



Text File

Introduced: 5/12/2017

Bill No: 2017-1522, **Version:** 1

Committee: Committee on Intergovernmental Affairs

Status: Passed Finally

Resolution adopting the Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the Arsenal Flats project which will involve the construction of seven 3-story townhouse units on vacant property located on the east side of 38th Street, between Woolslayer Way and Mintwood Street. The building addresses will be 303, 305, 307, 309, 311, 313, and 315 38th Street, Pittsburgh, PA 15201.

WHEREAS, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

WHEREAS, Luck's LLC has proposed the development of a certain parcel of land identified as Arsenal Flats, to be located at 303, 305, 307, 309, 311, 313 and 315 38th Street, identified in the Allegheny County as block and lots 49-P-155, 49-P-153, 49-P-151, 49-P-150, 49-P-149, 49-P-148, 49-P-147, and 121-K-166, in the 6th Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by sewer tap-ins to the City of Pittsburgh sewage systems; and

WHEREAS, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, and the City of Pittsburgh Planning Department have reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

WHEREAS, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:

SECTION 1. The City of Pittsburgh hereby adopts and submits to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as

Introduced: 5/12/2017

Bill No: 2017-1522, **Version:** 1

Committee: Committee on Intergovernmental
Affairs

Status: Passed Finally

Exhibit A.

Said Planning Module includes the proposed Arsenal Flats, to be located at 303, 305, 307, 309, 311, 313 and 315 38th Street, identified in the Allegheny County as block and lots 49-P-155, 49-P-153, 49-P-151, 49-P-150, 49-P-149, 49-P-148, 49-P-147, and 121-K-166, in the 6th Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.