



Text File

Introduced: 1/31/2006

Bill No: 2006-0058, **Version:** 1

Committee: Committee on Planning, Zoning & Land Use

Status: Passed Finally

Presented by Mr. Bodack

Resolution approving a Conditional Use under the Pittsburgh Code, Title Nine, Zoning, Articles IV Chapter 910 Section 910.01.D.2 (b) to Romel L. Nicholas Lessee on behalf of Lamar Advertising Company, Owner, for authorization to install an Electronic Message Sign on the existing structure located at 200 Grant Street/503 Court Place on property zoned GT-B, Golden Triangle Subdistrict B, 1st Ward.

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed Electronic Message Sign located at 200 Grant Street/503 Court Place;

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 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 electronic message sign on property located at 200 Grant Street/503 Court Place has properly met the standards as provided in the Pittsburgh Code Section 922.06.E.1 and that the following criteria was considered:

- a) That the establishment, maintenance, location and operation of the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- b) That the proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted nor substantially diminish or impair property values within the neighborhood;;
- c) That the development of the proposed use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that district;

- d) That adequate utilities, access roads, drainage and other necessary facilities have not been or will not be provided;
- e) That adequate measures have not been or will not be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets;
- f) That the proposed use will not, in all other respects, conform to the applicable regulations or the district in which it is located.

Section 2.

It is further stated that the following findings of the Planning Commission are herewith adopted:

- a) That the proposed Electronic Message Sign does not involve the construction of any new buildings and therefore will not create detrimental impacts;
- b) That the proposed Electronic Message Sign will not create detrimental impacts on the existing street system and local traffic patterns;
- c) That the proposed Electronic Message Sign will not create detrimental on-site transportation impacts;
- d) That the proposed Electronic Message Sign will not create detrimental operational impacts;
- e) That the proposed Electronic Message Sign will not create health and safety impacts;
- f) That the proposed Electronic Message Sign will not impact the future development of properties;
- g) That the proposed correctional facility (limited) will not negatively impact property values on adjoining properties.

Section 3.

Under the provisions of Section 910.01.D.2 (b) of the Pittsburgh Code, approval is hereby granted to Romel L. Nicholas Lessee on behalf of Lamar Advertising Company, Owner, for authorization to install an electronic message sign on the existing structure located at 200 Grant Street/503 Court Place, on property zoned GT-B Golden Triangle Subdistrict B, 1st ward, City of Pittsburgh, in accordance with Conditional Use Application No. 724 and accompanying drawings filed by Romel L. Nicholas and Sweeney Shank Architects, 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:

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1. That the Electronic Message Sign will not display advertising messages;
2. That the Electronic Message Sign will be limited to news displays and the news-sponsor's name at reasonable intervals;
3. That the Electronic Message Sign will provide limited public service information on an as-needed basis.