Legislation Details (With Text)

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Title: Resolution approving a Conditional Use under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911, Section 911.04.A.64 to Pittsburgh Public Schools Facilities Division for authorization to construct two extensions to Northview Pre K-8 Accelerated Learning Academy located at 310 Mt. Pleasant Rd. on property zoned R1D-L, Residential Single-Unit Detached, Low Density District, 26th Ward, Council District No. 1.

Sponsors:

Indexes: CONDITIONAL USE APPLICATION

Code sections:

Attachments: 1. 2010-1081.doc

Date	Ver.	Action By	Action	Result
12/20/2010	1	Committee on Hearings	Public Hearing Held	
11/9/2010	1	Standing Committee	Held for Cablecast Public Hearing	Pass
11/4/2010	1	City Council	Read and referred	

Presented by Mr. Shields

Resolution approving a Conditional Use under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911, Section 911.04.A.64 to Pittsburgh Public Schools Facilities Division for authorization to construct two extensions to Northview Pre K-8 Accelerated Learning Academy located at 310 Mt. Pleasant Rd. on property zoned R1D-L, Residential Single-Unit Detached, Low Density District, 26th Ward, Council District No. 1.

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

Section 1: Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed extensions to Northview Pre K-8 Accelerated Learning Academy at 310 Mt. Pleasant Rd.;

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;

Now; therefore, be it resolved by the City Council of the City of Pittsburgh as follows:

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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 extensions to Northview Pre K-8 Accelerated Learning Academy located at 310 Mt. Pleasant Rd. 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 and open spaces and land use patterns;

b) That the proposed development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience of the residential neighborhoods or of the 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, existing land uses and proposed land uses 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 or 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 others as a direst result of the operation of the proposed use,

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 2.

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

a) That the proposed school extensions are located appropriately and are in keeping with the scale of the existing structure the surrounding area;

b) That the proposed school expansions will not create detrimental transportation impacts since there will be no significant change in existing transportation patterns;

c) That the proposed school expansion will not create detrimental transportation impacts that result in

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traffic volumes that exceed the capacity of streets and intersections since any increase in traffic can be accommodated by the existing streets;

d) That the proposed school expansion will not create detrimental operational impacts on surrounding land uses since the operation of the entire site as a Pre K-8 School will not drastically change and the site is sufficiently large enough to accommodate the new extension;

e) That the proposed school expansion will not create detrimental health and safety impacts since the use remains compatible in a residential district;

f) That the proposed school expansion will not create detrimental impacts on the future development in the area since there is neither change of use on the site nor any expansion of the entire site involved;

g) That the proposed school expansion will not create detrimental impacts on property values in the area since the expansion is easily accommodated by the existing site and the impacts of the use on the surrounding area will not significantly change.

Section 3.

Under the provisions of Section 911.04.A.64 of the Pittsburgh Code, approval is hereby granted to Pittsburgh Public Schools Facilities Division, Owner, for authorization to construct a new two-story gymnasium and cafeteria extension, a new one-story extension to the primary building entrance, and significant interior and exterior renovations to the existing one and two-story Northview Pre K-8 Accelerated Learning Academy located at 310 Mt. Pleasant Rd. on property zoned R1D-L, Residential Single-Unit Detached, Low Density District, 26th Ward, Council District No. 1, City of Pittsburgh, in accordance with Conditional Use Application No. 740 and accompanying drawings filed by Renaissance 3 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 condition:
(1) Final construction plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.

SEE ATTACHMENT

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