



**Areas for Future Study  
and Small Area Plans**

**Guidance on developing small area plans as outlined in  
Appendix A of the 2013 Comprehensive Plan**

**The City of Morgantown**

**May 2015**

## **What is an Area for Future Study?**

Areas for Future Study are places where the existing zoning does not align with the existing land uses or the existing pattern of development. It may also be an area where the existing zoning is not compatible with, or does not fully support the desired future of the area as indicated in the Comprehensive Plan's Land Management Map. These areas require further land use and development study by the Planning Commission to enable zoning map amendment and/or zoning text amendment recommendations to City Council that will advance the goals, objectives, strategies, and consistency principles of this Comprehensive Plan Update.

## **What is a Small Area Plan?**

A Small Area Plan is a neighborhood-level plan that addresses land use, transportation, and a variety of other topics. For each Area for Future Study, a plan is developed that is adopted by the Planning Commission and City Council. Ultimately, a goal of the Small Area Plan is to enhance the quality of life in each distinct neighborhood.

## **Relationship to the City of Morgantown Comprehensive Plan Update**

Small Area Plans assist in implementing the goals and recommendations of the City's Comprehensive Plan. Recognizing the unique character of the City's different neighborhoods, the 2013 Comprehensive Plan Update identified sixteen areas for future study and recommended that a separate, more detailed land use plan be completed for each of these areas. The City's Comprehensive Plan and the adopted Land Use Map are policy guides for the Small Area Plans.

## **Benefits of Small Area Plans**

A key benefit of the Small Area Planning process is local stakeholder involvement in the development of each plan's recommendations. Small Area Plans serve as a guide for land use, environmental protection, transportation improvements, open space and other capital improvements, and will identify opportunities for revitalization and, where appropriate, mixed use development.

Benefits of Small Area Plans:

- Represent the community's vision
- Reflect neighborhood stakeholders' input
- Provide specific recommendations at a neighborhood level
- Offer increased efficiency in provision of public services
- Catalyze revitalization opportunities
- Allow greater predictability in land use and development
- Enable neighborhoods to be proactive in making land use recommendations
- Identify priority neighborhood projects and possible resources for implementation
- Help to guide the investment decisions of local governments

## Planning Areas

During the course of preparing the *2013 Comprehensive Plan Update*, it was noted that several areas could benefit from further study. Each of these areas has its own unique character that should be protected and enhanced as new development or redevelopment takes place.

Identified plan locations are listed below in addition to some of the major issues in these areas (please note that two locations, Eight and Nine, were eliminated prior to Comprehensive Plan adoption) as stated in Appendix A of the 2013 Comprehensive Plan:

**AREA 1** Brockway Avenue Corridor; adjoins the Greenmont Neighborhood.

**CURRENT ZONING** B-2

**OBSERVATIONS** Current low density commercial zoning does not reflect the existing pattern of development, site constraints, and is an obstacle to redevelopment.

Considerations for future study:

- Permitting higher density residential patterns
- Permitting mixed uses
- Incentives to assemble and consolidate parcels for redevelopment
- Design standards that are appropriate to the location and scale of the corridor
- Increasing supply of on-site parking reducing on-street parking congestion
- Infrastructure improvements supporting higher densities including sidewalks, pedestrian crossings, public open space, connection to Deckers Creek Trail.

**AREA 2** North Willey Street, Snyder Street, and Richwood Avenue; adjoins the Woodburn Neighborhood.

**CURRENT ZONING** R-1A, R-2, B-1, B-2

**OBSERVATIONS** Current mix of residential and commercial zoning does not reflect existing uses or future potential.

Considerations for future study:

- Permitting higher density residential patterns
- Permitting mixed uses
- Incentives to assemble and consolidate parcels for redevelopment
- Design standards that are appropriate to the location and scale of the corridor

- Transition to lower density residential adjoining the Woodburn Neighborhood.
- Infrastructure improvements supporting higher densities including sidewalks, pedestrian crossings, street lighting.

**AREA 3** Fraternity Hill, Price Street

**CURRENT ZONING** R-1A

**OBSERVATIONS** Current single-family residential zoning does not reflect existing uses or future potential.

Considerations for future study:

- Further a Greek village concept with related design standards.
- Increase density of market-rate housing stock;
- Increase on-site parking supply
- Improvement of infrastructure to support higher densities, sidewalks, public open space, pedestrian connections to the downtown campus, street lighting.

**AREA 4** Protzman, Glenn, and Van Gilder Streets; adjoins the Wiles Hill / Highland Park Neighborhoods

**CURRENT ZONING** R-1A and R-2

**OBSERVATIONS** Current single-family residential zoning does not reflect existing uses, existing development patterns, or future potential.

Considerations for future study:

- Permitting of higher densities to match surrounding development.

**AREA 5** Stewart Street and Highland Avenue; adjoins the Wiles Hill / Highland Park Neighborhoods

**CURRENT ZONING** R-1A, R-2 and PUD

**OBSERVATIONS** Current single-family residential zoning does not reflect existing uses or future potential.

Considerations for future study:

- Permitting of very modest increases in density of two-family and townhouse market-rate housing.
- Provide incentives to assemble and consolidate realty.
- Discouragement of continued added density of converted single-family dwellings.
- Establish appropriate design standards.
- Improved infrastructure supporting slightly higher densities; and increase supply of on-site parking.

**AREA 6** Sunnyside Neighborhood between R-3 District, Eighth Street, and the Evansdale Neighborhood's R-1 District.

**CURRENT ZONING** R-2

**OBSERVATIONS** Current single and two-family residential zoning does not reflect existing uses or future potential.

Considerations for future study:

- Permitting higher density residential patterns

**AREA 7** University Avenue, Sixth Street, Dille Street

**CURRENT ZONING** O-1

**OBSERVATIONS** Current office and institutional zoning does not reflect existing uses, existing development pattern, or future potential.

Considerations for future study:

- Consider zoning reclassifications that allow for higher residential density patterns.
- Provide incentives to assemble and consolidate realty.
- Discourage continued added density of converted single-family dwellings.
- Establish appropriate design standards
- Improve infrastructure supporting higher densities including sidewalks, pedestrian crossings, streetscape enhancements; public open space; increased supply of on-site parking;
- Consider the expansion of Sunnyside Overlay Districts.

**AREA 10** Collins Ferry Road at the edge of the City boundary; Suncrest Neighborhood; National Energy Technology Laboratory

**CURRENT ZONING** R-1 and B-1

**OBSERVATIONS** Current single-family residential zoning does not reflect existing uses, existing development pattern, or future potential.

Considerations for future study:

- Consider zoning reclassifications mitigating existing nonconforming use.

**AREA 11** Chestnut Ridge Road; Mylan Pharmaceuticals

**CURRENT ZONING** B-1

**OBSERVATIONS** Existing zoning classification does not reflect existing well established light industrial use, WVU realty.

Considerations for future study:

- Consider zoning reclassifications mitigating existing nonconforming use.

**AREA 12** Van Voorhis Road; Chelsea Square; Suncrest Neighborhood

**CURRENT ZONING** B-1

**OBSERVATIONS** Current zoning classification discourages denser mixed-use and commercial redevelopment that reflects commercial development patterns along the Patteson, Van Voorhis, and Chestnut Ridge Road corridors.

Considerations for future study:

- Consider incentives to increase development density and increase mixed-use housing stock.

**AREA 13**

Oakland Street, Harding Street, Country Club Drive; Evansdale

**CURRENT ZONING** R-1, R-3, B-1, B-2**OBSERVATIONS** Includes a nonconforming motel.

Considerations for future study:

- Consider zoning reclassification that could provide for the redevelopment of the motel into a more intense hotel or higher density residential uses.

**AREA 14**

Dorsey Avenue, Mountaineer Elementary School

**CURRENT ZONING** R-1**OBSERVATIONS** Area includes a mobile home park and existing land platting configurations appear to be more associated with R-1A District permitted density in terms of lot size, setbacks, etc.

Considerations for future study:

- Consider zoning reclassifications to reflect existing single-family residential characteristics and single-family densification opportunities.

**AREA 15**

North Willey Street

**CURRENT ZONING** B-2**OBSERVATIONS** Area includes a recently constructed multi-family development.

Considerations for future study:

- Evaluate whether the current zoning classification, which is the same district designated within the community along primary corridors include Earl Core Road, Patteson Drive, Van Voorhis Road, Chestnut Ridge Road, etc., is the most appropriate classification given the recently constructed apartment development.

**AREA 16**

Powell Avenue

**CURRENT ZONING** B-2**OBSERVATIONS** The area is vacant, undeveloped land with steep slopes subdivided into smaller, residentially scaled parcels.

Considerations for future study:

- Evaluate appropriate residential densities.

**AREA 17**

Darst Street and Jerome Street

**CURRENT ZONING** R-1**OBSERVATIONS** The area is vacant, undeveloped land with steep slopes subdivided into smaller, residentially scaled parcels.

Considerations for future study:

- Evaluate denser single-family development opportunities.

**AREA 18**

Don Knotts Boulevard

**CURRENT ZONING** I-1**OBSERVATIONS** The area appears to include uses not permitted in the current zoning district. Industrial-type development prospects appear impractical due to existing aggregate commercial use types and the adjoining single-family neighborhood.

Considerations for future study:

- Evaluate existing nonconforming commercial uses and viability of larger-scaled former industrial buildings.

## **Small Area Planning Process**

### **Phase One: Inventory and Analysis**

- (A) Planning Area Profile - Develop profile of area including demographics, physical conditions, land use and zoning, and other information
- (B) Technical Advisory Group (TAG) - Form Technical Advisory Group composed of representatives from City departments and external agencies
- (C) Confirm Boundaries and Initial Set of Issues - Discuss area issues and review proposed boundaries with Planning Commission and others as needed

### **Phase Two: Plan Development**

- (A) Outreach - Inform residents, property owners, and business owners about the Small Area Planning process using mailings, flyers, press releases, City website, etc.
- (B) Community Forum 1 - Facilitate a planning-area-wide “kickoff meeting” to introduce the Small Area Planning process, conduct a SWOT analysis, and develop a vision for the planning area
- (C) Public Participation - Facilitate participatory workshops on Land Use, Transportation, Parks and Recreation, and/or other topics as needed
- (D) Ongoing Review - Provide regular updates to Planning Commission, City Council, and Technical Advisory Group
- (E) Draft Plan Development - Develop draft plan, including alternative land use scenarios, based on public input

### **Phase Three: Review and Adoption**

- (A) Community Forum 2 - Facilitate a community-wide workshop to review the draft plan
- (B) Public Comment Period - Community stakeholders provide comments on the draft plan, through a variety of means (website, mail, etc.)
- (C) Inter-Agency Review - City departments and external agencies review the draft plan and provide cost estimates for action items
- (D) Planning Commission Hearing - Planning Commission conducts a public hearing to review the plan and to make a recommendation to City Council for plan adoption
- (E) City Council Hearing

#### **Phase Four: Plan Implementation (Ongoing)**

- (A) Implementation tracking - Monitor completion status of Small Area Plan strategies and action items
- (B) Land Use and Zoning Changes - Based on the Small Area Plan, amend the Comprehensive Plan Land Use Map, zoning map amendments, and/or zoning text amendments
- (C) Guidance Document – Use the Small Area Plan as a reference document for proposed zoning changes, land use map amendments, transportation decisions, and other planning efforts
- (D) Update Plan - As needed, recommend updates to the Small Area Plan

Note: The diverse nature of each of the future study areas identified in Appendix A of the 2013 Comprehensive Plan will dictate the amount of time and effort necessary to develop small area plans for each location. Some of these areas will require more extensive study and planning analysis than others.

## ***Small Area Plan Outline***

### **Introduction**

This Section includes the vision for the planning area, describes the planning process, and summarizes the plan's recommendations and implementation strategy.

### **Background**

This Section describes the history and character of the planning area and provides a summary data profile of its existing conditions.

### **Recommendations**

This Section outlines the plan's recommendations, including Land Use and Zoning, Housing, Transportation, Historic Preservation, Environment, Parks, Neighborhood Services, and Economic Development.

### **Implementation Plan**

This section enumerates the plan's implementation strategies, identifies responsible entities, establishes timelines and a tracking chart, and identifies investments that should be funded through the City's Capital Improvements Program (CIP).

### **Appendix**

This Section contains supplemental information, such as neighborhood survey results, an outline of the planning process, a summary of other plans or studies relevant to the plan area, and a neighborhood data profile.