



Text File

Introduced: 5/1/2015

Bill No: 2015-1591, **Version:** 1

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Resolution approving a Conditional Use Application under the Pittsburgh Code, Title Nine, Zoning, Article V Chapter 911 Section 911.04.A.64 to the Central Catholic High School, Inc., property owner, for authorization to expand the Elementary/Secondary School (General) use at 4750 5th Avenue, zoned "RM-H" Residential Multi-Family, High Density District, 14th Ward, Council District No. 8

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed expansion of the Elementary/Secondary School (General) use located at 4750 5th Avenue;

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.

Be it resolved by the City 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 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 the 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, 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 the streets and intersections likely to be used by traffic to and from the proposed development;
- d) That the development will not create 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 on 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 direct 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 extension is located so as to be respectful of its visual impact on the surrounding area;
- b) That the proposed school expansion will not create detrimental transportation impacts since all possible impacts are being addressed through conditions that have been identified and reviewed in the staff report on the Transportation and Traffic Impact analysis;
- c) That the proposed school expansion will not create detrimental transportation impacts that result in traffic volumes that exceed the capacity of the 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 land uses since the operation of the entire site as a secondary school will not 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 future development in the area since there is neither change of use on the site nor any expansion of the entire site itself 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 the Central Catholic High School, Inc., property owner, for authorization to expand the Elementary/Secondary School (General) use at 4750 5th Avenue, zoned “RM-H” Residential Multi-Family, High Density District, 14th Ward, Council District No. 8, City of Pittsburgh in accordance with Conditional Use Application No. 773 and accompanying site plan and drawings filed by Red Swing Group which are on file in the Office of the Zoning Administrator, Department of City Planning, and which are incorporated herein by reference thereto, subject to the following conditions:

1. Final construction plans shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.
2. Any recommendations of the City’s Traffic Engineer and Transportation Planner be implemented.
3. Applicant shall consider accommodating future bicycle infrastructure along South Neville.