor is necessary to provide the proper balance between competing land uses, development pressures and regional economic factors. The existing zoning

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in the corridor encourages the following:

- (a) A mix of uses which do not necessarily protect the value of land, while promoting the continued redevelopment of the corridor; and
- (b) Poor design of development that is inconsistent with the existing character of the mixed-use nature of the district.

(c)

907.02.H.4

Applicability

In the Baum-Centre Corridor IPOD, within the time period specified above in Section 907.02.C, every change of land use; every building demolition; every new, enlarged or reconstructed advertising sign; every new or enlarged parking area; and every structure erected or enlarged, with the exceptions noted in the following sub paragraph, shall, in addition to conforming to all regulations the Zoning Code, be in accord with an IPOD Project Development Plan (PDP) of Sec. 922.13.C approved by the Planning Commission.

- (a) Developments which do not require approval of an IPOD Project Development Plan are:
 - (1) Structures involving exterior alterations not in excess of \$100,000;
 - (2) Residential structures that are proposed to contain no more than four (4) dwelling units; and
 - (4) Interior renovations.
- (5)
- (b) Plans and documents submitted as required by the Baum-Centre IPOD Project Development Plan process shall be prepared in a manner set forth in submissions requirements established by the Zoning Administrator, and shall include but not be limited to, site plans, building elevations with construction material descriptions, landscaping plans with mixes and types of plant materials, lighting and sign plans, and planning studies as defined in Chapter 922 of this Zoning Ordinance.
- (c) Development which is subject to IPOD Project Development Plan review and approval shall comply with all requirements specified hereunder and with all applicable standards and criteria contained in the plans and policy documents adopted by the Planning Commission which were noted at the time of application for the IPOD PDP.

922.13.C IPOD-3: Baum-Centre Corridor

922.13.C.1 Procedure

The procedures listed hereunder shall be followed in the review and approval of IPOD Project Development Plans in the Baum-Centre IPOD District.

- (a) The applicant shall file an application for the IPOD Project Development Plan with the Zoning Administrator.
- (b) The Administrator shall prescribe the required form and content of application plans and documents, which may be in schematic or preliminary form and which may include a site

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- plan; building elevations; construction materials; building and site perspective drawings; information on building size, height and proposed uses; traffic generation characteristics; and other plans and information sufficient to illustrate the proposed development and its relation to adjacent buildings, streets and open spaces.
- (c) The application for the IPOD Project Development Plan shall include all of the requirements contained in this chapter of the Zoning Ordinance and all applicable requirements contained in other provisions of this Zoning Ordinance;
- (d) At a public meeting, the Planning Commission shall take testimony on the proposed Project Development Plan. A public hearing before the Planning Commission on the proposed IPOD PDP may also be held at either the request of the Planning Director, or by the request, in writing, of any Community Organization registered with the Zoning Office, or by petition signed by 25 residents, property owners or merchants within the IPOD district.
- (e) In the event that the Planning Commission approves an IPOD PDP, the Commission, where applicable, shall include a description of the specific site improvements, off-site mitigation measures; and development and operating characteristics upon which its approval is conditioned, and these conditions shall be binding upon the applicant and shall be considered to be part of the Project Development Plan.
- (g) The Administrator shall not authorize zoning approval of an application for an occupancy permit for development until the Commission has approved the IPOD Project Development Plan.

(i)

922.13.C.2

Review Criteria

The Planning Commission shall consider the following 12 criteria as part of its review of any IPOD Project Development Plan. The Planning Commission may deny any plan that does not adequately address one or more of these criteria.

- (a) The proposed development must include commercial facilities, where such facilities would maintain and continue the existing retail patterns;
- (b) The proposed development must address compatibility with existing residential areas;
- (c) The proposed development must make provision for adequate parking, considering available transit alternatives and support services, make provision for adequate vehicle access and loading areas;
- (d) The proposed development must adequately address traffic impacts in relation to street capacity, intersection classification, and existing and projected traffic volumes and address reasonable alternatives that would enable traffic to be directed away from residential districts;
- (e) The proposed development must adequately address pedestrian traffic generation, proposed pedestrian circulation facilities and patterns, including but not limited to, provision for adequate sidewalk capacity on and off site, provision for appropriate pedestrian safety on- and off-site;
- (f) The proposed development must adequately address access to public transportation facilities, including, but not limited to, provision for safe

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- pedestrian access to and from transit stops, and pedestrian circulation patterns which encourage the use of public transit, and on-site facilities for alternative means of transportation such as bicycles or van pools;
- (g) The proposed development must adequately address the preservation of historic structures and significant features of existing buildings, including, if applicable, the retention and reuse of structures which are locally or federally designated historic structures; retention and reuse of significant structures, provided that such preservation requirements may be waived by the Administrator if the applicant shows that use of such structure is no longer economically or physically viable; and retention and reuse of structures which contribute to the character of an historically significant area;
- (h) The proposed development must adequately address architectural relationships with surrounding buildings, including provision for appropriate building siting, massing, facade treatment, materials, proportion, and scale;
- (i) The proposed development must address microclimate effects of proposed development, including, but not limited to, wind velocities, sun reflection and sun access to streets, existing buildings, and public and private open space;
- (j) The proposed development must be sensitive to views and view corridors, including, if applicable, important views along major public streets, views from surrounding private properties, and views to and from significant public places, such as parks, open spaces, or campus areas;
- (k) The proposed development must adequately address the location development and functions of open space, including, but not limited to, provision for additional open space where necessary for light and air to adjacent properties, provision for additional open space where desirable to lessen pedestrian impacts and increase safety, or maintenance of existing open spaces which serve these same purposes;
- (l) The proposed development must address the project's compatibility and conformance with any overall master plans accepted by the City Planning Commission, that address area development.
- (m)