



City of Pittsburgh

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

Text File

Introduced: 10/12/2004

Bill No: 2004-0734, **Version:** 1

Committee: Committee on Planning, Zoning &
Land Use

Status: Passed Finally

Presented by Mr. Udin

Resolution Approving under the Pittsburgh Code, Title Nine, Zoning, Articles II and VII, Sections 905.03.D and 922.12 for the Children's Home of Pittsburgh an Institutional Master Plan entitled "Project Area Master Plan" dated May 2004 for the area roughly bounded by Penn Avenue, Aiken Avenue, Coral Street and properties along S Atlantic Ave and zoned EMI / Educational-Medical Institution, 8th Ward.

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the Institutional Master Plan for the Children's Home of Pittsburgh located on roughly bounded by Penn Avenue, Aiken Avenue, Coral Street and properties along S Atlantic Ave;

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 City Council of the City of Pittsburgh as follows:

Section 1.

Upon a review of the record 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 the Children's Home of Pittsburgh 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 the Children's Home of Pittsburgh for the area roughly bounded by Penn Avenue, Aiken Avenue, Coral Street and properties along S Atlantic Ave and zoned EMI / Educational-Medical Institute in accordance with the document entitled "Project Area Master Plan" dated May 2004, which is on file at the Zoning Office, Department of City Planning and which is 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 Children's Home 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
 - 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
3. That the applicant will abide by the recommendations from the Department of City Planning transportation staff as outlined in the Final Traffic and Parking Improvements.