



Legislation Details (With Text)

File #:	2024-1042	Version:	1
Type:	Resolution	Status:	Passed Finally
File created:	10/11/2024	In control:	Committee on Land Use and Economic Development
On agenda:	10/15/2024	Final action:	12/23/2024
Enactment date:	12/23/2024	Enactment #:	945
Effective date:	12/23/2024		
Title:	Resolution approving a Conditional Use Application under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911, Section 911.04.A.72 to Pittsburgh Water and Sewer Authority, property owner, for a Utility, General use to construct a new pump station at 7853 Lock Way East, Parcel 122-L-50, zoned "RIV-IMU", Riverfront - Industrial Mixed-Use, 11 & 12th Ward, Council District No. 7 & 9. (Public Hearing held 12/11/24)		
Sponsors:			
Indexes:	CONDITIONAL USE APPLICATION, PGH. CODE ORDINANCES TITLE 09 - ZONING		
Code sections:			
Attachments:	1. 2024-1042 Cover Letter-City Council Cover Letter 7853 Lock Way E CUA, 2. 2024-1042 -DCP-ZDR-2024-01437 7853 Lock Way E_PC Decision, 3. Summary 2024-1042, 4. 2024-1042 Conditional Use Public Hearing Extension-PW-BKing-Signed (1), 5. 2024-1042 - 2024-12-11 Public Hearing Presentation		

Date	Ver.	Action By	Action	Result
12/23/2024	1	City Council	Passed pursuant to Case Law	
12/23/2024	1	City Council	Passed Finally	Pass
12/18/2024	1	Standing Committees	Affirmatively Recommended	Pass
12/11/2024	1	Committee on Hearings and Policy	Public Hearing Held	
10/23/2024	1	Standing Committees	Held for Cablecast Public Hearing	Pass
10/15/2024	1	City Council	Read and referred	

Resolution approving a Conditional Use Application under the Pittsburgh Code, Title Nine, Zoning, Article V, Chapter 911, Section 911.04.A.72 to Pittsburgh Water and Sewer Authority, property owner, for a Utility, General use to construct a new pump station at 7853 Lock Way East, Parcel 122-L-50, zoned "RIV-IMU", Riverfront - Industrial Mixed-Use, 11 & 12th Ward, Council District No. 7 & 9.
(Public Hearing held 12/11/24)

WHEREAS, the Planning Commission of the City of Pittsburgh has made certain findings with regard to the conditional use application for a Utility, General Use for the construction of a new pump station at 7853 Lock Way East, Parcels 122-L-50.

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 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;
- 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 Pittsburgh Water and Sewer Authority, property owner, for authorization for a Utility, General Use to construct a new pump station at 7853 Lock Way East, Parcel 122-L-50, zoned "RIV-IMU", Riverfront - Industrial Mixed-Use, 11th and 12th Wards, Council District No. 7 & 9 in the City of Pittsburgh, in accordance with Conditional Use Application No. DCP-ZDR-2024-01437 and accompanying site plan and drawings filed by Heather Dodson, of Brown and Caldwell, which are on file in the Office of the Zoning Administrator, Department of City Planning.