



Text File

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Bill No: 2017-1269, **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 IV, Chapter 910.2, Section 910.01.D.2 to Point Park University, on behalf of the property owner Young Women's Christian Association of Pittsburgh, for authorization to operate an electronic message sign at 305 Wood Street, zoned "GT-A" Golden Triangle Subdistrict A, 1st Ward, Council District No. 6.
(Public Hearing Held, May 23, 2017)

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the electronic message sign at 305 Wood 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;

Now; therefore, 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 910.01.D.2(a) and that the following criteria was considered:

- a) The top of the sign shall not extend more than thirty (30) feet above grade and shall not exceed more than five hundred (500) square feet in sign face area;
- b) All spacing provisions relative to Advertising Signs (Chapter 919) are met;
- c) The sign is appropriate at the specific location with respect to the impact upon adjacent property uses, particularly those of a public or semi-private nature, taking into consideration the relative size, height and location of the sign, the hours of illumination, type of lighting, color and intensity of lighting, nature and effect of animated components, and the nature and number of illuminating devices already in the immediate neighborhood.

Section 2.

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Status: Passed Finally

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:

- d) 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;
- e) 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;
- f) 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;
- g) 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;
- h) 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;
- i) 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;
- j) That the development will not create detrimental impacts on property values.

Section 3.

Under the provisions of Section 910.01.D.2 of the Pittsburgh Code, approval is hereby granted to Point Park University, on behalf of the property owner Young Women's Christian Association of Pittsburgh, for authorization to operate an electronic message sign at 305 Wood Street, zoned "GT-A" Golden Triangle Subdistrict A, 1st Ward, Council District No. 6, City of Pittsburgh, in accordance with Conditional Use Application No. 805 and accompanying site plan and drawings filed by Point Park University, which are on file in the Office of the Zoning Administrator, Department of City Planning.