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Committee: Committee on Planning, Zoning & Land Use

Status: Died due to expiration of legislative council session

Presented by Mr. Udin

Resolution approving a Conditional Use exception under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911, Section 911.04.A.64 to the Board of Public Education for authorization to expand Colfax Elementary School by installation of two modular structures with two classrooms each for use on a temporary basis from the fall of 2005 until the fall of 2007, located at 2332 Beechwood Boulevard on property zoned "R2-L", Residential Two-Unit, Low Density District, 14th Ward.

Whereas the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for the proposed school expansion located at 2332 Beechwood Boulevard;

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 school expansion located at 2332 Beechwood Boulevard 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 establishment, maintenance, location and operation of the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- b) That the proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted nor substantially diminish or impair property values within the neighborhood;;
- c) That the development of the proposed use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that district;
- d) That adequate utilities, access roads, drainage and other necessary facilities have not been or will not be provided;

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- e) That adequate measures have not been or will not be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets;
- f) That the proposed use will not, in all other respects, conform to the applicable regulations or the district in which it is located.

Section 2. It is further stated that the following findings of the Planning Commission are herewith adopted:

- a) That the proposed use of the modular structures for the school expansion is temporary and therefore will not create permanent detrimental impacts;
- b) That the proposed school expansion will not create detrimental transportation impacts since the parking requirement will continue to be met on site;
- c) That the proposed school expansion will not create detrimental transportation impacts that result in traffic volumes that exceed the capacity of 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 surrounding land uses since the operation of the entire site, as an elementary school, will not change;
- 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 use will not create detrimental impacts on future development in the vicinity since there is no change in use of the site nor any expansion of the site itself;
- g) That the proposed school expansion will not create detrimental impacts on property values since the proposed use of the modular structures is to be temporary.

Section 3. Under the provisions of Section 911.04.A.64 of the Pittsburgh Code, approval is hereby granted to the Board of Public Education for authorization to expand Colfax Elementary School by installation of two modular structures with two classrooms each for use on a temporary basis from the fall of 2005 until the fall of 2006 located at 2332 Beechwood Boulevard on property zoned "R2-L", Residential Two-Unit, Low Density District, 14th ward, City of Pittsburgh in accordance with Conditional Use Application No. 723 and accompanying site plan filed by IKM, Inc. which are on file in the Office of the Zoning Administrator, Department of City Planning, and which are incorporated herein by reference thereto.