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

# City of Pittsburgh

## Legislation Details (With Text)

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| **File #:** | 2018-0560 **Version:** 1 | | |
| **Type:** | Resolution | **Status:** | Passed Finally |
| **File created:** | 6/8/2018 | **In control:** | Committee on Land Use and Economic Development |
| **On agenda:** | 6/12/2018 | **Final action:** | |
| **Enactment date:** | 7/24/2018 | **Enactment #:** | 494 |
| **Effective date:** | 7/24/2018 | | |
| **Title:** | Resolution approving a Conditional Use Application under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911.2, Section 911.02.A.64 for Waldorf School of Pittsburgh for authorization to expand an Elementary/Secondary School (General) at 201 S. Winebiddle Street, zoned "R2-M" Residential Two-Unit, Moderate Density District, 8th Ward, Council District No. 7 (Public Hearing held 7/11/18) | | |
| **Sponsors:** | | | |
| **Indexes:** | CONDITIONAL USE APPLICATION, PGH. CODE ORDINANCES TITLE 09 - ZONING | | |
| **Code sections:** | | | |
| **Attachments:** | 1. Summary 2018-0560.docx, 2. 2018-0560 -S Winebiddle Street CUA Report | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 7/24/2018 | 1 | City Council | Passed pursuant to Case Law | |
| 7/24/2018 | 1 | City Council | Passed Finally | Pass |
| 7/18/2018 | 1 | Standing Committees | Affirmatively Recommended | Pass |
| 7/11/2018 | 1 | Committee on Hearings | Public Hearing Held | |
| 6/20/2018 | 1 | Standing Committees | Held for Cablecast Public Hearing | Pass |
| 6/12/2018 | 1 | City Council | Read and referred | |

Resolution approving a Conditional Use Application under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911.2, Section 911.02.A.64 for Waldorf School of Pittsburgh for authorization to expand an Elementary/Secondary School (General) at 201 S. Winebiddle Street, zoned "R2-M" Residential Two-Unit, Moderate Density District, 8th Ward, Council District No. 7
***(Public Hearing held 7/11/18)***

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the Elementary/Secondary School (General) use at 201 S. Winebiddle Street;

Whereas the Planning Commission of the City of Pittsburgh has recommended approval of this application for a 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 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 conditional use has properly met the standards as provided in the Pittsburgh Code Section 911.02.A.64 and that the following criteria was considered:

a) The Residential Compatibility Standards of Chapter 916 shall apply;

b) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application, and shall address parking and traffic impacts of the proposed development;

c) Parking and access shall be provided in such a way as to protect children from any external impacts of traffic in the vicinity; and

d) The Approving Body shall determine that such use will not create detrimental impacts on surrounding properties, taking in to consideration probable traffic generation, parking needs, the size and bulk of the building, and the impacts of uses other than normal hours.

Section 2.

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 conditional use 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 development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets, open spaces and land use patterns;

b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing zoning, land uses and proposed land use in the area;

c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use of the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development or functions within the proposed site which would otherwise affect the health or safety of other as a direct result of the operation of the proposed use;



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f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development;

g) That the development will not create detrimental impacts on property values.

Section 3.

Under the provisions of Section 911.2 of the Pittsburgh Code, approval is hereby granted to the Waldorf School of Pittsburgh, for authorization to expand to expand an Elementary/Secondary School (General) at 201 S. Winebiddle Street, zoned “R2-M” Residential Two-Unit, Moderate Density District, 8th Ward, Council District No. 7, City of Pittsburgh, in accordance with Conditional Use Application No 18-CU-00001 and accompanying site plan and drawings filed by Common Ground, which are on file in the Office of the Zoning Administrator, Department of City Planning.


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