

Banksville Golden Horizons RP District

PROPOSED RESIDENTIAL PLANNED UNIT DEVELOPMENT

(PUD – RP)

AN ACTIVE ADULT COMMUNITY

Proposed Preliminary and Final Land Development Plan



DEVELOPER:

ARBOR MARIAN MANOR DEVELOPER, LLC

I. The Proposed RP District:

A. The Golden Horizons District – Overview.

The City of Pittsburgh does not currently have a true Master Planned 55+ Active Adult Community. Active Adult Communities provide residents with the option to live in a community that is highly amenitized and also provides its owners with the peace of mind of knowing that they do not have to worry about maintaining the grounds surrounding their home or their community.

The Active Adult Community will be a “Planned Community” as such term is defined in the Pennsylvania Uniform Planned Community Act as set forth in 68 Pa.C.S.A. §5101 *et seq.* The operations of the Planned Community will be vested in a duly established Homeowners’ Association (the “Association”), which will be responsible for maintenance and upkeep of the: (1) common elements of the Planned Community (including the stormwater management facilities); (2) the exterior landscaping packages and private streets; and (3) the Planned Community’s Clubhouse (the “Clubhouse”). The Association will charge a monthly fee to its members for the maintenance, repair, and/or replacement of these facilities. The Association will be governed by a Board of Directors, which will be comprised of the members of the Association after the Developer has transferred control of the Association to its members.

The Clubhouse will be 3,844 square feet and will be operated by the Association for the benefit of the members of the Association. The Clubhouse will feature a fitness room, gathering spaces, kitchen, and a golf simulator. In addition, the Clubhouse will also have outdoor amenities such as a swimming pool, recreational areas, and an outdoor kitchen for the use of the Association’s members and their guests.

B. The Development of the Golden Horizons District.

The Developer plans to develop the Golden Horizons District in a single phase of 124 single-family attached homes. The Developer will grade the site and install the appropriate utilities for the development of the Planned Community. At this time, it is anticipated that the main street through the development will be private, and that the various access drives will be private and maintained by the Association.

The Developer also proposes that 79% of the Subject Property will be left as “Open Space”, which will be owned by the Association. The Open Space will provide a buffer to the surrounding communities as well as preserve much of the mature vegetation which currently sits on the site. The Open Space will also house the Community’s stormwater management system and controls. The Community’s stormwater management system will meet the City of Pittsburgh’s requirements and will actually reduce the volume of stormwater which currently flows off of the existing site.

All of these homes will initially be “for sale” product, although the planned community may allow for rentals by unit owners under certain circumstances. Each home will have a two-car garage, as well as room for additional vehicles to park in their driveway outside of their garage. Each home will have at least two bedrooms, with the option of adding bedrooms.

The Developer believes that there will be at least three types of units, which will allow customers to choose from a variety of sizes and price points. The maximum proposed square footage of the first type of residential unit will be twenty-five hundred (2,500) square feet. The maximum proposed square footage of the second type of residential unit will be thirty-five hundred (3,500) square feet. The maximum proposed square footage of the third type of residential unit will be sixty-eight hundred (6,800) square feet.

The Developer is currently contemplating that all of the units in this new community will be modular construction. Modular construction provides the City and the neighborhood with significant benefits. First, a modular home is built with far greater consistency as it is built indoors with strict quality controls. Permitting and inspections take place while the home is being constructed, which allows for a streamlined and efficient process. Second, the nature of modular construction allows for faster delivery of a home. Instead of a customer waiting nine to twelve months for their home, their home can be delivered and occupied in four to five months. Third, the off-site nature of modular construction creates less noise and construction traffic than construction of a typical single-family home community because most of the construction work happens off-site. Fourth, modular construction is more sustainable than traditional construction: (a) tight construction of the building envelope of a modular home leads to greater energy efficiency, better insulation, and fewer air leaks; (b) modular construction typically reduces material waste by 30% to 50% compared to the construction of traditional homes; and (c) there is a lower carbon footprint associated with the construction of modular homes as materials arrive at the site in bulk, there are fewer contractor commutes, and a shorter construction schedule, all of which reduce overall environmental impact.

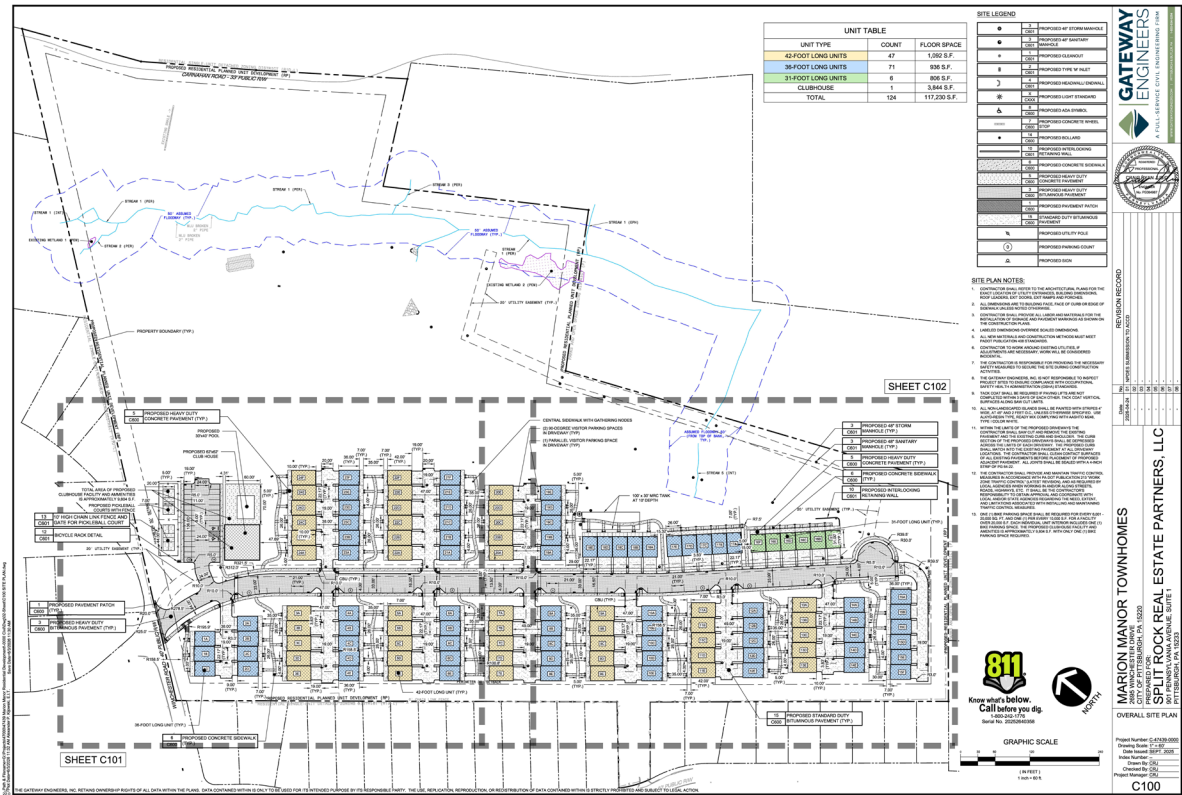
Due to the modular construction of all the residential units in this new community, additions to these units are neither feasible nor permitted. However, property owners will be permitted to add decks with an area of up to five hundred (500) square feet to their homes. In addition, the installation of heating, ventilation, and air conditioning (HVAC) equipment within side and rear yards shall be permitted for these homes.

C. The Proposed Site Plan and Site Design Characteristics.

The benefits associated with the proposed site plan are significant. First, the development is clustered on the southern portion of the Subject Property, which allows for minimal disturbance of the site and preserves much of the existing vegetation and steep slopes. Second, the contemplated ‘trunk’ design of the street network allows for significantly reduced impervious areas while also allowing for efficient site access. Third, the site plan provides significant landscape and other buffering. This buffering minimizes any impact that the proposed development may have on the adjoining neighborhoods.

With respect to Site Design Standards, the Developer is proposing that all of the homes on the site be constructed of high-quality materials and that all landscaping installed by the Developer on the site be comprised of native plants and species.

As described above, the Developer is proposing the following site plan for the District:



D. Proposed Zoning Text.

This Preliminary Land Development Plan (PLDP) and Final Land Development Plan (FLDP) establishes the regulations governing the RP Golden Horizons Zoning District, as authorized by Chapter 909 of the Pittsburgh Zoning Code. The regulations set forth herein are the regulations of this PLDP and FLDP, not amendments to the Zoning Code. The applicable regulations are as follows:

The following regulations are established by this PLDP and FLDP for the Banksville Golden Horizons RP District:

Section 1. Pursuant to the Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, Section 902.01: Establishment of Zoning Districts, Subsection 902.01.D.2.a: RP, Residential Planned Unit Development, this PLDP and FLDP hereby establishes the following RP District:

- (1) Banksville Golden Horizons.

Section 2. Pursuant to the Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article IV: Planning Districts, Chapter 909: Planned Development Districts, Section 909.02: PUD, Planned Unit Development District, Subsection 909.02.D: RP, Residential Planned Unit Developments, this PLDP and FLDP hereby establishes the following regulations governing the Banksville Golden Horizons RP District:

1. Banksville Golden Horizons.

(a) Use.

1. Within this Residential Planned Unit Development District, all land and structures shall be used for residential purposes, as further described below. No non-residential principal uses, with the exception of a community clubhouse, shall be permitted. However, accessory uses incidental to a permitted residential use shall be permitted.
2. The following uses, as defined by Section 911.02 (Use Table), shall be permitted by right within this District:
 - i. Single-Unit Detached Residential;
 - ii. Single-Unit Attached Residential;
 - iii. Two-Unit Residential;
 - iv. Three-Unit Residential;
 - v. Community Clubhouse and Recreational Facilities;
 - vi. Multi-Unit Residential;
 - vii. Accessory uses clearly incidental to any of the above, including:
 1. Private garages;
 2. Home occupations;
 3. Recreation and entertainment.

(b) Standards.

1. **Community Clubhouses.** Residential units within this District shall have access to shared community clubhouse facilities, designed to serve as a central amenity and gathering space for residents. Clubhouse facilities shall be accessible to all residents of the District, subject to reasonable rules and limitations established by the applicant, a property owners' association, or property management entity. Clubhouse facilities may be privately owned and shall be maintained by the applicant, a property owners' association, or a designated management entity.
2. **Housing Typologies.** The applicant shall retain discretion to determine the appropriate mix of unit types, sizes, and price points, based on market analysis, development costs, and anticipated absorption rates. While the inclusion of a variety of housing options is encouraged to promote design interest and demographic diversity, any provision of income-restricted or subsidized units shall be entirely voluntary and at the applicant's sole election.
3. **Maximum Height.** No structure within this District shall exceed a maximum height of forty (40) feet or three (3) stories, whichever is greater.

4. **Minimum Lot Sizes.** Minimum lot size requirements shall not apply within this District. This approach encourages efficient land use, increased housing diversity, and a walkable neighborhood form.
5. **Minimum Parking Requirements.** Minimum off-street parking requirements shall not apply within this District. This provision is intended to allow for context-sensitive parking strategies that align with the scale, use, and character of the District.
6. **Open Space.** Seventy-nine percent (79%) of the total land area of the District, or 20.98 acres (914,052 square feet), shall be provided and permanently maintained as Open Space. Based on a total area of 26.53 acres (1,155,437 square feet), the minimum required Open Space for this District is 70% of that area, or 18.57 acres (808,806 square feet). All Open Space shall be dedicated to a homeowners' association. Open Space may count as Urban Open Space.
 - i. For the purposes of this section, "Open Space" shall mean that portion of the total land area of the District which is permanently reserved for the use and enjoyment of the residents of the District, or their invitees, and which is not occupied by buildings, parking areas, driveways, streets, or loading areas, except as may be incidental to its function. Open Space may include, but is not limited to:
 1. Natural areas;
 2. Landscaped parks and greenways;
 3. Passive or active recreation areas;
 4. Sidewalks, private streets, trails, plazas, or overlooks; or,
 5. Stormwater management facilities.
 - ii. Total Open Space: 914,052 square feet (SF)
 1. Useable Open Space: 266,443 SF
 - a. Recreation Space: 65,028 SF
7. **Maximum Square Footage.** The total proposed built square footage within this District shall not exceed 2.69 acres (117,230 square feet), out of a total lot area of 26.53 acres (1,155,437 square feet).
8. **Roads.** Any streets, roads, ways, or vehicle accessways within this District that are not dedicated to and accepted by the City of Pittsburgh as public rights-of-way shall be privately owned, maintained, replaced, and repaired in perpetuity by the applicant, a duly formed homeowners' association, or their successors and assigns.
9. **Signage.** Subject to review by the Zoning Administrator, the applicant shall have the right to adopt uniform signage standards to promote consistency and orderly appearance of signage throughout the District.

10. **Stormwater Management.** To the extent that the same is not owned by or dedicated to the City of Pittsburgh and/or the Pittsburgh Water and Sewer Authority, all stormwater management facilities shall be either privately owned by or dedicated to a duly formed homeowners' association. The applicant shall adhere to best management practices in the design and operation of all stormwater management facilities. These obligations will be confirmed by a recorded covenant against the properties.

Section 3. The City of Pittsburgh Zoning Map is hereby amended by changing from RM-M, Residential Multi-Unit Moderate Density and R1D-L, Residential Single-Unit Detached Low Density to Banksville Golden Horizons all that certain parcel of land being situate in the 20th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, and being more particularly described as follows:

“The Pittsburgh Code, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, Section 902.03: Zoning Map, is hereby amended to rezone three properties located on or about Winchester Road and Rose Garden Road in the 20th Ward of the City of Pittsburgh known in the Allegheny County Office of Deed Registry as Parcels 36-K-30, 36-K-90, and 36-K-94-1 from RM-M, Residential Multi-Unit Moderate Density and R1D-L, Residential Single-Unit Detached Low Density to RP, Residential Planned Unit Development, in the Banksville Neighborhood.”

E. The Proposed Golden Horizons RP District Complies with the City's Requirements for the Establishment of the RP District.

Chapter 909 of the City of Pittsburgh's Zoning Code (the “Zoning Code”) sets forth various provisions which govern the creation and operation of a Planned Development District. Specifically, Section 909.02.C.1 sets forth the criteria for the establishment of a Planned Unit Development (PUD) District, which include Residential Planned Unit Developments (RP) like the proposed Golden Horizons RP District. The Subject Property complies with Section 909.02.C.1.a in that the Golden Horizons RP District will be applied to a site containing one or more buildings. The Subject Property also complies with Section 909.02.C.1.b in that the Golden Horizons RP District shall comprise a contiguous area of land, thereby comprising a reasonable unit for planned development, and does not surround or abut land not part of this RP district in a manner that would reduce the ability of such excluded land from being used in conformity with the provisions of the Zoning Code applicable to the excluded land. The Developer controls 100% of the Subject Property which is subject to this Application, and thus this Application satisfies the requirements of Section 909.02.C.1.c. The Subject Property's compliance with Section 909.02.C.1.d is addressed in Section F below.

F. Preliminary Land Development Plan's Statement of Compliance.

Pursuant to Section 922.11.B.3 of the City's Zoning Code, the Planning Commission *shall* recommend approval of the Preliminary Land Development Plan if the Planning Commission determines that the proposal meets the following criteria:

(a) That the proposed district shall create an efficient, functional, and attractive urban area which incorporates a high level of amenities;

(b) That the proposed district shall protect and preserve the natural environment;

(c) That the proposed district shall create a favorable environmental, social, and economic impact on the City;

(d) That the establishment, maintenance, location, and operation of the proposed district shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(e) That the proposed district shall 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 adjacent zoning districts;

(f) That the establishment of the proposed district shall not impede the normal and orderly development and improvement of property for uses permitted in the adjacent districts;

(g) That adequate utilities, access road, drainage, and other necessary facilities have been or shall be provided;

(h) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and

(i) That the proposed development complies with plans and policy documents adopted from time to time by the City.

This Preliminary Land Development Plan (PLDP) meets all of these requirements, as shown below.

(a) The proposed PLDP creates an efficient, functional, and attractive urban area which incorporates a high level of amenities:

The proposed PLDP is residential in nature. It replaces an institutional use, which contains several dilapidated structures, with a new Active Adult Community. This Community will contain a high level of amenities, including a Clubhouse and pickleball courts, for its residents. Moreover, the Community is designed with sidewalks to promote walkability and will have significant landscaping which will provide a welcoming environment for residents and visitors alike.

(b) The proposed district protects and preserves the natural environment:

The proposed PLDP establishes a District which will permit clustered, sustainably minded for sale housing to permit the most efficient use of the Subject Property, while preserving nearly 80% of the Subject Property as “Open Space”. The design of the site minimizes the creation of

impervious areas, and a large portion of the proposed impervious areas are already impervious today. In addition, the areas preserved by the proposed PLDP include mature trees and landscaping, while minimizing the disturbance of slopes and other environmentally sensitive areas. The Developer's proposed imposition of best management practices from a stormwater management perspective will also protect and preserve the natural environment.

(c) The proposed district creates a favorable environmental, social, and economic impact on the City:

The proposed district creates a favorable environmental, social, and economic impact on the City. First, the clustering of the homes, which preserves nearly 80% of the Subject Property as "Open Space", minimizes the disturbance on the Subject Property while preserving, to the greatest extent possible, mature landscaping and natural buffer areas. Second, the creation of Pittsburgh's largest Active Adult Community to date certainly meets a market need by both allowing aging Pittsburghers to stay in the City and providing an opportunity for many new residents to move to the City. Third, the Developer anticipates that the average sale price of these homes will be in excess of \$600,000.00. As such, the creation of this RP District, and the housing that comes with it, will provide a significant economic stimulus to the City.

(d) The establishment, maintenance, location, and operation of the proposed district will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare:

The current condition of Marian Manor is a detriment to the community and the City. Replacing this facility with a new Active Adult Community will not be detrimental to nor endanger the public. Instead, this new district complements surrounding neighborhoods and its preservation of "Open Space" enhances them. Finally, as a use category, an Active Adult Community generates far less traffic than the existing use. Thus, the creation of the District will enhance the public's health, safety, morals, comfort, and general welfare.

(e) The proposed district is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor substantially diminishes or impairs property values within adjacent zoning districts:

The Subject Property is currently zoned RM-M, which would allow for a variety of multi-family uses. The uses currently permitted by right allow for far greater density than proposed and would result in greater traffic and impacts to the surrounding neighborhoods. Additionally, as the existing property contains a non-conforming use, the proposed use is far more compatible with the existing neighborhoods than the continuation of a nursing home or a treatment and/or rehabilitation facility. The development of the Subject Property will increase the value of the surrounding property areas by removing this blight and the uses facilitated by the District will actually enhance, not diminish, the property values within adjacent zoning districts.

(f) The establishment of the proposed district shall not impede the normal and orderly development and improvement of property for uses permitted in the adjacent districts:

This plan does not limit or impede development in adjacent districts. Most properties in adjacent districts are already completely developed. Additionally, the impacts of an Active Adult Community on the adjacent districts will be *de minimis* in comparison to the impacts associated with the development of the full 26.53 acres if it were continued to be zoned RM-M/R1D-L.

(g) Adequate utilities, access road, drainage, and other necessary facilities have been or shall be provided:

The Subject Property is currently served by utilities, access roads, and other necessary facilities. The Developer anticipates the enhancement and upgrading of these facilities, especially the enhancement of the stormwater management facilities which will benefit the entire neighborhood. All utilities and infrastructure facilities will be reviewed and approved by City Planning. Thus, the Developer will satisfy the requirements of this provision.

(h) Adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets:

The proposed plan utilizes existing roads and actually reduces traffic to the Subject Property versus the amount of traffic that was generated when the Subject Property was last operational, which included a nursing facility and daycare operation. According to the Institute of Transportation Engineers (ITE), 55+ Active Adult Communities are among the lowest generators of vehicular trips and generate approximately 40% less peak hour trips than are generated by communities comprised of single-family homes.

(i) The proposed development complies with plans and policy documents adopted from time to time by the City:

This proposed development complies with the plans and policy documents adopted by the City. The vast majority of the site is currently zoned RM-M, which allows for single-family attached use. In addition, as set forth above, a Developer of this site could introduce far greater density on the site which would have significantly more impact than the development proposed by the District. Therefore, the proposed development promotes sustainable development patterns and aligns with the City's policies and objectives for residential growth, housing diversity, and open space preservation.

G. Final Land Development Plan's Statement of Compliance.

Pursuant to Section 922.11.C.2 of the City's Zoning Code, the Planning Commission *shall* recommend approval of the Final Land Development Plan if the Planning Commission determines that the proposal meets the following criteria:

(a) That the proposed development must comply with an approved Preliminary Land Development Plan for the Planned Development;

(b) That the proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns;

(c) That the proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses;

(d) That the proposed development must adequately address parking, considering the demand analysis required in the Preliminary Land Development Plan, and must make provisions for adequate vehicle access and loading facilities;

(e) That the proposed development must adequately address traffic generation characteristics and address reasonable alternatives that would mitigate increased traffic congestion;

(f) That the proposed development must adequately address pedestrian traffic and patterns, including, but not limited to, sidewalk capacity, pedestrian safety, and access to transit;

(g) That the proposed development must adequately address access to public transportation facilities, including, but not limited to, access to transit stops, encouragement of transit use, and provisions for alternate forms of transportation;

(h) That the proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, building siting, massing, facade treatment, materials, proportions, and scale;

(i) That the proposed development must adequately address microclimate effects, including, but not limited to, wind velocities, sun reflectance, and sun access to existing buildings and streets;

(j) That the proposed development must address the project's compatibility and conformance with the Zoning Code and any plans or policies approved by the Planning Commission; and,

(k) If the proposed application includes a building(s) that exceeds 50,000 square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

This Final Land Development Plan (FLDP) meets all of these requirements, as shown below.

(a) The proposed development must comply with an approved Preliminary Land Development Plan for the Planned Development:

The proposed development is consistent with and a direct continuation of the Preliminary Land Development Plan for the Banksville Golden Horizons RP District. The site design, unit count, street layout, open space allocations, and zoning text established in the PLDP are carried forward in this FLDP without any alteration or deviation.

(b) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns:

No retail facilities are proposed or required as part of this proposed development. The Subject Property is not located within a retail corridor, and no existing retail patterns on the site would be disrupted by this development. This criterion is therefore inapplicable, and compliance is shown by the absence of any displacement of retail facilities.

(c) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses:

The Golden Horizons 55+ Active Adult Community is a proposed residential development that is fully compatible with the surrounding Banksville neighborhoods. The proposed development replaces a non-conforming institutional use with a residential community of a scale and character consistent with the surrounding area. The preservation of 79% of the Subject Property as open space, combined with significant landscaping and natural buffers, ensures that the development integrates harmoniously with adjacent residential properties. The homeowners' association will be responsible for the permanent maintenance of the community's common elements, private streets, and stormwater facilities, ensuring the long-term upkeep and quality of the residential environment.

(d) The proposed development must adequately address parking, considering the demand analysis required in the Preliminary Land Development Plan, and must make provisions for adequate vehicle access and loading facilities:

The proposed development adequately addresses parking demand in a manner consistent with the PLDP. Each of the 124 single-family attached units is provided with a two-car garage and additional driveway space, satisfying off-street parking needs for residents. The development has been confirmed to be compliant with the parking requirements for single-unit attached dwellings. For the Community Center facility, which totals approximately 9,804 square feet inclusive of the Clubhouse, pool, and pickleball courts, one bicycle parking space is required and two bicycle spaces are being provided. The Community Center parking lot contains 29 spaces, consistent with the off-street parking ratios set forth at Sections 909.02.D.4 and 914.02.A. Vehicle access to the site is provided via the existing road network, with a private drive designed to serve the community efficiently.

(e) The proposed development must adequately address traffic generation characteristics and address reasonable alternatives that would mitigate increased traffic congestion:

The proposed development generates significantly less traffic than either the prior institutional use on the Subject Property or what would be permitted under the existing RM-M zoning. Per Institute of Transportation Engineers (ITE) standards for 55+ active adult communities, the proposed development will generate approximately 336 average daily trips (ADT), with only 14 AM peak hour trips and 30 PM peak hour trips. These figures represent a reduction compared to the traffic volumes generated when the Subject Property was operational

as a nursing facility with a daycare operation and are approximately 40% lower in peak hour terms than a comparable conventional single-family residential community. The development's traffic generation characteristics are therefore not expected to cause any traffic congestion or adverse impact on the surrounding public street network.

(f) The proposed development must adequately address pedestrian traffic and patterns, including, but not limited to, sidewalk capacity, pedestrian safety, and access to transit:

The proposed development is designed with pedestrian safety and walkability as core priorities. Five-foot wide sidewalks are provided throughout the community, including along the primary drive. This sidewalk width meets the minimum standard for safe wheelchair movement and pedestrian passage. The community's internal walkway network connects residential units to the Clubhouse and recreational amenities, promoting pedestrian activity within the development. The site's proximity to the existing Banksville neighborhood provides access to transit connections serving the broader area.

(g) The proposed development must adequately address access to public transportation facilities, including, but not limited to, access to transit stops, encouragement of transit use, and provisions for alternate forms of transportation:

The Subject Property is served by Winchester Road and is situated in the Banksville neighborhood, which is accessible to Pittsburgh Regional Transit bus routes along Banksville Road. The internal pedestrian network and sidewalks facilitate resident access to adjacent communities and transit stops in the vicinity. In addition, the provision of bicycle parking at the Community Center encourages alternative forms of transportation. The nature of an Active Adult Community further supports transportation demand management, as residents of 55+ communities generate fewer vehicle trips and are often supportive of shared or alternative transportation arrangements.

(h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, building siting, massing, facade treatment, materials, proportions, and scale:

The proposed development has been designed with careful attention to architectural relationships with the surrounding built environment. The residential units are limited to a maximum height of forty (40) feet or three (3) stories, and their massing and scale are consistent with residential development in the Banksville neighborhood. All units will be constructed of high-quality materials. The Developer has engaged in the City's design review process, including attendance at a CDAP Meeting with Design Review Planner Katie Reed on May 12, 2026, and has received design review approval. The clustering of development on the southern portion of the site, combined with the preservation of open space and mature vegetation buffers, further ensures that the development's massing and siting are compatible with the surrounding context.

(i) The proposed development must adequately address microclimate effects, including, but not limited to, wind velocities, sun reflectance, and sun access to existing buildings and streets:

The proposed development does not present any significant microclimate concerns. The proposed development consists of low- to mid-rise residential structures with a maximum height of three stories, which are not of a scale or massing likely to create adverse wind tunnel effects, significant sun reflectance, or meaningful shadow impacts on neighboring properties or streets. Additionally, the modular construction of these structures is more sustainable than traditional construction because (a) tight construction of the building envelope of a modular home leads to greater energy efficiency, better insulation, and fewer air leaks, (b) modular construction typically reduces material waste by 30% to 50% compared to the construction of traditional homes, and (c) there is a lower carbon footprint associated with the construction of modular homes as materials arrive at the site in bulk, there are fewer contractor commutes, and a shorter construction schedule, all of which reduce overall environmental impact. The preservation of nearly 80% of the Subject Property as open space, including mature tree canopy, will serve as a natural wind buffer and contribute positively to the microclimate of the surrounding area. No large reflective surfaces or high-rise structures are proposed that would raise concerns under this criterion.

(j) The proposed development must address the project's compatibility and conformance with the Zoning Code and any plans or policies approved by the Planning Commission:

The proposed development is fully compatible with and conforms to the Pittsburgh Zoning Code and applicable City plans and policies. The proposed RP District is established pursuant to Chapter 909 of the Zoning Code, and the FLDP has been prepared in compliance with the specific requirements of Section 922.11.C.2. The development conforms with the open space, parking, landscaping, stormwater, and design standards applicable to RP Districts. As noted in the PLDP, the vast majority of the Subject Property is already zoned RM-M, which permits single-family attached uses, and the proposed development promotes the City's objectives for sustainable residential growth, housing diversity, and open space preservation. The development also aligns with the City's broader policy goals of retaining aging residents in the City and expanding the range of available housing options for all Pittsburghers.

(k) If the proposed application includes a building(s) that exceeds 50,000 square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6:

This criterion does not apply to the proposed development. No individual building within the proposed development has a building footprint that approaches, much less exceeds, 50,000 square feet. As confirmed in the applicant's review responses, the total combined floor area of all buildings on the site is 117,230 square feet, spread across 124 single-family attached units and a Clubhouse of approximately 3,844 square feet. No single structure approaches the 50,000 square foot building footprint threshold that would trigger the large footprint building criteria of Section 922.04.E.6.