

CITY PLANNING COMMISSION

Minutes of the Meeting of July 8, 2014
Beginning at 2:10 p.m.

PRESENT OF THE COMMISSION: Valaw, Gitnik, Brown, Askey, Burton-Faulk, Blackwell

PRESENT OF THE STAFF: Layman, Hanna, Rakus, Holloway, O'Neill

AGENDA ITEMS COVERED IN THESE MINUTES

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1. Ricci Subdivision Plan of Lots (Pearl Street and Dryden Way), 9 th Ward	2
2. Kruger Consolidation Plan of Lots (Kenilworth Street and Jillson Avenue), 19 th Ward	3
3. Yane Consolidation Plan of Lots (Butler Street and Blackberry Way), 9 th Ward	3
4. Webco Studios Consolidation Plan of Lots (Penn Avenue and Comrie Way), 8 th Ward	4
5. Kenny Subdivision Plan of Lots (Almond Way), 9 th Ward	4
6. Meriden Plan of Lots (Meriden Street and Hillock Street), 19 th Ward	5
7. The Happy Clam Shack Consolidation Plan of Lots (Penn Avenue and Spring Way), 2 nd Ward	5
8. 1719-1721 E. Carson Street Consolidation Plan (E. Carson Street and Wrights Way), 17 th Ward (pulled)	6
9. Penn Avenue-Spring Way Plan of Lots (Penn Avenue at 29 th Street), 6 th Ward	6
10. PDP #14-52, 205 C. Craig Street, Carnegie Mellon University, exterior renovations	7
11. PDP #14-57, 4611 Forbes Avenue, Chipotle	8
12. PDP #14-62, 943 Liberty Avenue, façade renovations	9
13. Steep Slope Overlay Approval, Bradley St. at Greenleaf Street, housing development	10
14. PDP #13.77, Extension of Approval, Hotel Indigo, 123 N. Highland Avenue	11

Ms. Valaw chaired today's meeting and called the meeting to order.

- 8. 1719-1721 E. Carson Street Consolidation Plan of Lots (E. Carson Street and Wrights Way), 17th Ward

Consolidation removed from the agenda.

- 9. Penn Avenue Spring Way Plan of Lots (Penn Avenue at 29th Street), 6th Ward

Ms. O'Neill made a presentation in accord with the attached staff report. Mr. Layman stated that the subdivision committee had met and recommends approval of the plan. The Chairwoman called for a motion.

MOTION: That the Penn Avenue-Spring Way Plan of Lots, 6th Ward, City of Pittsburgh, County of Allegheny, prepared for Standard Realty Group LP by Hampton Technical Associates, dated June 2014 and received by the Planning Commission July 8, 2014 be approved and the signatures of the proper officers of the Planning Commission be affixed thereto. (No improvements or monuments needed.)

MOVED BY Ms. Askey;

SECONDED BY Mr. Brown.

IN FAVOR: Valaw, Gitnik, Brown, Askey, Burton-Faulk

OPPOSED: None

CARRIED

13. For Hearing and Action: Steep Slope Overlay District Application 01-2014, 344-432 Bradley Street

Mr. Layman made a presentation in accord with the attached staff report. Mr. Layman distributed a storm water packet and geotechnical plan. The project has been through a community process and other zoning and public works approvals. The applicant has submitted a re-vegetation plan.

Mr. Layman recommended approval of the proposal as a steep slope overlay district application. Mr. Layman turned the presentation over to the applicant.

Jeff Paul, Promo Development, stated that he has built other housing development projects in Pittsburgh. Mr. Paul introduced the other members of his team that are present. Mr. Paul said there will be 26 single family homes in the development and there will be all underground power. They will have a rear entry garage system for all of the homes making it well suited to this type of development. A new tree plan has been developed with the Forestry Division.

Mr. Paul stated that all storm water leaving the site will be reduced to a rate less than pre-development run-off rates.

Mr. Layman read the staff recommended motion and the conditions into the record.

The Chairwoman called for comments from the Public, there being none, the Chairwoman called for questions and comments from the Commission members.

Mr. Brown asked to have the storm water management person come forward for a question. Mr. Brown asked what is going to be used to retain the water. Mr. Kalina said the way the system is designed within the parameters of the City's ordinances. It is a tight site and they are going to bury a tank in the northwest corner of the development, there will be inlets and catch basins and all of the water collected will be piped into that retention facility and the release from the facility will be controlled.

There being no more questions or comments from the Commission, the Chairwoman called for the motion.

MOTION: That the Planning Commission of the City of Pittsburgh approves the Steep Slope Overlay Application 01 of 2014, for the development at Bradley Street, consisting of twenty-six single family dwelling units.

MOVED BY Ms. Burton-Faulk; SECONDED BY Ms. Askey.

IN FAVOR: Valaw, Brown, Askey, Burton-Faulk, Blackwell

RECUSED: Gitnik

OPPOSED: None

CARRIED

D. **ADJOURNMENT:**

3:30 p.m.

APPROVED BY:

Paul Gitnik, Esq.
SECRETARY

Attachments

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