Baum Boulevard Car Wash Development

Planning Commission Presentation

City of Pittsburgh Department of City Planning
Project Zoning District

UNC – Urban Neighborhood Commercial

904.04.A Purpose
1. Serve a broader market than the immediate neighborhood;
2. Allow a range of development while controlling impacts on the neighborhood adjacent to them;
3. Ensure that new development fit within existing development patterns; and
4. Reinforce qualities of the built environment, such as the continuity of storefronts and pedestrian-oriented streetscape

904.04.C Site Development Standards
Sites in the UNC shall be developed in accordance with the following site development standards, provided that:
1. Residential compatibility standards of Chapter 916 – Not Applicable
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on development
3. New development shall be allowed to use Contextual Setbacks and Contextual Building heights in accordance with Section 925.06 and 925.07

4. Table
   Minimum Lot Size  0
   Maximum Floor Area Ratio
      ‘Within 1,500’ of Major Transit Facility  4:1
   Lot Coverage Maximum  NA
   Front Setback  0
   Rear Setback  20’ (Not adj. to Way)
   Rear Setback  0’ (Adj to Way)
   Exterior Sideyard Setback (Min)  None Required
   Interior Sideyard Setback (Min)  None Required
   Maximum Height
      ‘Within 1,500’ of Major Transit Facility  60’ not to exceed 4 stories

Use Table
   Car Wash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.
   Administrator Exception in UNC District

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## Project Timeline

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Project Inception</td>
<td>January 2021</td>
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<tr>
<td>City Planning Pre-Application Meeting</td>
<td>January 2021</td>
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<tr>
<td>Baum Center Initiative Meeting</td>
<td>February 16, 2021</td>
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<tr>
<td>Zoning Development Review Application</td>
<td>March 15, 2021</td>
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<tr>
<td>Development Activities Meeting</td>
<td>May 18, 2021</td>
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<tr>
<td>Bloomfield Garfield Corporation</td>
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<td>Baum Center Initiative</td>
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<td>Zoning Board of Adjustment Hearing</td>
<td>June 3, 2021</td>
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<td>Zoning Board of Adjustment Approval</td>
<td>July 14, 2021</td>
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Indovina
Architects

Assosciates
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