Legislation Details (With Text)

File #:	2021-1049 **Version:** 1		
Type:	Resolution	**Status:**	Passed Finally
File created:	1/8/2021	**In control:**	Committee on Land Use and Economic Development
On agenda:	1/12/2021	**Final action:**	1/19/2021
Enactment date:	1/19/2021	**Enactment #:**	15
Effective date:	1/20/2021		

Title: Resolution to grant the legally allowable single six (6) month extension to Inclusionary Housing Interim Planning Overlay District as per the Pittsburgh Code, Title Nine, Zoning Code, Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02.C: Time Limit has been filed by the Department of City Planning: Time Limit. The expiry date of the district referenced in Section 907.02.K, known as IPOD-6, Lawrenceville (effective 25 July 2019), originally set by code for 25 January 2021, and shall be extended by six months to 25 July 2021.

Sponsors: Deborah L. Gross

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments: 1. 2021-1049 Cover Ltr_IPOD-6 Extension Cover Letter to Council, 2. 2021-1049 Council IPOD Extension, 3. 2021-1049 Summary

Date	Ver.	Action By	Action	Result
1/20/2021	1	Mayor	Signed by the Mayor	
1/19/2021	1	City Council	Passed Finally	Pass
1/13/2021	1	Standing Committees	Affirmatively Recommended	Pass
1/12/2021	1	City Council	Read and referred	
1/12/2021	1	City Council	Waived under Rule 8	Pass

Resolution to grant the legally allowable single six (6) month extension to Inclusionary Housing Interim Planning Overlay District as per the Pittsburgh Code, Title Nine, Zoning Code, Article III, Overlay Zoning Districts, Chapter 907, Development Overlay Districts, Section 907.02.C: Time Limit has been filed by the Department of City Planning: Time Limit. The expiry date of the district referenced in Section 907.02.K, known as IPOD-6, Lawrenceville (effective 25 July 2019), originally set by code for 25 January 2021, and shall be extended by six months to 25 July 2021.

WHEREAS, a request for a six-month extension of IPOD-6 (Section 907.02.K of the Zoning Code) has been initiated by the City Planning Commission. The request is in accordance with Section 907.02.C regarding the time limits of IPOD districts. The initial 18-month effective period of IPOD-6 is from July 25 2019 to January 25 2021, and the requested six-month extension will be in effect until July 25 2021.

WHEREAS, the zoning overlay district in effect for the Riverfront meets the intent of Section 907.02.A of the Zoning Code (interim Planning Overlay Districts), which is to “provide a mechanism for interim zoning controls in geographically defined areas of the City where current use, height, area or procedural controls are found to be deficient, when other code provisions do not address such deficiencies, and when ongoing planning studies may inform the preparation of permanent controls which would be appropriate for the area.”

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WHEREAS, the intent of the Inclusionary Housing Interim Planning Overlay District is to promote the public health and welfare by increasing the supply of affordable housing for a range of family sizes and promoting economic integration within the District boundaries. Due to the unique circumstances involved with development within this area, the existing zoning mechanisms do not serve to carry out the purpose and intent of Chapter 901 (General Provisions) and all provisions of this Zoning Ordinance. Specifically, the intent of the Inclusionary Housing IPOD is to encourage quality, economically-balanced development by:

(a) Leveraging development pressure by connecting the production of affordable housing with the current market production of housing units;
(b) Encouraging diverse and balanced housing available for households of all income levels and ensuring that when developing the limited supply of developable land, housing opportunities for persons of variety of income levels are provided; and
(c) Utilizing sites in IPOD-6 as opportunities to build mixed income developments. Because remaining land appropriate for residential development within in the IPOD-6 is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low and moderate-income people.

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

Section 1. The expiry date of Interim Planning Overlay District referenced in Section 907.02.K, known as IPOD-6, Lawrenceville shall be extended by six months to 25 July 2021 as per Section 907.02.C of the Zoning Code.

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