

# Small Area Plan – Area No. 5 Planning Commission Presentation



Tuesday, October 8, 2019

6:30 p.m.

City Council Chambers

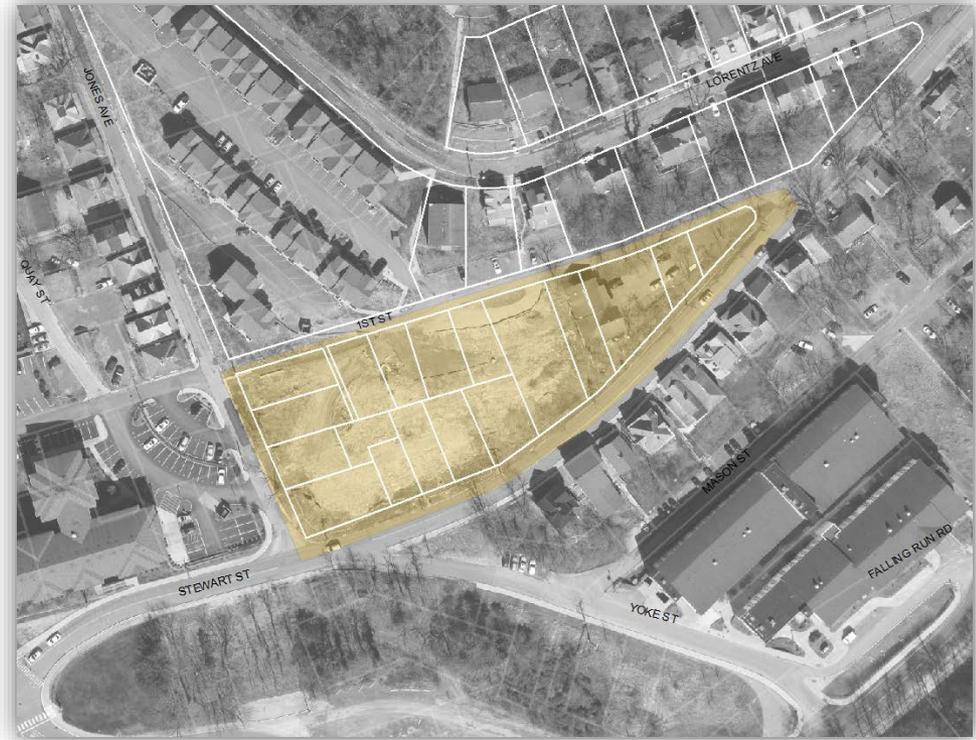
# Planning Project Timeline

- **December 2018**

Gregg Metheny submitted a zoning map amendment petition for property generally bound by Stewart Street, Jones Avenue, and Highland Avenue.

- **January 2019**

Planning Commission tabled petition directing staff to explore Future Study Area No. 5 planning project



# Planning Project Timeline

## • February 2019

Planning Commission, with Mr. Metheny's consent, postponed further consideration of zoning map amendment until Study Area No. 5 Recommendations Report was presented in September.

## • March – April 2019

AECOM collected and mapped existing conditions.

5 R-1A, R-2 and PUD Stewart Street and Highland Avenue; adjoins the Wiles Hill / Highland Park Neighborhoods

**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.



# Planning Project Timeline

- **April 17, 2019**

Chris Rogers, AICP and Ryan Mawhinney, AICP facilitated the First Community Forum and walking tour, which was well attended.

- **May – June 2019**

AECOM interviewed stakeholders and continued to capture and map additional information concerning the built environment and land uses.

- **June – July 2019**

AECOM provided city staff preliminary draft zoning scenarios.

Project analysis moved toward sectioning the study area into smaller components.

A more granular strategy of exploring policy scenarios was needed to take a different view and consider innovative themes.

# Planning Project Timeline

- **July 2019**

City staff contacted Wiles Hill Neighborhood Association leadership requesting a small working group be formed to explore themes, objectives, and concerns for each of the components within the study area.

City staff contacted Mr. Metheny requesting an additional month for the planning project to be completed.

Special recognition and appreciation to **Gregg Metheny** for his willingness to work with neighborhood residents and the City.

# Planning Project Timeline

- **August 2019**

City staff and working group meet four times and the working group met separately two times.

Special recognition and appreciation to the working group of:

**Charlie Byrer**

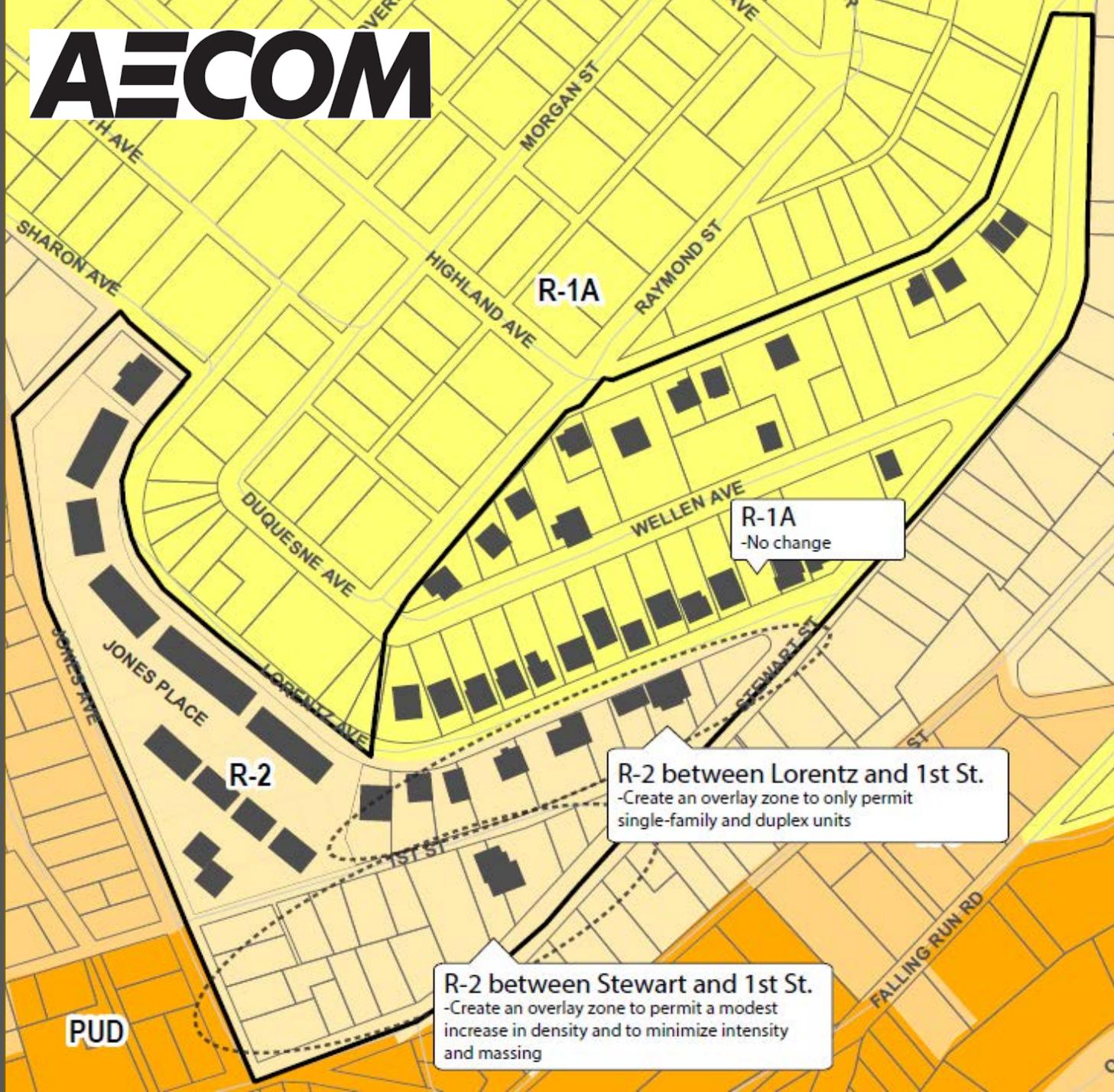
**Zack Cruze**

**Richard Dumas**

**Frank Scafella**

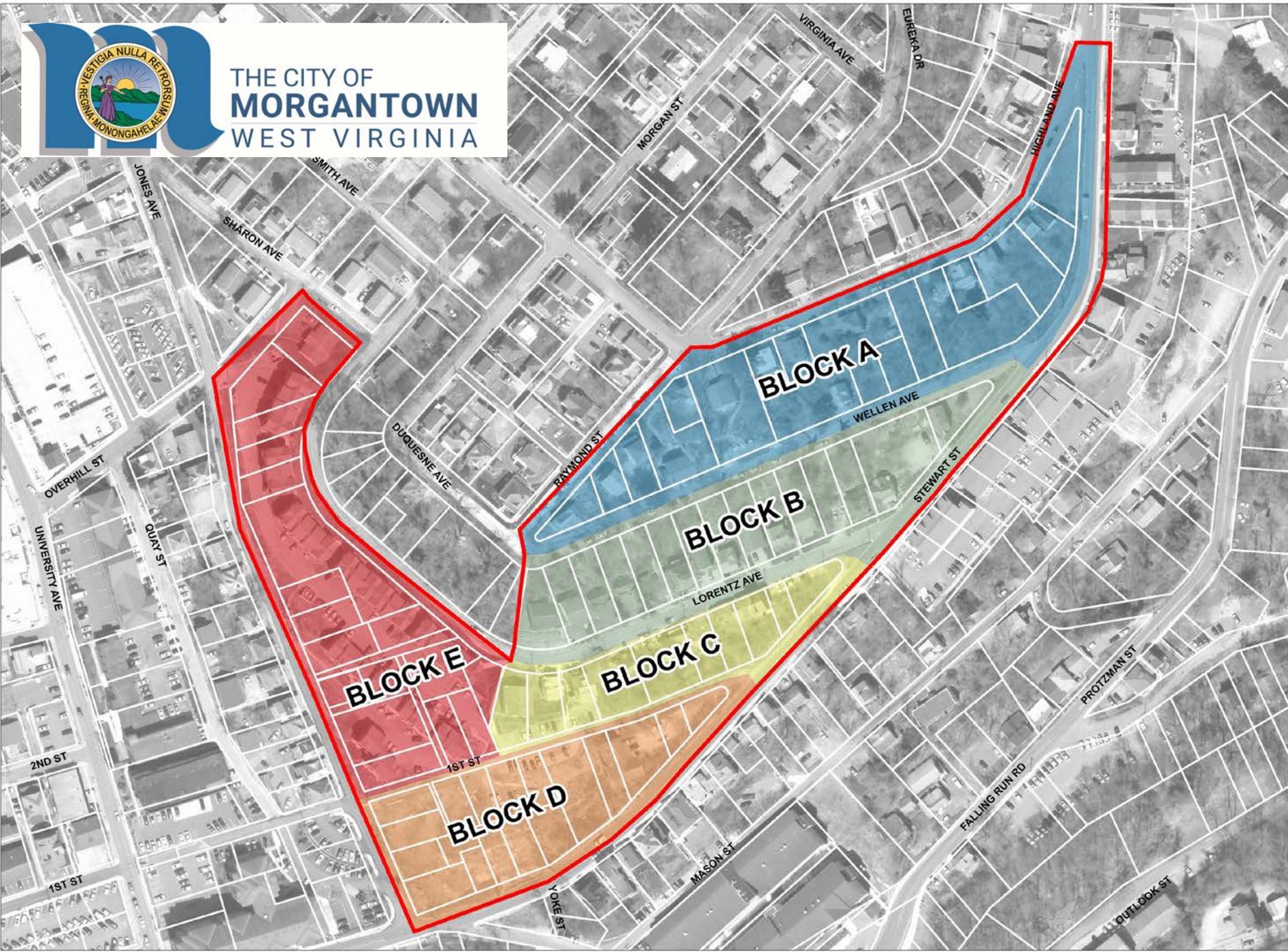
**Margaret Stout**

for their time, commitment, and contributions to this planning project.





THE CITY OF  
**MORGANTOWN**  
WEST VIRGINIA





# Wiles Hill-Highland Park Neighborhood Association

A 501c3 Non-Profit

Est. 1972

Morgantown, W.Va.



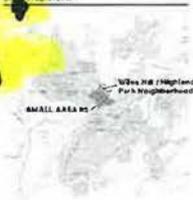
## SMALL AREA PLAN #5

Morgantown, West Virginia

### EXISTING LAND USE

April 2019

LOCATION MAP



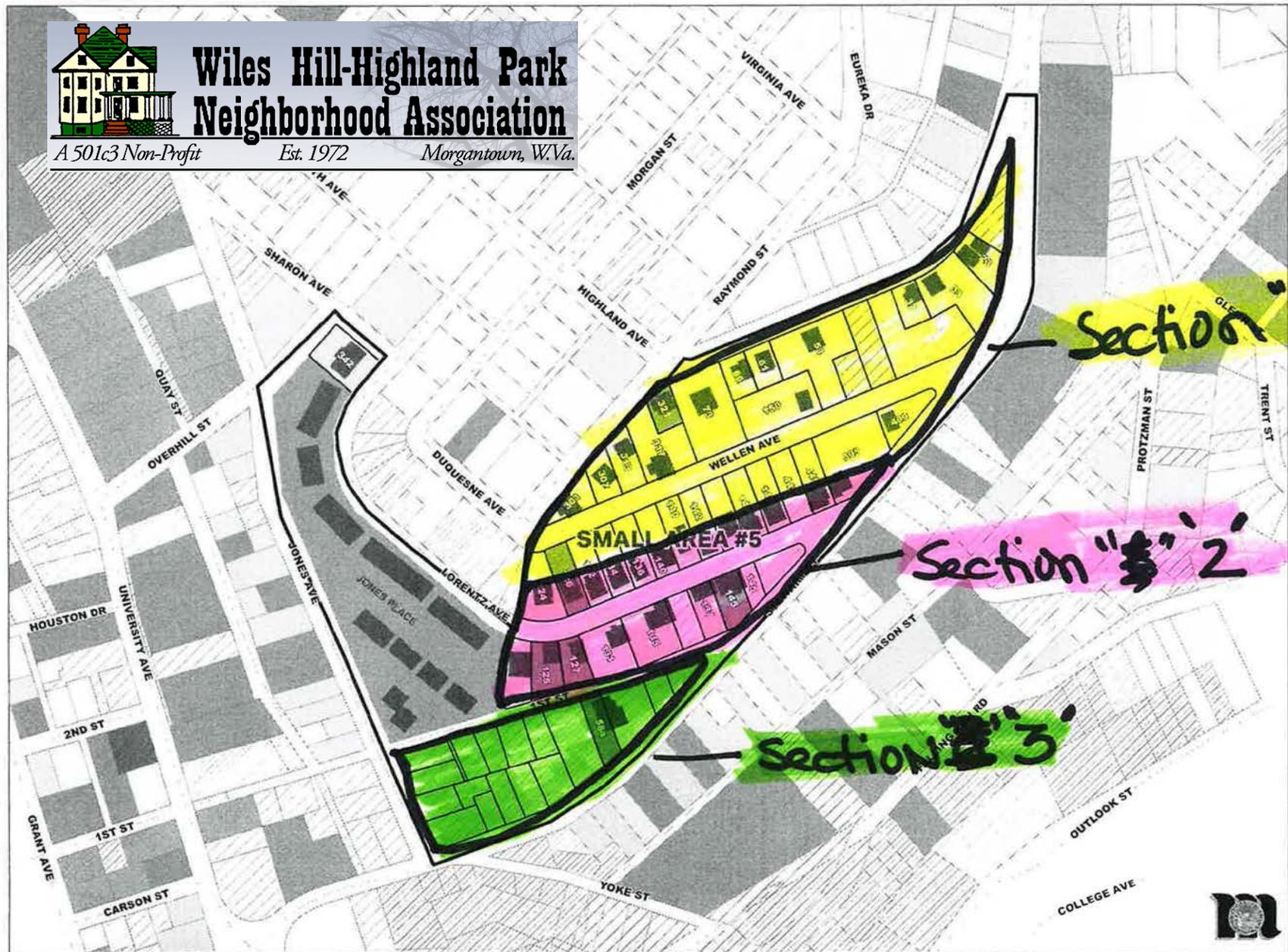
#### LEGEND

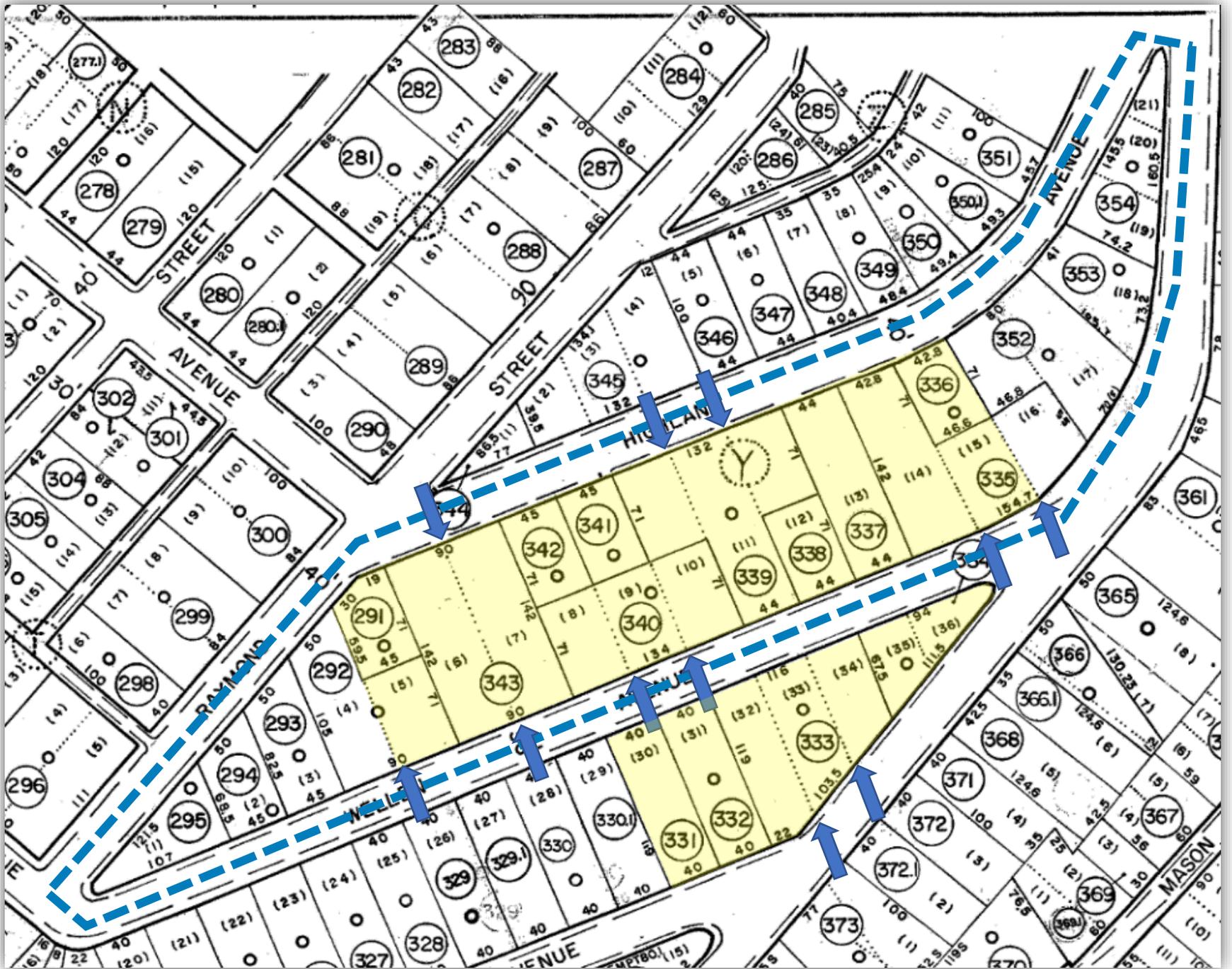
- Study Area #5
- Existing Land Use
  - Residential 1 Family
  - Residential 2 Family
  - Residential - Multi-Family
  - Multi-Purpose - Residential/Commercial
  - Road
  - Residential - Vacant
  - Urban Commercial
  - Public - Campus
  - Other

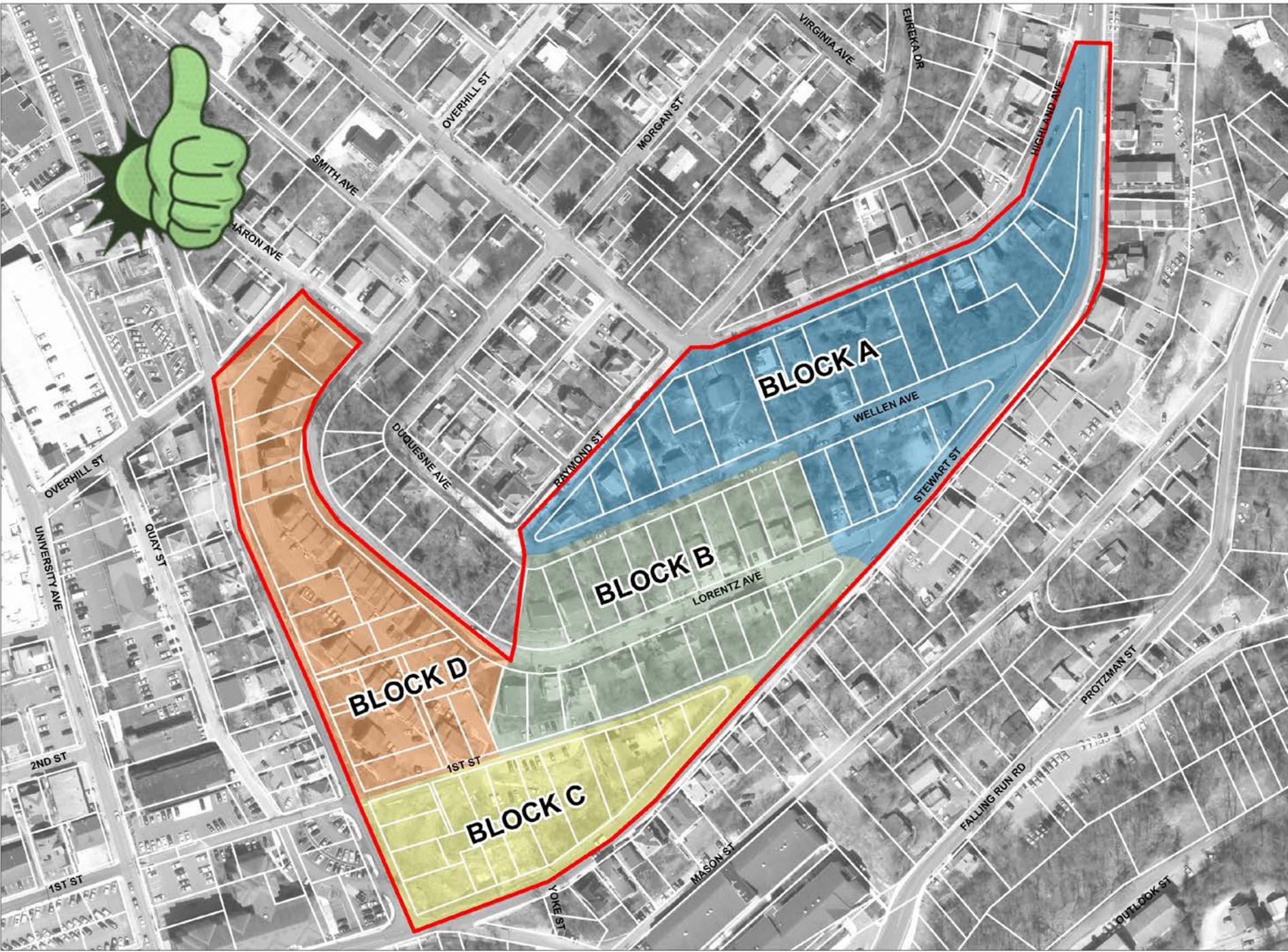
#### SCALE



CONSULTANT







# Planning Project Timeline

- **September 18, 2019**

At the second and final Community Forum, City staff presented the consensus-based themes and land use and development policy objectives developed for each of the blocks within the study area.

The second Community Forum was well-attended.

Working group representatives helped explain how and why recommendations were developed.

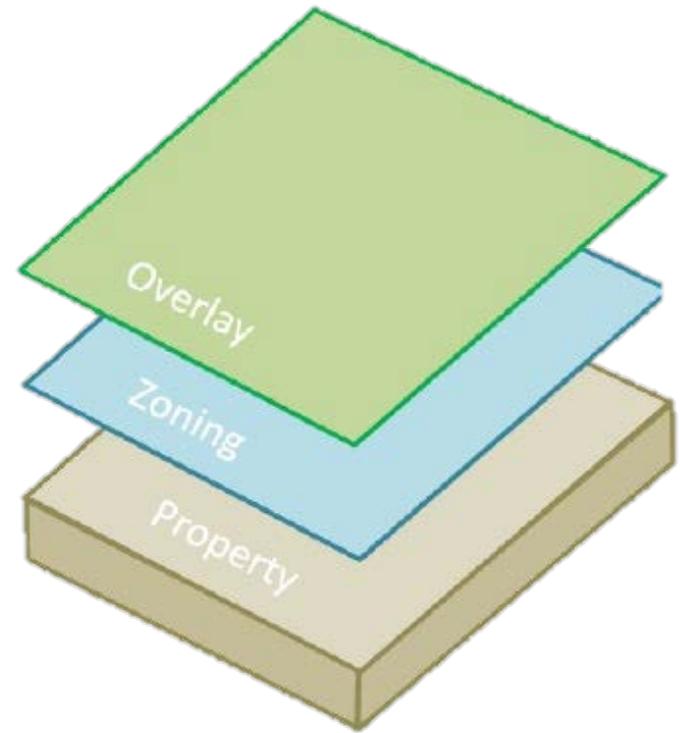
While there was some concern for new construction in the study area, there was a general understanding that zoning regulations need to be adjusted to remove barriers that contribute to blighting conditions.

# Key Recommendations

- Develop a **Wiles Hill Gateway Overlay District** intended to:
  - Provide a “demonstration” set of land use and land development standards.
  - Advance thematic policy frameworks enumerated in the Recommendations Report for each of the internal blocks will maintaining existing underlying zoning classifications (districts).
- Overlay District provisions should serve to:
  - Modestly increase residential densities in a transitional pattern.
  - Advance infill and redevelopment through dwelling diversification.
  - Promote construction of affordable workforce housing opportunities that includes balance of owner and renter households.

# What is an Overlay District?

- An overlay district is a zoning district that is applied over one or more previously established zoning districts.
- The overlay district is used to establishing additional, stricter, and/or incentive standards and criteria for the covered properties in addition to those of the underlying zoning district(s).
- An overlay district is a flexible zoning technique that can be used to promote specific development patterns in a certain area where the underlying zoning district(s) fails to fully realize community desired outcomes.



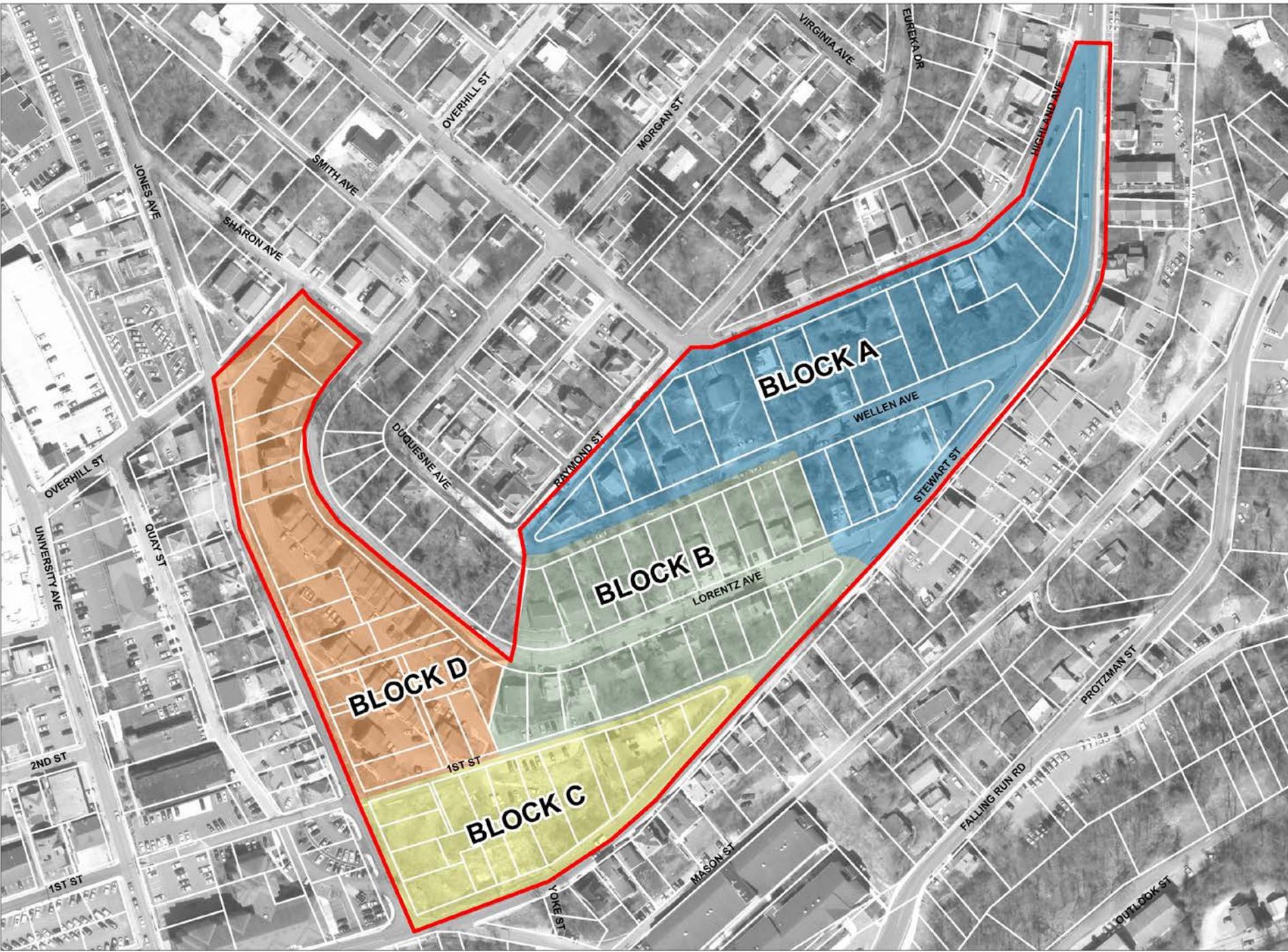
**Wiles Hill  
Gateway  
Overlay District**

# Key Recommendations

- Permit smaller, right-sized parcels for single-family detached and townhouse development (depending on the Study Area Block).
- Replace current maximum building height calculations to better focus on new construction's relationship with frontage roads and preserving viewsheds.
- Introduce the concept of “Accessory Dwelling Units (ADUs)” in Study Area Block A in detached or over-garage configurations.

# Key Recommendations

- Significant public right-of-way, slope protection, pedestrian path, and gateway public realm improvements, both public and private, are paramount to achieving desired revitalization and neighborhood stabilization objectives within the overlay district to protect and preserve the quality and character of the adjoining Wiles Hill neighborhood.



**BLOCK A**

**BLOCK B**

**BLOCK C**

**BLOCK D**

OVERHILL ST

SMITH AVE

MORGAN ST

VIRGINIA AVE

EUREKA DR

HIGHLAND AVE

JONES AVE

SHARON AVE

WELLEN AVE

RAYMOND ST

DUQUESNE AVE

STEWART ST

OVERHILL ST

QUAY ST

UNIVERSITY AVE

LORENTZ AVE

2ND ST

1ST ST

PROTZMAN ST

FALLING RUN RD

1ST ST

YORK ST

MASON ST

OUTLOOK ST

# Themes – Block A

The purpose of Block A is to serve as a transition into the standard R-1A District while enabling creative building forms and moderately higher detached single-family densities that incentivize infill and redevelopment of underutilized, functionally obsolete, and/or nonconforming properties.



# Themes – Block B

The purpose of Block B is to serve as a secondary transition that enables creative building forms including two-family and townhouse dwellings at moderately higher densities than Block A to incentivize redevelopment of all properties.



# Themes – Block C

The purpose of Block C is to foster development, built into the hillside, of moderately higher densities than Block B that provides an attractive gateway into the Wiles Hill neighborhood.



# Themes – Block D

Given the fact the block has been fully redeveloped within the last decade, less focus was given to formulating a land use and development theme framework that would guide future zoning strategy considerations.

Either absorb Block D into Block B or provide zoning provisions for Block D that would be similar to that of Block C to guide redevelopment at the end of the *Jones Place* lifecycle.

