



Legislation Details (With Text)

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File created:	7/17/2012	In control:	Committee on Land Use and Economic Development
On agenda:		Final action:	12/17/2012
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Title:	An Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned District by creating a new district to be identified as "SP-8/Riverfront Landing" including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from GT-C, Golden Triangle Subdistrict C and UI, Urban Industrial District to SP-8/Riverfront Landing certain property bounded by the Veterans Bridge, the Allegheny River, Twenty-first Street and Smallman Street; 2nd Ward.		
Sponsors:			
Indexes:	PGH. CODE ORDINANCES TITLE 09 - ZONING		
Code sections:			
Attachments:	1. 2012-0606.docx, 2. 2012-0606 VERSION 2.doc		

Date	Ver.	Action By	Action	Result
12/27/2012	2	Mayor	Signed by the Mayor	
12/17/2012	2	City Council	Passed Finally	Pass
12/12/2012	2	Standing Committee	Affirmatively Recommended as Amended	Pass
12/12/2012	2	Standing Committee	AMENDED	Pass
12/12/2012	2	Standing Committee	AMENDED BY SUBSTITUTE	Fail
12/12/2012	2	Standing Committee	AMENDED	Fail
12/5/2012	1	Standing Committee	Held in Committee	Pass
11/14/2012	1	Standing Committee	Held in Committee	Pass
10/31/2012	1	Standing Committee		
10/10/2012	1	Standing Committee		
9/25/2012	1	Committee on Hearings	Public Hearing Held	
9/24/2012	1	Post Agenda	Post Agenda Held	
7/25/2012	1	Standing Committee	Held for Cablecast Post Agenda	Pass
7/25/2012	1	Standing Committee	Held for Cablecast Public Hearing	Pass
7/17/2012	1	City Council	Read and referred	

An Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned District by creating a new district to be identified as "SP-8/Riverfront Landing" including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from GT-C, Golden Triangle Subdistrict C and UI, Urban Industrial District to SP-8/Riverfront Landing certain property bounded by the Veterans Bridge,

the Allegheny River, Twenty-first Street and Smallman Street; 2nd Ward.

Be it resolved by the City of Pittsburgh as follows:

Section 1. Title Nine, Zoning, is hereby amended as follows:

A. Amend Chapter 902.01.D, Planned Development Districts, 902.01.D.1 SP, Specially Planned by adding the following:

(g) SP-7, Oakland Planned Unit Development District

(h) SP-8, Riverfront Landing

B. Amend Chapter 909, Planned Development Districts, Section 909.01.C, Applicable Standards, as follows:

909.01.C Applicable Standards

The approval of an improvement subdivision site plan and the enactment of an SP District as an amendment to the Zoning Code shall require compliance with all applicable regulations of this Code and with the standards and regulations contained in the Subdivision Regulations and Standards pursuant to the Act of May 13, 1927, (PL. 1101) as amended, adopted by the Planning Commission.

1. The SP District regulations of this section establish standards governing development intensity, building height; setbacks, open space; off-street parking; off-street loading and other basic site criteria that shall apply within SP Districts.
2. The Subdivision Regulations and Standards adopted by the Planning Commission shall govern the spatial arrangement of uses and structures on the site and all other elements of site design and improvement, including the design and improvement of pedestrian and vehicular circulation and parking; the location and improvement of open spaces for light, air, recreation and other purposes; provisions for utilities, facilities and services; and the relationship of the SP District to adjacent areas.
3. The Environmental Performance Standards of Chapter 915 shall apply within SP District. It shall be the responsibility of the Planning Commission to determine, through application of standards contained in the adopted subdivision regulations, that the environmental characteristics and physical capacity of an SP District site and of land adjacent to the site are suitable for the character and intensity of development proposed. When necessary to protect the natural environment, to prevent hazardous development or otherwise to protect the public welfare, the Planning Commission may require a lower intensity of development or more restricted development on all or portions of a site than otherwise required by the provisions of this Code.
4. The [Sign Regulations of Chapter 919 and the] Parking, Loading and Access Regulations of Chapter 914 shall apply within an SP District unless the Planning Commission determines that the nature or impact of the proposed development warrants more restrictive standards. The Planning Commission may require compliance with more restrictive standards than specified in this Zoning Code, when determined necessary to protect the natural environment, adjacent properties or the public welfare.

5. The Sign Regulations of Chapter 919 shall apply within an SP District unless study and analysis is undertaken to propose specific standards for an individual SP District. When not undertaken as part of a Preliminary Land Development Plan, these regulations may be approved under Section 922.11.C. Applicable regulations and procedures created shall complement efficient, functional and attractive urban areas that incorporate high levels of amenities and that meet public objectives for protection and preservation of the natural environment while defining the character of the Specially Planned District in a way that is consistent with these objectives. The regulations may permit substantial flexibility in the use of electronic and non-electronic non-advertising signage because of the large size of the site and because of its relative isolation from any neighborhood context.

C. Amend Chapter 909, Planned Development Districts, Section 909.01, SP, Specially Planned District by adding the following:

909.01.N Establishment of SP-8 District

SP-8, Riverfront Landing Planned Development District, is hereby established.

909.01.O SP-8, Riverfront Landing

909.01.O.1 Applicable Standards SP-8

The approval of an improvement subdivision site plan and the enactment of an SP-8 Zoning District for the Riverfront Landing Planned Development District as an amendment to the Code shall require compliance with all regulations of this Section.

This Section establishes standards governing land use, development intensity, building height, setbacks, build-to lines, building orientation, urban open space, parking, signs and other basic criteria that shall apply within the Riverfront Landing Planned Development District.

The approved Preliminary Land Development Plan for the Riverfront Landing Planned Development District illustrates the roadway layout, open space location and demonstrates how the foregoing use and development standards may be applied throughout the District.

909.01.O.2 Boundaries

The Riverfront Landing Planned Development District is bounded:

On the west, by the eastern edge of the structure of the Veterans Bridge,

On the east, by the centerline of Twenty-first Street,

On the south, by the centerline of Smallman Street, and

On the north, by the southern harbor line of the Allegheny River.

909.01.O.3 Development Zones

The Riverfront Landing Planned Development District shall be divided into six (6) “Zones” referred to as “Zone A” through “Zone F”, inclusive.

909.01.O.4 Uses

909.01.O.4.(a) Permitted Primary Uses. Uses in the Riverfront Landing Planned Development District shall be, (i) the same as; (ii) subject to the same use review and approval processes as; and (iii) subject to the same conditions applicable to those set forth for the GT, Golden Triangle District, as the use regulations for the GT, Golden Triangle District are amended from time to time. The following uses, which are permitted either by right or as Administrator's Exceptions in the GT, Golden Triangle District and the SP-8, Riverfront Landing Planned Development District, are clarified as follows:

Public Assembly, Limited and Public Assembly, General shall specifically include conference centers; and

Manufacturing / Assembly, Limited shall specifically include bakeries, breweries and distilleries; and

Restaurant with Liquor, Limited and Restaurant with Liquor, General shall specifically include restaurants with accessory baking, brewing or distilling facilities.

In addition to the foregoing, the following Uses shall also be permitted in the Riverfront Landing Planned Development District:

Additional uses permitted by right:

Residential, Single Family Attached

Amusement Arcade

Retail Sales and Service, Residential Convenience

Nursery, Retail Limited

Nursery, Retail General

909.01.O.4(b) The following additional uses are permitted subject to review by the Zoning Administrator pursuant to Section 922.08:

Residential, Housing for the Elderly, General (subject to the Use Standards for all Districts set forth in paragraph 911.04.A.35)

Warehouse, Limited (subject to the Use Standards set forth in Section 911.04.A.78 for properties located in the UI District and the requirements of Section 922.0 4.E.1 of the Code).

Warehouse, General, subject to the Use Standards set forth in Section 911.04.A.78 for properties in the UI zoning district. In addition to the foregoing, warehouse buildings shall be designed so that the width or length of any uninterrupted elevation facade is not greater than 1½ times the height of the building. The use of fenestration patterns and traditional design elements is encouraged to provide relief to buildings over 40'-0" in length or width. Expanses of "unbroken walls" over 40'-0" shall be prohibited. Examples of such design elements are facade offsets, covered porticoes, recessed or projected entries, and other appropriate architectural features and details. Varied rooflines are recommended for both new construction and rehabilitation which includes roof alterations to add visual interest and to break up the mass of the building.

909.01.O.4(c) Mixed Use. Individual buildings that house two or more allowed uses are encouraged in the Riverfront Landing Planned Development District.

909.01.O.4(d) Accessory Uses. Accessory Uses and Structures as set forth in Chapter 912 and in Section 914.02.C shall be permitted subject to the setback, entry and screening requirements set forth in the section.

909.01.O.5 Regulations Applicable to the Entire SP-8 District

The following regulations shall apply to all development in the Riverfront Landing Planned Development District:

(a)All contiguous parcels in any Zone may be combined or divided as required to facilitate building development.

(b)Parking structures may be constructed on the lower levels of a mixed use building subject to the conditions applicable to the Golden Triangle District in Section 911.04.A.87 of the Code. Such parking structures may be accessory to the primary use(es) of the building or may be offered as commercial parking.

909.01.O.6 Zone Regulations

Zone A

Zone A Boundaries: Zone A is bounded by 17th Street on the west, 21st Street on the east, Smallman Street on the south and the proposed Waterfront Place on the north.

Zone A Development Standards

Build-to lines:

Waterfront Place: 10'-0" for 75% of the property length.

17th Street: 15'-0" for 30% of the property length, which shall be not less than 1 story or 20'-0" in height.

Setbacks:

17th Street: 10'-0"

21st Street: 10'-0"

Smallman Street: 10'-0"

Waterfront Place: 10'-0"

Porches may encroach onto setback a maximum of 5'-0".

Building Height

Maximum: 3 stories or 40'-0"

Minimum (except along the 17th Street build-to line): 2 story or 20'-0"

Minimum along the 17th Street build-to line: than 1 story or 20'-0"

Building Orientation and Entry:

Existing Terminal Building may be entered on all sides.

New buildings shall be primarily oriented to and shall be entered by pedestrians from Waterfront Place.

No parking structure shall be entered by vehicles from 17th Street.

No new accessory parking lot shall be entered by vehicles from 17th Street.

Except for building service facility entrances for the Terminal Building, building service facility entrances for vehicles shall not be permitted on Waterfront Place or 17th Street.

Zone B

Zone B Boundaries: Zone B is bounded by 17th Street on the west, 21st Street on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone B Development Standards

Build-to lines:

17th Street Piazza: 0'-0" for 100% of the property length between the Allegheny River setback and Waterfront Place setback and for a minimum of 1 story or 18'-0" in height.
Waterfront Place: 19'-0" for 50% of the property length, which shall not be less than 2 stories or 24'-0" in height.

Setbacks:

21st Street: 10'-0"

Private Drives: 26'-0"

Waterfront Place: 6'0"

Allegheny River: 20'-0" measured from the inland side of the 50'-0" Riverfront Park easement line.

Building Height

Maximum: 15 stories or 210'-0"

Minimum (except at the Waterfront Place build to line or the 17th build-to line): 4 stories or 56'-0"

Minimum along the 17th Street build-to line: 1 story or 18'-0"

Minimum along the Waterfront Place build-to line: 2 stories or 24'-0".

Building Orientation and Entry:

Private drives for vehicles may be developed extending north from Waterfront Place.

Parking structures and service facilities may be entered by vehicles directly from, or be oriented to, 21st Street or any private drive.

No parking structure shall be entered by vehicles from, or be oriented to, the 17th Street Piazza. No parking structure shall be entered directly from Waterfront Place.

New accessory parking lots and service facilities may be entered by vehicles directly from 21st Street or any private drive.

No new accessory parking lot shall be entered by vehicles from the 17th Street Piazza.

No new accessory parking lot shall be entered by vehicles directly from Waterfront Place.

No building service entrances shall be oriented to Waterfront Place, the 17th Street Piazza or the Allegheny River. No building service facilities shall be entered by vehicles from the 17th Street Piazza, the Allegheny River or directly from Waterfront Place.

Zone C

Zone C Boundaries: Zone C is bounded by the 16th Street Bridge on the west, 17th Street on the east, Smallman Street to the east and the proposed Waterfront Place on the north.

Zone C Development Standards

Build-to lines:

Smallman Street: 100'- 0" for 50% of property length.

Waterfront Place: 10'-0" for 50% of the property length.

Setbacks:

17th Street: 10'-0"

16th Street Bridge: 10'-0"

Smallman Street: 60'0", measured from the mid-point of the Terminal Building structure

Building Height

Maximum, Townhomes: 3 stories or 40'-0"

Minimum, Townhomes: 2 stories or 20'-0"

Maximum, all other uses: 20 stories or 280'-0"

Minimum, all other uses: 4 stories or 56'-0"

Building Orientation and Entry:

Townhouse pedestrian entrances shall be oriented to Waterfront Place
Pedestrian entrances for all other uses shall be oriented to Smallman Street
New building service facilities shall be oriented to the 16th Street Bridge only.

Zone D

Zone D Boundaries: Zone D is bounded by the 16th Street Bridge on the west, 17th Street on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone D Development Standards

Build-to lines:

17th Street Piazza: 0'-0" for 100% of the building length, which shall not be less than 1 story or 12'-0" in height.

Waterfront Place: 19'-0" for 50% of the property length, which shall be not less than 2 stories or 24'-0" in height.

Setbacks:

16th Street Bridge: 10'-0"

Waterfront Place: 6'-0"

Allegheny River: 20'-0" measured from the inland side of the 50'-0" Riverfront Park easement line.

Building Height

Maximum: 15 stories or 210'-0"

Minimum (except at the Waterfront Place build to line or the 17th build-to line): 4 stories or 56'-0"

Minimum along the 17th Street build-to line: 1 story or 12'-0"

Minimum along the Waterfront Place build-to line: 2 stories or 24'-0".

Building Orientation and Entry:

Pedestrian entry is encouraged on Waterfront Place and 17th Street Piazza.

No parking structure shall be entered by vehicles from, or be oriented to, the 17th Street Piazza.

No new accessory parking lot shall be entered by vehicles from the 17th Street Piazza.

No building service facilities shall be entered by vehicles from the 17th Street Piazza.

Building service entrances shall be oriented to 16th Street Bridge only.

Zone E. In Zone E, buildings may be oriented to and entered from either 15th Street, Smallman Street or Waterfront Place. The required build-to line shall be determined based on the street that is chosen as the primary frontage for the building.

Zone E Boundaries: Zone E is bounded by the Veterans Bridge on the west, the 16th Street Bridge on the east, Smallman Street on the south and the proposed Waterfront Place on the north.

Zone E Development Standards

Build-to lines:

Buildings for which 15th Street is considered the primary frontage: 15'-0" for 75% of property length along 15th Street.

Buildings for which Smallman Street is considered the primary frontage: 40'-0" for 50% of property length along Smallman Street.

Buildings for which Waterfront Place is considered the primary frontage: 15'-0" for 30% of property length along Waterfront Place.

Setbacks:

15th Street: 10'-0"

16th Street Bridge: 10'-0"

Smallman Street: 10'0"

Waterfront Place: 10'-0"

Veterans' Bridge: 10'-0"

Building Height:

Maximum: 20 stories or 280'-0"

Minimum: 4 stories or 56'-0"

Building Orientation and Entry:

Buildings may be oriented to and accessed from either 15th Street, Smallman Street or Waterfront Place, depending on the street that is chosen as the primary frontage.

No parking structure shall be entered from, or be oriented to, the street that is considered the primary frontage.

No new accessory parking lot shall be entered by vehicles from the street that is considered the primary frontage.

No building service facilities shall be entered by vehicles from, or be oriented to, the street that is considered the primary frontage.

Building service facilities and new accessory parking lots are encouraged to face either the 16th Street Bridge side or the Veteran's Bridge side.

Zone F. In Zone F, buildings may be oriented to and entered from either 15th Street or Waterfront Place. The required build-to line shall be determined based on the street that is chosen as the primary frontage for the building.

Zone F Boundaries: Zone F bounded by the Veterans Bridge on the west, the 16th Street Bridge on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone F Development Standards

Build-to lines

Buildings for which 15th Street is considered the primary frontage: 15'-0" for 75% of property length along 15th Street.

Buildings for which Waterfront Place is considered the primary frontage: 40'- 0" for 30% of property length along Waterfront Place.

Setbacks:

15th Street: 10'-0"

16th Street Bridge: 10'-0"

Waterfront Place: 6'-0"

Veterans' Bridge: 10'-0"

Allegheny River: 20'-0" measured from the inland side of the 50'-0" Riverfront Park easement line.

Building Height, Option One and Option Two:

Maximum: 15 stories or 210'-0"

Minimum: 4 stories or 56'-0".

Building Orientation and Entry:

Buildings may be oriented to and entered from either 15th Street or Waterfront Place, depending on the street that is chosen as the primary frontage.

No parking structure shall be entered by vehicles from, or be oriented to, the street that is considered the primary frontage.

No new accessory parking lot shall be entered by vehicles from the street that is considered the primary frontage.

No building service facilities shall be entered from, or shall be oriented to, the street that is considered the primary frontage.

Building service facilities and new accessory parking lots are encouraged to face either the 16th Street Bridge side or the Veteran's Bridge side.

909.01.O.7 Urban Open Space

Designated Urban Open Space. Not less than 10% of the land area within the Riverfront Landing Planned Development District shall be improved as Urban Open Space. Such Urban Open Space shall be located and developed as specified in the Preliminary Land Development Plan and the Final Land Development Plan for the SP-8 Riverfront Landing district as approved by Planning Commission. The Urban Open Space and public access thereto shall comply with all requirements of Section 909.01.D.3(c) of this Code.

909.01.O.8 Signage

(a) Business Identification signs in the Riverfront Landing District shall be subject to the sign regulations applicable to the GT Golden Triangle District, as described in Section 919.03.M.7 of this Code. Other identification signage shall be in accord with Section 919.03.N.

(b) Additional Sign Requirements.

In addition the following signage shall be permitted in the SP-8 district:

Marquee and canopy signs shall comply with the requirements of Section 919.03.M.7(e) except that any such sign installed on the Produce Terminal or other buildings in Zone A may also be permitted to be painted on or inscribed on the marquee or canopy and may be installed above or below such marquee or canopy provided that such signs shall comply with all applicable safety and accessibility regulations.

Projecting signs shall be permitted in the SP-8 Riverfront Landing District subject to the requirements of Section 919.03.M.8 except that projecting signs over private property and not projecting into the right of way shall also be permitted to project from walls, light fixture poles and pylons.

Section 2.

A. Amend the Pittsburgh Code, Title Nine, Zoning Map by changing from GT-C, Golden Triangle Subdistrict C and UI, Urban Industrial District to SP- 8 Riverfront Landing certain property bounded by the eastern edge of the structure of the Veterans Bridge; the southern harbor line of the Allegheny River; the centerline of Twenty-first Street, and the centerline of Smallman Street; 2nd Ward.

B. This Zoning Map Amendment shall take effect only upon recording of a Planning Commission approved Improvement Subdivision Site Plan for the subject property in the Department of Real Estate, County of Allegheny, within two years of the date of enactment of this ordinance.

Section 3. The approval of the SP-8 Riverfront Landing Ordinance is subject to compliance with the following conditions:

1. Elimination of Warehouse Limited and Warehouse General as permitted uses.
2. Maximum heights for buildings in Zones B, D, and F shall be changed from 15 stories or 210'-0" to 12 stories or 168'-0".
3. Maximum heights for buildings in Zone C and Zone E shall be changed from 20 stories of 280'-0" to 17 stories or 238'-0".
4. Increase the setback on Allegheny River in Zone F from 20 feet to 25 feet over the 50 feet.
5. Any building constructed along 17th Street shall provide storefront spaces.
6. All public streets and private drives shall provide public pedestrian and bicycle access to the Riverfront Trail.
7. 15th Street, once dedicated and accepted by the City of Pittsburgh shall provide public access to the Riverfront Trail and provide on-street parking.
8. Concrete barriers shall not be used as part of the landscape plan adjacent to buildings along the Riverfront Trail in Zones B, D, and F.
9. The proposed public parking spaces depicted in the Conceptual Master Plan of the Preliminary Land Development Plann shall be no less than 330. The public parking spaces shall be located in the SP-8 District. The actual number of public parking spaces and the configuration of such public parking spaces shall be determined based on the requirements established by the City of Pittsburgh's Department of Public Works and associated with each building development.