



Buchanan

1241 Western Ave – Commercial Parking Conversion

Development Activities Meeting Presentation for Manchester Chateau
Partnership Alliance & Manchester Neighbors

Teris Parking Inc. & Real Estate

June 2025

Site Location – 1241 Western Avenue



Site Details – 1241 Western Avenue

- Allegheny County Lot/Block No. 7-C-213
- Base Zoning District – Urban Neighborhood Commercial
- Zoning Overlay - North Side Commercial Parking Area Overlay District
- Current Use – Vacant Commercial Land and Billboard Advertising Sign
- Lot Size – 6,494 sq. ft.
- Current Lot Surface – Gravel
- Surrounded on southern, eastern and western property boundaries by existing industrial buildings

Existing Site Conditions – 1241 Western Avenue



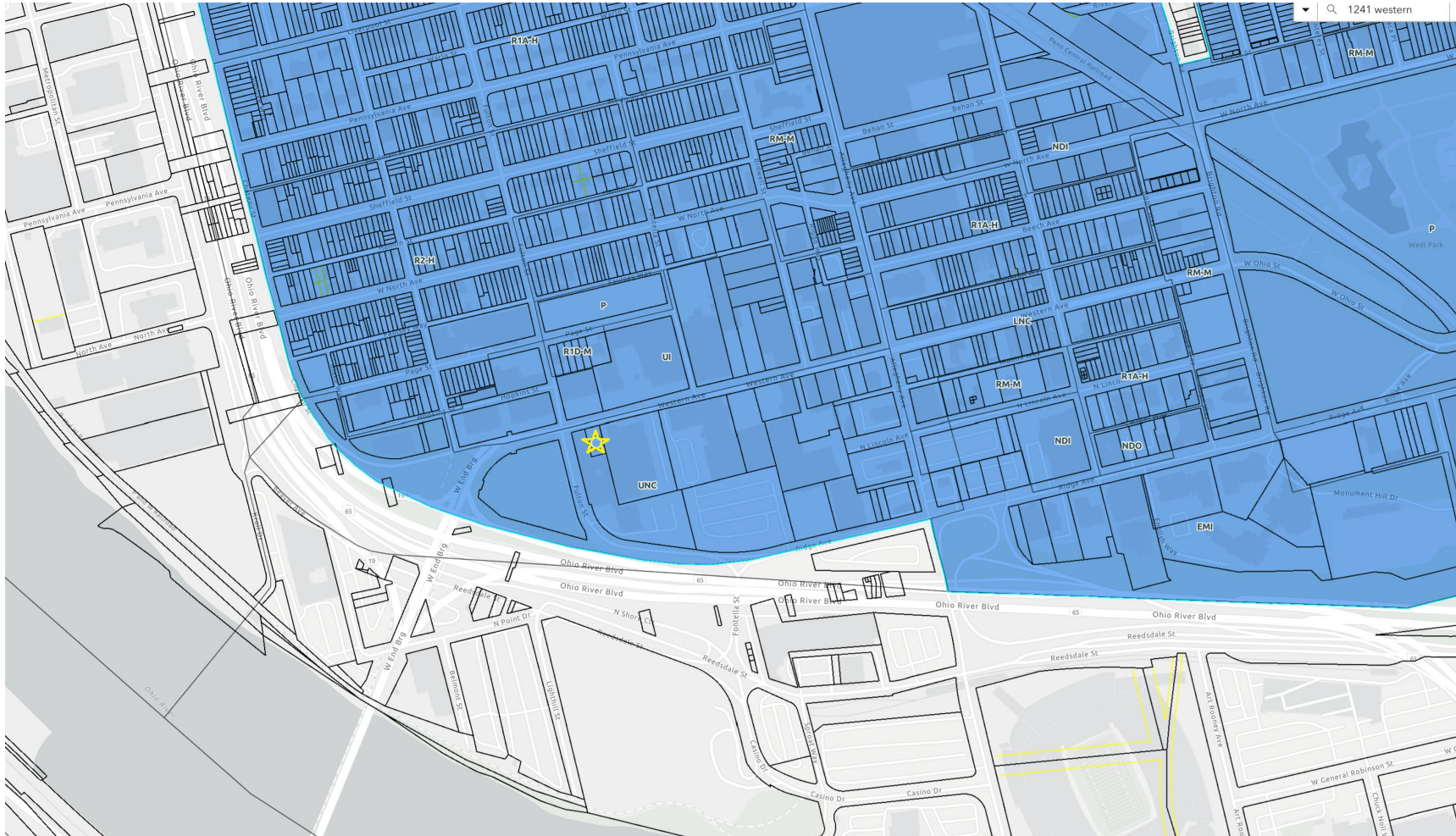
Existing Site Conditions – 1241 Western Avenue



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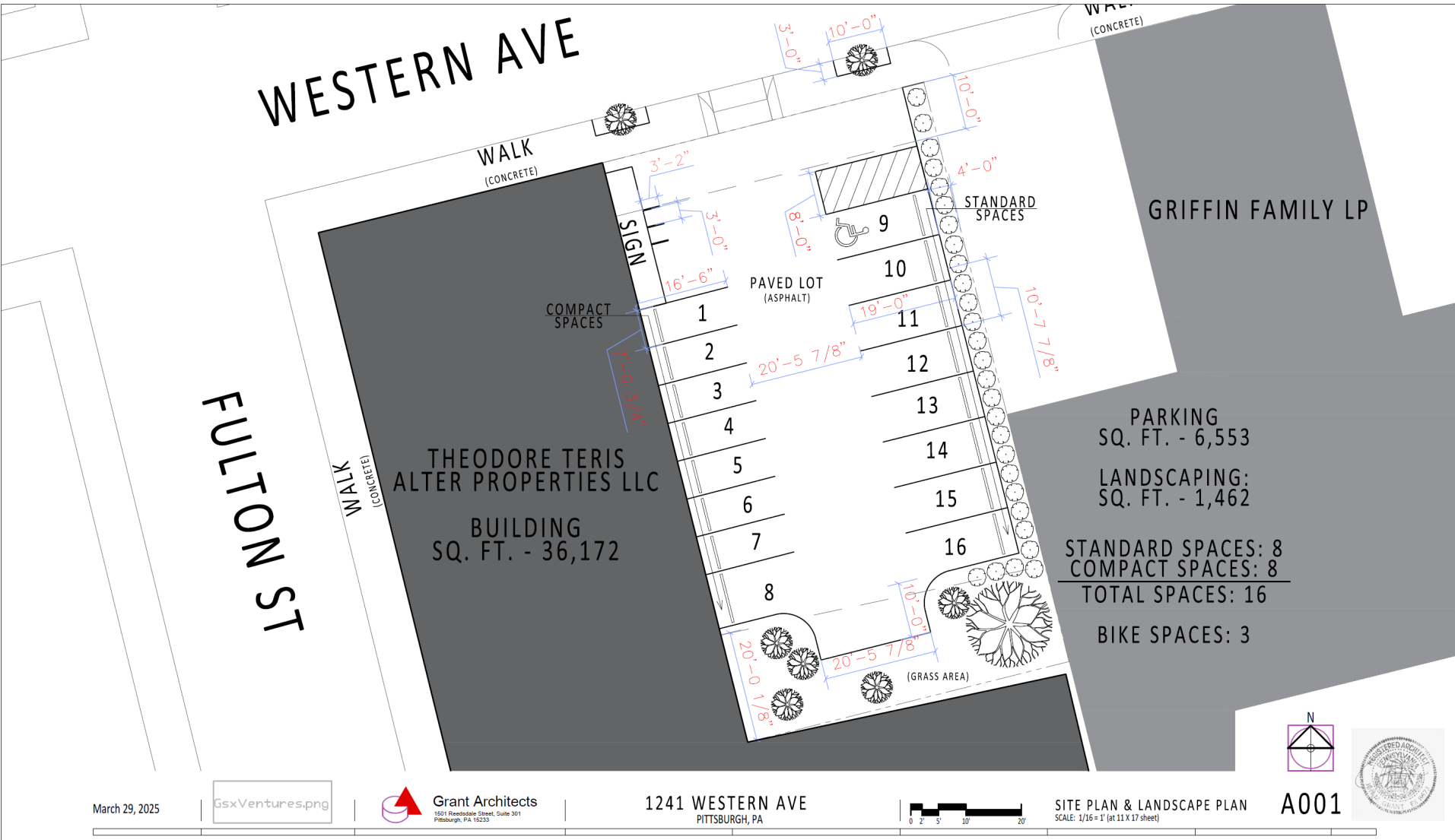
North Side Commercial Parking Overlay



Proposed Parking Conversion Details

- Vacant lot to proposed to be converted to commercial parking area for use during events at Acrisure Stadium
- 16 spaces (8 compact and 8 standard)
- 1 ADA space and 3 bicycle parking spaces
- Landscaping to be installed on eastern and southern property boundaries, including two new street trees and 6 trees located on the property.
- Gravel to be replaced with asphalt paving

Proposed Parking Conversion – Site Plan



Parking Operation Details

- The parking lot is proposed to be used only for event-day parking for football, concert and racing/monster truck events at Acrisure Stadium.
- On event days, there will be an employee flagger located on the lot to direct vehicles into the lot from Western Ave.
- Vehicles will be directed into the lot and briefly queued on-site while they are directed by the flagger to an open space, filling the lot from back to front.
- Once parked, the customer will pay an attendant directly with cash or credit card via Clover or Square mobile applications.
- Tailgating activities will be prohibited.

Variances Requested

- Applicant is requesting a use variance from Section 907.03.B of the Zoning Code, which prohibits commercial parking lots within the North Side Commercial Parking Overlay District.
- Applicant is also requesting a dimensional variance from Section 918.02 of the Zoning Code, which requires landscaping areas to be at least 5' deep. The proposed landscaped area is 4' deep due to lot size constraints.
- Justifications for Variances:
 - Because of the small size of the lot, the existing billboard, and the close proximity of industrial buildings on 3 sides of the property, there are no other feasible uses for the property.
 - The conversion will improve an otherwise undevelopable lot by paving the existing gravel surface and by installing landscaping, including 8 trees.
 - The property was historically used for parking.
 - Although located in the North Side Commercial Parking Overlay District, the property is located near the exterior limit of the overlay and is not located near any residences.

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Questions?



Thank you!

Theo Teris

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