

Morgantown Planning Commission – February 14, 2019

# Area 16 Small Area Plan

# Why small area planning?

- Identified in the 2013 Comprehensive Plan
- Neighborhood-level planning approach
- Benefits include:
  - Represent stakeholder and community vision
  - Provide neighborhood-scale recommendations
  - Enable proactive planning for neighborhoods
  - Guide investment for transportation, housing, environmental protection, open space, and other categories as defined through the process.

# Precedent

16

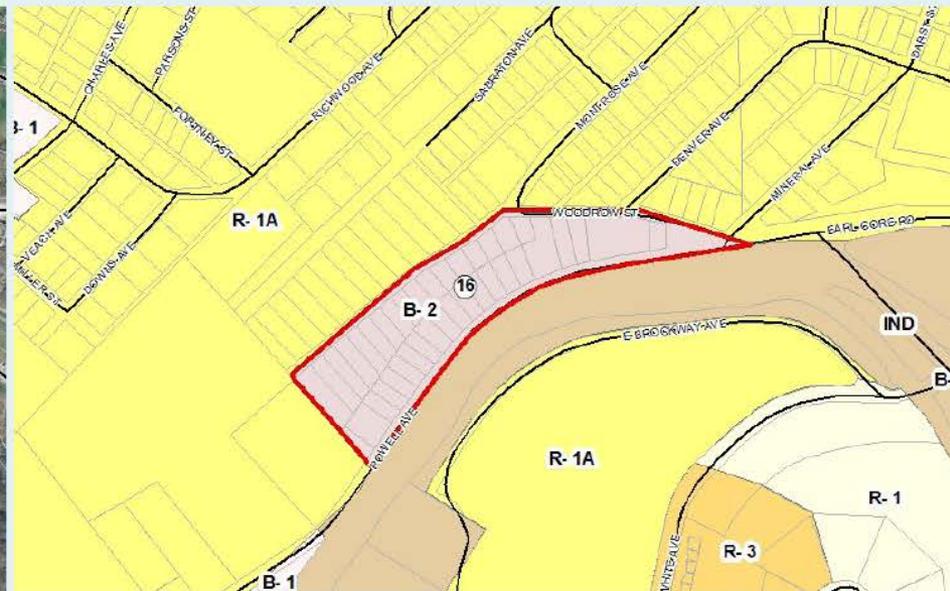
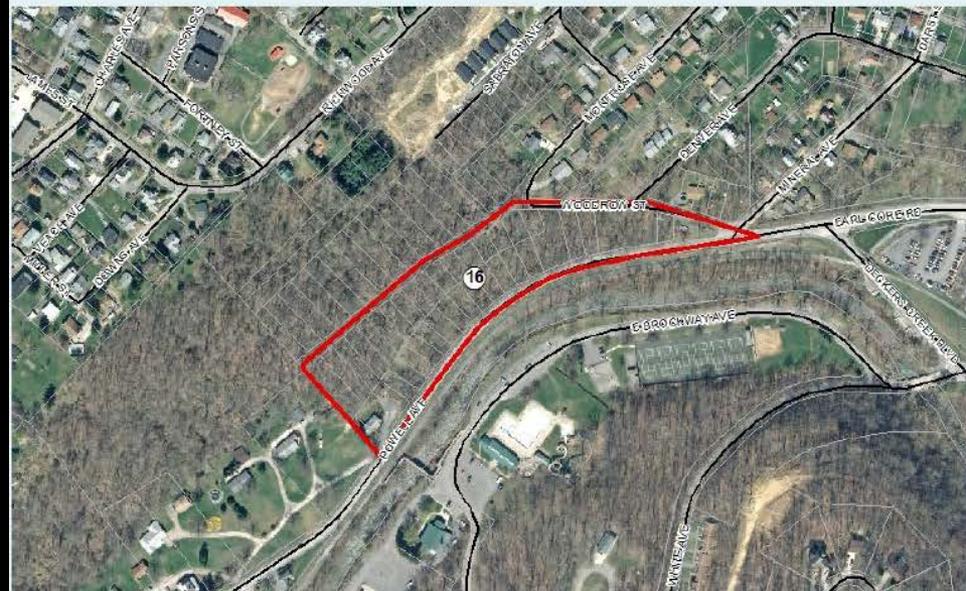
B-2

Powell Avenue

*The area is vacant, undeveloped land with steep slopes subdivided into smaller, residentially scaled parcels.*

Considerations for future study:

- Evaluate appropriate residential densities.



# Three Phases

- Phase 1: Inventory & Analysis
- Phase 2: Plan Development
- **Phase 3: Plan Review**

# Location



# Context

## Current Zoning

- Currently zoned as a B-2 Service Business District
- The purpose of the Service Business (B-2) District is to provide areas that are appropriate for most kinds of businesses and services, particularly large space users such as department stores. Typically B-2 districts are located along major thoroughfares.

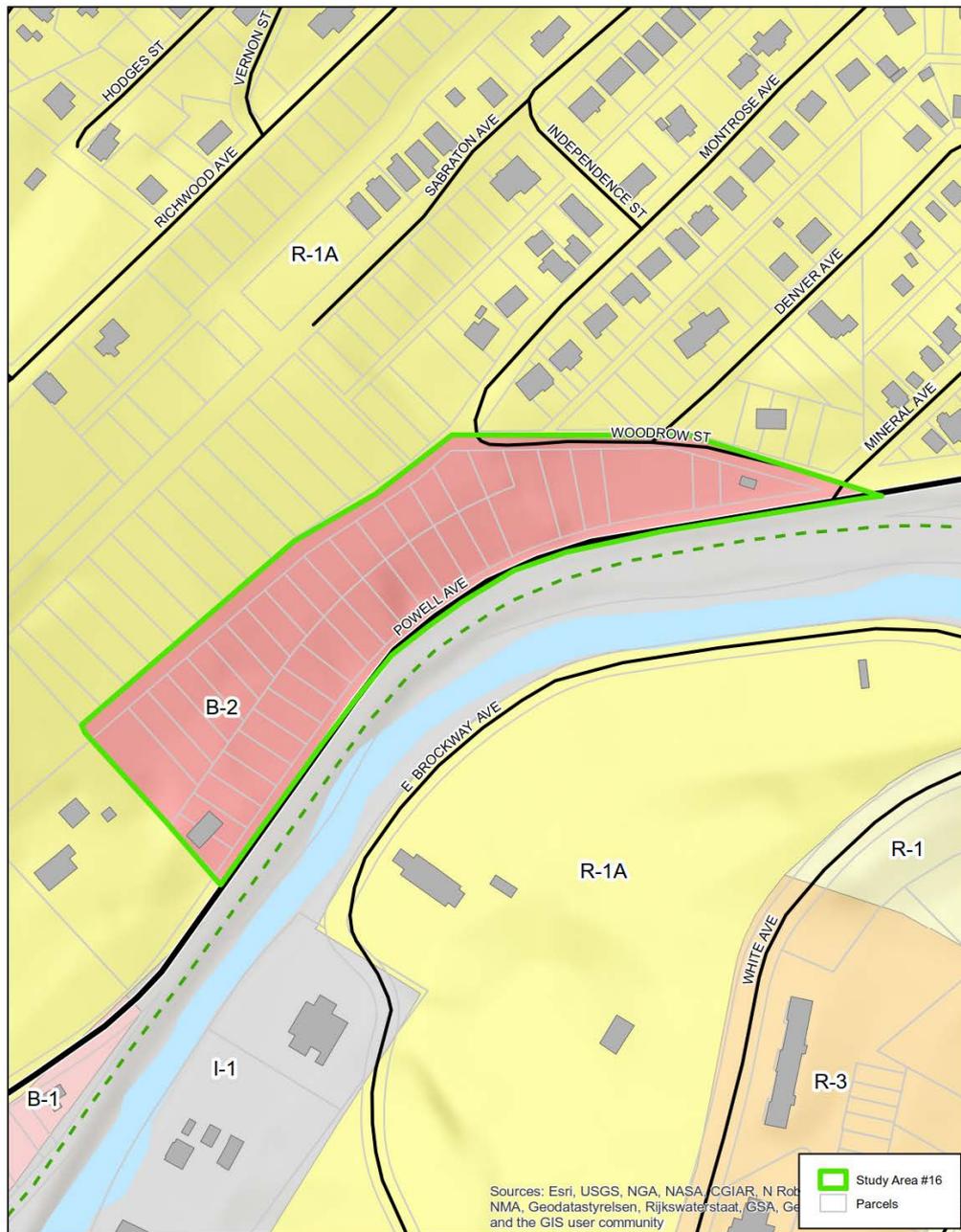


Figure 2: Existing Zoning Districts

0 100 200 400 Feet 1 inch = 250 feet

# Context

## Current Land Use

- One residential structure and 4.31 acres vacant/open space

Table 1: Land Use Types

Current Land Use	Number of Parcels	Area (Acres)
Residential – Single Family	1	0.19
Vacant / Open Space	36	4.31

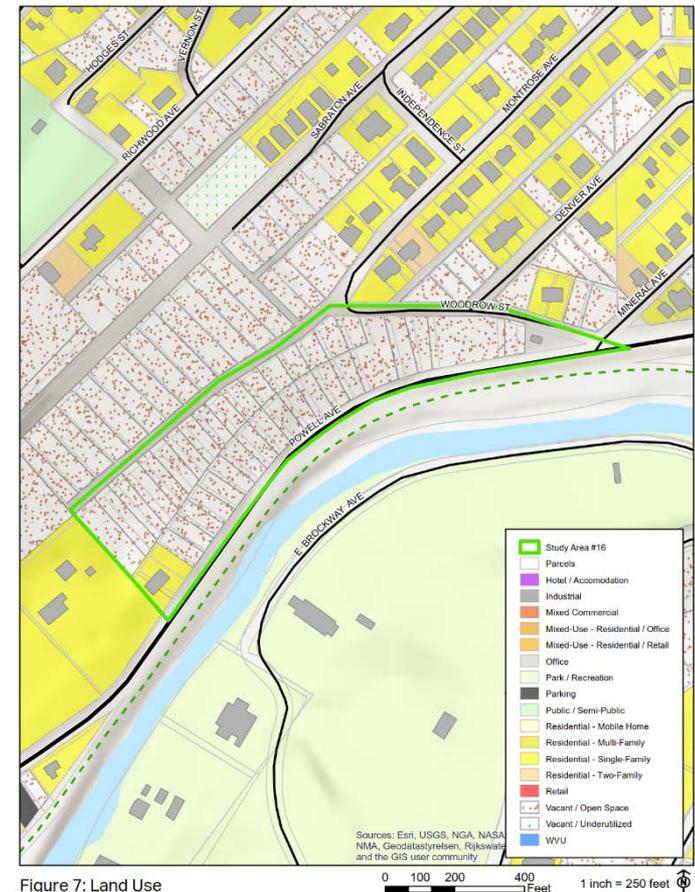


Figure 7: Land Use

# Public Engagement

## Community Forum #1 – August 20, 2018

- Concerns of water crossing properties downhill, erosion and related damage and steep slopes and slope stability
- Business uses not desired for the study area
- Preference for preserving open space
- Development should be limited to single-family residential, if at all

# Over 100 feet in elevation change

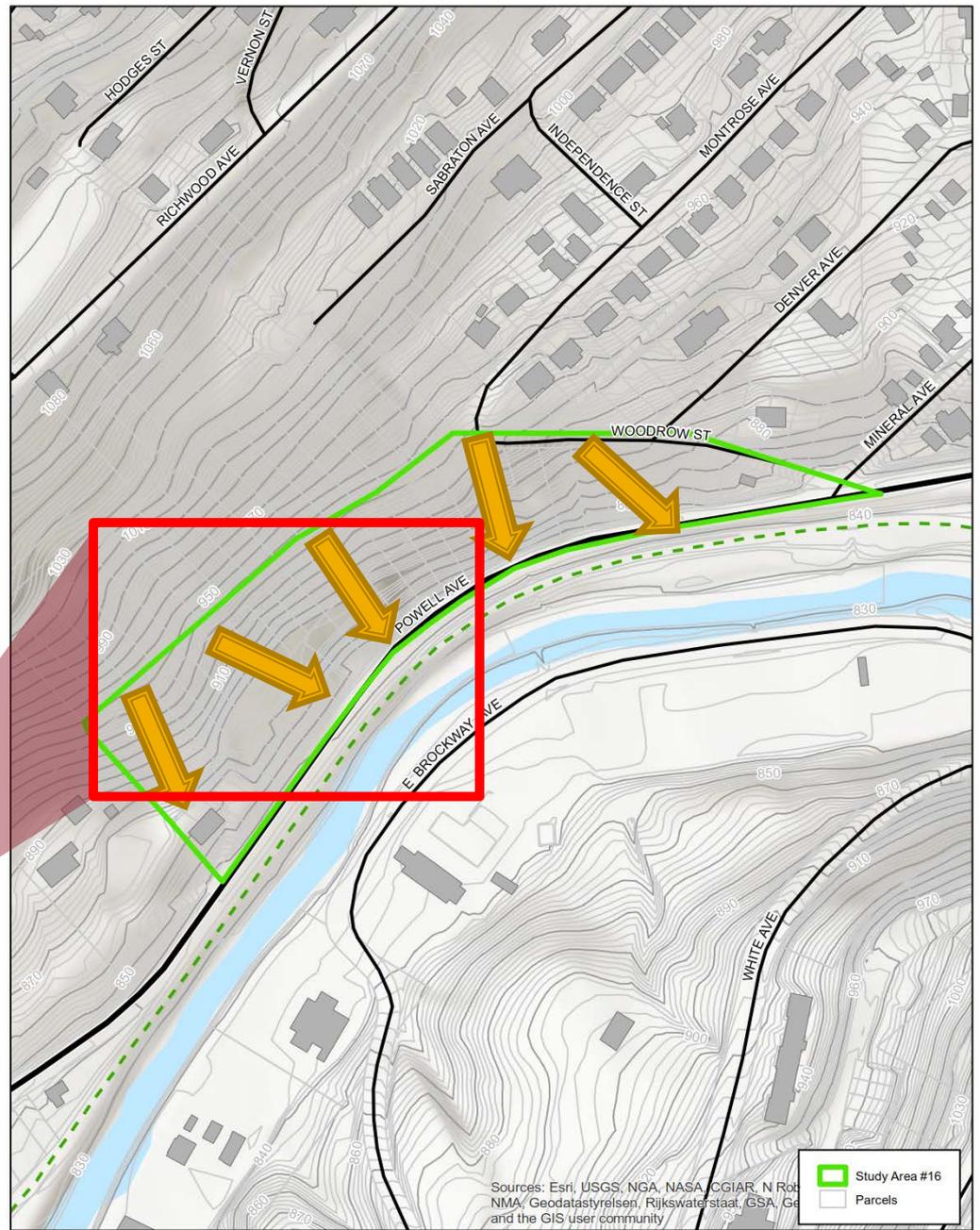


Figure 6: Elevation



# Public Engagement

## Community Forum #2 – November 7, 2018

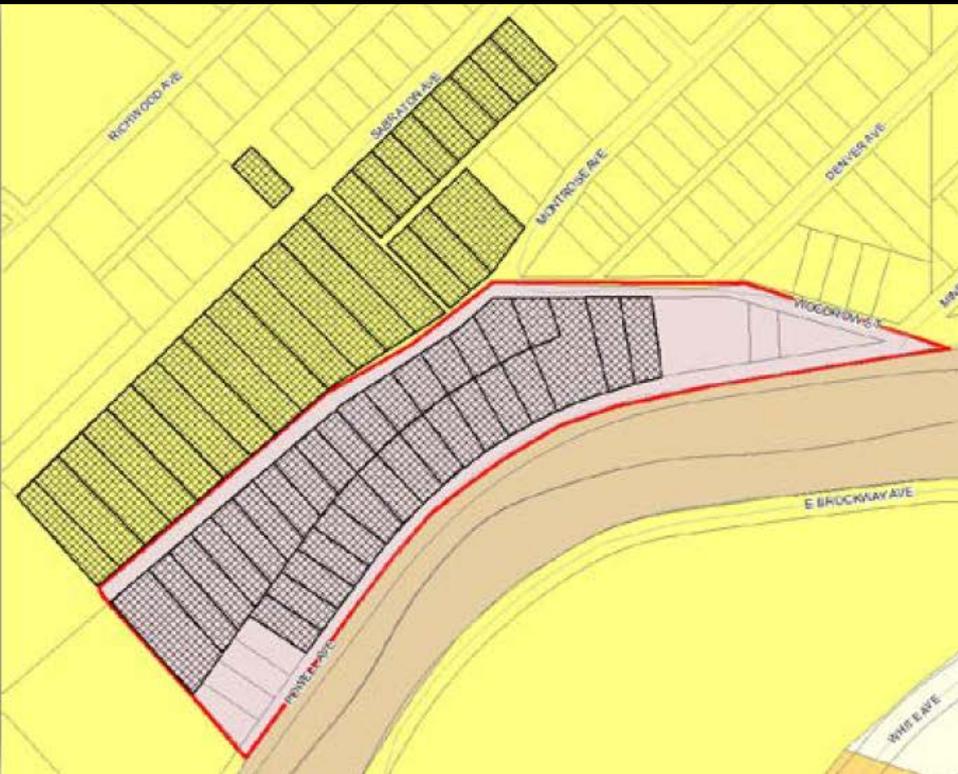
- Less attendees but active discussion
- Concerns with required infrastructure, access, and traffic required for any development, particularly commercial type development
- Any development should require close involvement of WVDOH concerning access to State Route 7 and development generated traffic

# Public Engagement

## Stakeholder Meeting – O-Max, Inc.

November 11, 2018

- One owner for majority of study area
- No immediate site and development planning underway
- Adamant existing B-2 zoning remain, as an incentive to development and/or sale
- Discussed Planned Unit Development (PUD) options (2+ acres assembled)



# Recommendations

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# Future Zoning

- Consistent with the concerns and desires of the majority of property owners and residents that would be directly impacted by development
- Consistent with 2013 Comprehensive Plan  
Map 4 – Land Management

 **Reserve:** Undeveloped land with significant environmental constraints (steep slopes, floodplain, mature forest) or farmland that is likely to remain as open space or an agricultural use. These areas may be subject to development and should be considered for preservation.



# Future Zoning

- **Regardless of present or future zoning classification, the primary property owner within the study area may pursue a number of development scenarios through the very public participatory Planned Unit Development (PUD) Outline Plan Process**
- **For these reasons, R-1 zoning is recommended for the entire study area**

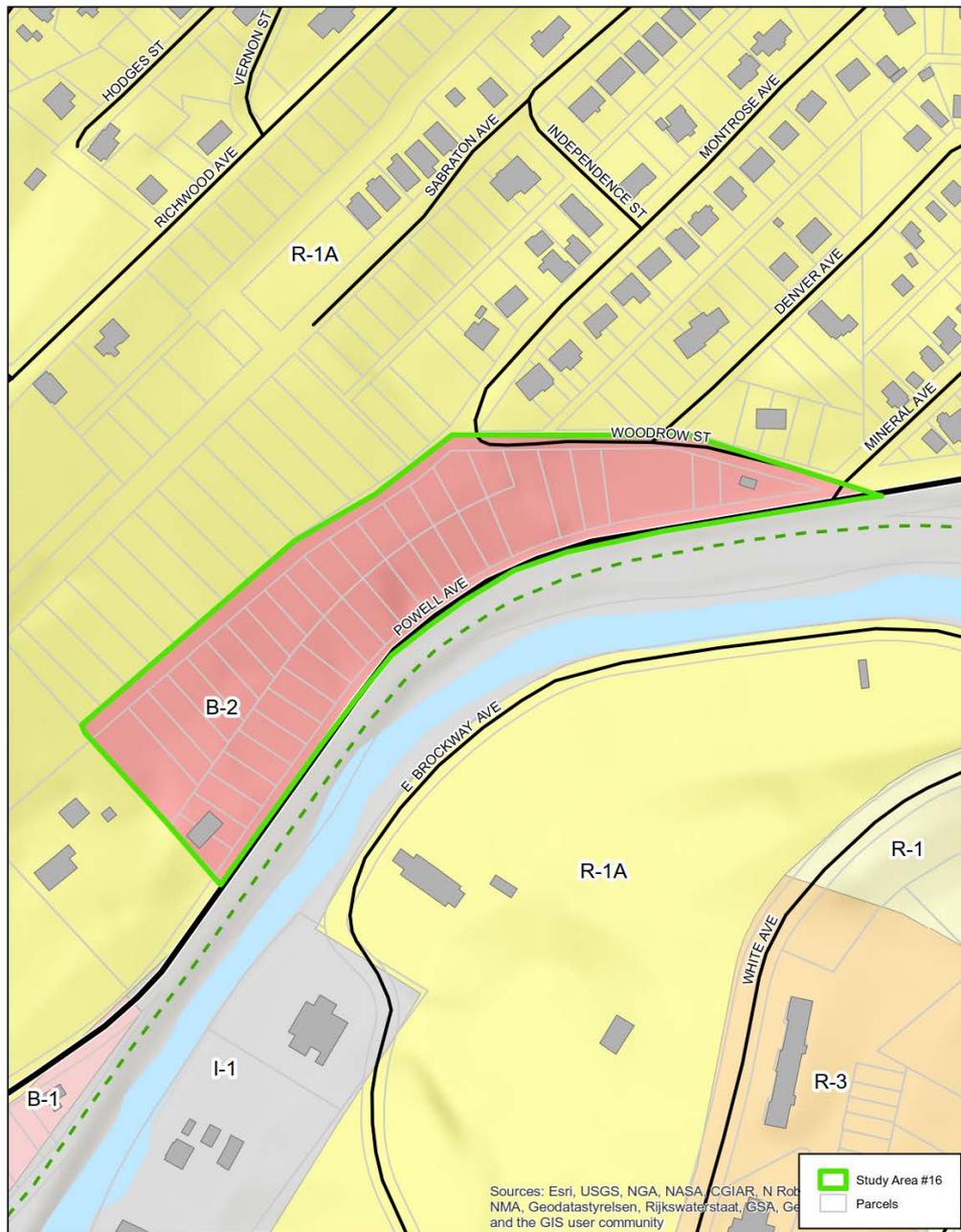


Figure 2: Existing Zoning Districts

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# Housing

- **R-1A zoning, given current parcel configuration patterns, would permit the least dense detached single-family development**
- **R-1A zoning promotes development patterns consistent with the adjoining Woodburn Neighborhood**
- **Alternate residential development patterns could be pursued through the Planned Unit Development (PUD) Outline Plan process**

# Environment

- Any development of the study area will require geotechnical analysis to fully understand opportunities and constraints
- Preservation and protection of the undeveloped portions of the study area was identified as the preferred land use planning objective
- The site should be submitted to the City's Land Reuse and Preservation Agency for exploration

# Next Steps

- **Planning Commission action to accept plan and recommendations report as submitted**
- **File the Area 16 Recommendations Report as an appendage to the 2013 Comprehensive Plan**
- **Direct staff to develop a zoning map amendment as generally outlined in the Area 16 Recommendations Report**