



Text File

Introduced: 6/17/2003

Bill No: 2003-2005, **Version:** 2

Committee: Committee on Planning, Zoning & Land Use

Status: Passed Finally

Presented by Ms. Burns

AS AMENDED

Resolution approving an Institutional Master Plan under Sections 905.03.D and 922.12 of the Pittsburgh Code Title Nine, Articles II and VII, Chapter 905 and 922 to UPMC St. Margaret for approval of the Institutional Master Plan entitled "Project Area Master Plan - February 25, 2003" for the area roughly bounded by Delafield Avenue, Freeport Road, St. Margaret Drive and Route 28, and zoned "EMI" Educational/Medical Institution District, 12th Ward.

Whereas, the Planning Commission of the City of Pittsburgh has made certain findings with regard to the Institutional Master Plan for UPMC St. Margaret located on property bounded by Delafield Avenue, Freeport Road, St. Margaret Drive, City of Pittsburgh Water Treatment Plant, and Route 28;

Whereas, the Planning Commission of the City of Pittsburgh has recommended approval of this application for an Institutional Master Plan;

Whereas, City Council has reviewed the record of the Planning Commission and herewith adopts the findings and recommendations of the Planning Commission.

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

Section 1. Upon a review of the record as provided by the Planning Commission of the City of Pittsburgh, it is herewith affirmed that the proposed Institutional Master Plan for UPMC St. Margaret by Delafield Avenue, Freeport Road, St. Margaret Drive, City of Pittsburgh Water Treatment Plant and Route 28 has properly met the standards for submittal and approval as provided in the Pittsburgh Code Section 905.03.D.

Section 2. Under provisions of Sections 905.03.D and 922.12 approval is hereby granted to UPMC St. Margaret for the area bounded by Delafield Avenue, Freeport Road, St. Margaret Drive, the City of Pittsburgh Water Treatment Plant and Route 28, and zoned "EMI" Educational/Medical Institution District, 12th Ward, City of Pittsburgh in accordance with Institutional Master Plan File No. 6 and accompanying document entitled "Project Area Master Plan - February 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 all proposed developments and/or building projects called for in the Institutional Master Plan be

reviewed and approved independently by either the City Planning Commission according to the Project Development Plan of Section 922.10 for projects requiring Administrator Exceptions and/or by City Council according to Section 922.06 for projects requiring Conditional Uses, prior to the issuance of a Building Permit for such project.

2. That UPMC St. Margaret's submit for review to either the City Planning Commission and/or City Council (as outlined in #1 above) a Final Development Package for each identified project, 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 (particularly in respect to impact on adjacent residential districts)
 - Final landscape plans
 - Construction management plan (including, but not limited to; construction staging, hours of operation, truck routing, worker parking and street restriction)
 - Final sign designs for the campus and for individual development projects
3. That throughout the construction of the projects identified in the Institutional Master Plan, UPMC St. Margaret's Hospital continue to participate in an information-sharing process, which is to include proposed building, landscaping, transportation and parking developments, with the adjacent communities, including the Borough of Aspinwall, and the City.
4. That the uses permitted on the site are limited to those set forth in the above-referenced Institutional Master Plan.
5. The buildings along Delafield Avenue shall be subject to the Residential Compatibility Standards and the Code for a compatible zoning district (Currently R-1D).
6. That setback and height changes for the south parking structure, as outlined in the letter from UPMC St Margaret's to the Zoning Administrator and accepted by the Borough of Aspinwall, be incorporated into the final version of the Institutional master Plan.