



# City of Pittsburgh

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

## Text File

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**Introduced:** 10/9/2012

**Bill No:** 2012-0819, **Version:** 1

**Committee:** Committee on Land Use and  
Economic Development

**Status:** Passed Finally

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Presented by Mr. Lavelle

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-9/Bakery Square" including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from UI, Urban Industrial District and RM-M, Residential Multi-Unit Moderate Density District to SP-9/Bakery Square property consisting of the present Bakery Square; an adjacent acre of property located between Dahlem Place and the East Busway; and twelve acres of property located southwest of Penn Avenue including the former Reizenstein School; 7<sup>th</sup> and 12<sup>th</sup> Wards.

**The Council of the City of Pittsburgh hereby enacts as follows:**

**Section 1.** The Pittsburgh Code, Title Nine, Zoning, is hereby amended as follows:

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

(i)SP-9, Bakery Square

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

909.01. P SP-9 Bakery Square

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909.01. P.1 Development Subdistricts

The following special provisions apply to all of the following development subdistricts, according to the definitions found in Sec. 909.01.B, and except as noted. The Bakery Square SP-9 District consists of the former Reizenstein School site, the Bakery Square site and the parcel located to the northeast of the Bakery Square site and generally bounded by Dahlem Place and the Martin Luther King, Jr. East Busway.

(a) Development Subdistrict A

(1) Use

In Subdistrict A, identified as all property located north of Penn Avenue and that portion of the property located south of Penn Avenue that is bounded on the north by Penn Avenue for a distance of 700 feet from the intersection of East Liberty Boulevard to the intersection of Putnam Street, then by Putnam Street on the east, then by a line running parallel to Penn Avenue a distance of 170 feet from Penn Avenue and then by a line running parallel to the westerly property line a distance of 170 feet from the westerly property line projected toward Penn Avenue, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (i) Office
- (ii) Medical Office/Clinic
- (iii) Multi-Unit Residential
- (iv) Public Assembly
- (v) Conference Center
- (vi) Bank or Financial Institution
- (vii) Child Care
- (viii) College or University Campus
- (ix) Community Center
- (x) Cultural Service (Limited)
- (xi) Educational Classroom Space

- (xii) Hotel/Motel
- (xiii) Research and Development Services for development and service uses, including but not limited to advanced methodologies and processes in biotechnology, modern biological technology, computer hardware and software, artificial intelligence and accessory and support facilities related to these uses but not including medical and animal testing
- (xiv) Library
- (xv) Manufacturing and Assembly, with the following standards:
  - a. The design of these items results from the research and development activities of the institutions, organizations and companies located on the site
  - b. The assembly and manufacturing uses are such that no explosive materials or processes are involved; and
  - c. The uses produce no smoke, odor, vibration, noise, heat, dust, glaring light or other hazard or noxious or objectionable attribute from outside any building.
- (xvi) Commercial Parking
- (xvii) Parking Structure
- (xviii) Recreation and Entertainment, Indoor
- (xix) Restaurant
- (xx) Retail Sales and Services
- (xxi) Elementary or Secondary School
- (xxii) Transit Facility
- (xxiii) Utility (Limited)
- (xxiv) Vocational School
- (xxv) Access rights-of-way, roadway, and trackage, including shelter and comfort stations incident to the use thereof
- (xxvi) Park and Open Space and outdoor recreational uses

(xxvii) Accessory Uses and Accessory Structures pursuant to Chapter 912

(2) Site Development Standards

(i) Maximum Height

The height of all structures hereafter erected or enlarged shall not exceed six (6) stories or eighty-five (85) feet

(ii) Floor Area Ratio

The maximum Floor Area Ratio shall be 4:1 for each zoning lot.

(iii) Urban Open Space

At least ten (10) percent of the land within Subdistrict A shall be improved as Urban Open Space.

(iv) Build-To Line

The build-to line along the southerly portion of Penn Avenue is 15 feet.

(v) Traffic and Parking Demand Analysis

Traffic and Parking Demand Analysis shall be required in a format specified by the Zoning Administrator for all development in Subdistrict A. The Zoning Administrator shall review the submitted analysis, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant.

(vi) Parking

There shall be no above-ground parking structure along the Penn Avenue frontage and there shall be no surface parking or above-ground parking structure on that portion of Subdistrict A located to the south of Penn Avenue.

(vii) Signs

All signs shall comply with the requirements applicable to signage in the LNC, UNC, CP and AP Districts as set forth Section 919.03.M.5. Furthermore, all signage should be directed toward Penn Avenue and away from the adjacent residential districts.

(b) Development Subdistrict B

(1) Use

In Subdistrict B, bounded by the southerly boundary of Subdistrict A on the north, then by Putnam Street on the east, then by the southerly property line and then by the westerly property line, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (i) Single -Unit Detached Residential
- (ii) Single-Unit Attached Residential
- (iii) Two-Unit Residential
- (iv) Three-Unit Residential
- (v) Multi-Unit Residential
- (vi) Home Occupation
- (vii) Library and Cultural Services, including museum, gallery and similar exhibition uses
- (viii) Religious Assembly
- (ix) Community Center

(x) Recreation

(xi) Childcare

(xii) Access rights-of-way, roadway, and trackage, including shelter and comfort stations incident to the use thereof

(xiii) Park and Open Space and outdoor recreational uses

(xiv) Accessory Uses and Accessory Structures

(2) Site Development Standards

(i) Maximum Height

The height of all structures shall not exceed three (3) stories or thirty-five (35) feet, except that structures located in the higher density portion of Subdistrict B bounded by the public street located to the south of Subdistrict A, then by Putnam Street to the east, then by a line running parallel to the public street a distance of 250 from the public street and then by a line running parallel to the westerly property line and located approximately 115 feet from the westerly property line projected toward Penn Avenue, shall not exceed five (5) stories or sixty-five (65) feet.

(ii) Maximum Unit Density

The average lot area per unit shall not be less than 750 sq.ft.

(iii) Minimum Setback

The minimum setback is ten (10) feet along the westerly boundary of Subdistrict B and extending along Rennig Street and Social Way.

(viii) Urban Open Space

At least ten (10) percent of the land with Subdistrict B shall be improved as Urban Open Space.

(iv) Traffic and Parking Demand Analysis

Traffic and Parking Demand Analysis shall be required in a format specified by the Zoning Administrator for all development in Subdistrict B. The Zoning Administrator shall review the submitted analysis, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant.

(v) Parking

There shall be no surface parking or above-ground parking structure along the Penn Avenue frontage. Surface parking lots shall be limited to a maximum of ten (10) parking spaces and shall meet the following standards: (a) a minimum of thirty (30) square feet of landscaping shall be provided for each parking space; (b) the landscaping area shall include at least one (1) tree for every three (3) parking spaces; (c) landscaped areas shall be located on the perimeter of the parking spaces to screen the area from public view; and (d) storm water best management practices shall be implemented.

(vi) Signs

All signs shall comply with the requirements applicable to signage in residential districts.

Section 2.

- A. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from UI, Urban Industrial District to SP-9/Bakery Square, Subdistrict A:

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All that certain parcel of land being situate in the 12th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point on the southerly line of Penn Avenue, a 60 foot public right of way; Said point also being on the centerline of a proposed drive; Thence along said southerly line South 48 degrees 01 minutes 37 seconds East a distance of 30.25 feet to a point; Thence crossing said Penn Avenue and along the easterly line of East Liberty Blvd. the following two courses and distances; First - North 42 degrees 12 minutes 21 seconds East, 291.05 feet; Second - By the line of an arc deflecting to the left and having a radius of 199.52 feet an arc distance of 106.01 feet (chord bearing and distance North 26 degrees 59 minutes 05 seconds East, 104.76 feet) to a point on the southerly line of Dahlem Place; Thence along said southerly line South 47 degrees 18 minutes 58 seconds East, a distance of 425.00 feet to a point; Thence crossing said Dahlem Place and along the easterly line of lands now or formerly APT of Pittsburgh LP and the easterly line of lands now or formerly Bell Telephone Company of Pennsylvania North 46 degrees 24 minutes 16 seconds East a distance of 473.40 feet to a point; Thence along the southerly line of lands now or formerly the Port Authority of Allegheny County the following two courses and distances; First - South 63 degrees 39 minutes 06 seconds East, 25.10 feet; Second - South 63 degrees 03 minutes 44 seconds East, 100.15 feet to a point; Thence along the westerly line of lands now or formerly the Port Authority of Allegheny County and then through said Dahlem Place South 46 degrees 24 minutes 16 seconds West a distance of 507.71 feet to a point on said southerly line of Dahlem Place; Thence along said southerly line of Dahlem Place and the southerly line of lands now or formerly Bakery Square Holdings LP and the southerly line of lands now or formerly the Port Authority of Allegheny County South 47 degrees 18 minutes 58 seconds East a distance of 398.18 feet to a point; Thence along the westerly line of said lands now or formerly the Port Authority of Allegheny County South 80 degrees 56 minutes 22 seconds West a distance of 87.79 feet to a point; Thence continuing along said westerly line and the westerly line of lands now or formerly Matthew International Corporation South 41 degrees 58 minutes 22 seconds West a distance of 252.32 feet to a point on the northerly line of said Penn Avenue; thence along said northerly line North 48 degrees 01 minutes 37 seconds West a distance of 163.46 feet to a point; Thence crossing said Penn Avenue South 41 degrees 58 minutes 22 seconds West a distance of 60.00 feet to a point on the easterly line of Putnam Street; Thence along said easterly line South 38 degrees 11 minutes 02 seconds West a distance of 192.42 feet to a point at said centerline of a proposed drive; Thence along said centerline the following two courses and distances; First - North 48 degrees 01 minutes 37 seconds West, 740.88 feet; Second - North 42 degrees 18 minutes 37 seconds



East, 192.00 feet to the point of beginning.

- B. Amend the Pittsburgh Code , Title Nine Zoning Map by changing from RM-M, Residential Multi-Unit Moderate Density District to SP-9/Bakery Square, Subdistrict B:

All that certain parcel of land being situate in the 7th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

Beginning at a point on the southerly line of Penn Avenue, a 60 foot public right of way; Said point also being at the corner common to lands now or formerly the Village of Shadyside Community Association and Lot 2 in the Revised East End Middle School Plan of Subdivision as recorded in Plan Book Volume 105, pages 194-196 in the Allegheny County Department of Real Estate; Thence along said southerly line of Penn Avenue South 48 degrees 01 minutes 37 seconds East a distance of 141.11 feet to a point on the centerline of a proposed drive; Thence along said centerline the following two courses and distances; First - South 42 degrees 18 minutes 37 seconds West, 192.00 feet; Second - South 48 degrees 01 minutes 37 seconds East, 740.88 feet to a point on the westerly line of Putnam Street a 40.05 foot public right of way; Thence along said westerly line of Putnam Street South 38 degrees 11 minutes 02 seconds West a distance of 265.13 feet to a point; Thence North 48 degrees 01 minutes 37 seconds West a distance of 361.00 feet to a point; Thence South 41 degrees 58 minutes 22 seconds West a distance of 84.74 feet to a point; Thence North 48 degrees 01 minutes 37 seconds West a distance of 20.72 feet to a point; Thence South 41 degrees 58 minutes 22 seconds West a distance of 230.99 feet to a point on the northerly line of Social Way; Thence along said northerly line of Social Way the following two courses and distances; First - North 47 degrees 37 minutes 37 seconds West a distance of 160.46 feet to a point; Second - North 71 degrees 08 minutes 47 seconds West a distance of 99.71 feet to a point; Thence by the line of an arc deflecting to the right and having a radius of 15.00 feet an arc distance of 23.85 feet (chord bearing and distance of North 25 degrees 35 minutes 47 seconds West, 21.42 feet) to a point on the easterly line of Renning Street; Thence along said easterly line North 19 degrees 57 minutes 12 seconds East a distance of 202.23 feet to a point on the northerly line of Marchand Street; Thence along said northerly line North 47 degrees 37 minutes 37 seconds West a distance of 142.53 feet to a point; Thence North 21 degrees 00 minutes 32 seconds East a distance of 107.84 feet to a point on said easterly line of lands now or formerly the Village of Shadyside Community Association; Thence along said easterly line North 43 degrees 20 minutes 23 seconds East a distance of 513.12 feet to the point of beginning.

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- C. 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.