City of Pittsburgh

510 City-County Building
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Pittsburgh, PA 15219

Text File

Introduced: 9/27/2024 **Bill No:** 2024-0983, **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.22 to the Urban Redevelopment Authority of Pittsburgh, property owner, for authorization to conduct an Excavation/Grading/Fill, Major use at 1096 Goodman Street, Parcels 129-F-1 and 129-J-150, zoned "RP", Residential Planned Unit Developments, 14th Ward, Council District No. 5.
(Public Hearing held 11/6/24)

WHEREAS, the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for authorization to conduct an Excavation/Grading/Fill, Major use at 1096 Goodman Street, Parcels 129-F-1 and 129-J-150.

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 were 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 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;

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 and intersections likely to be used by traffic to and from the proposed development;

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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 other 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; and

g) That the development will not create detrimental impacts on property values.

Section 2. Under the provisions of 911.01.E of the Pittsburgh Code, approval is hereby granted to the Urban Redevelopment Authority of Pittsburgh, property owner, for authorization to conduct an Excavation/Grading/Fill, Major use at 1096 Goodman Street, Parcels 129-F-1 and 129-J-150, zoned “RP”, Residential Planned Unit Developments, 14th Ward, Council District No. 5 in the City of Pittsburgh, in accordance with Conditional Use Application No. DCP-ZDR-2024-03127 and accompanying site plan and drawings filed by Dana Klann, of Civil and Environmental Consultants, which are on file in the Office of the Zoning Administrator, Department of City Planning.