



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
(304) 284-7431 TDD (304) 284-7512  
www.morgantownwv.gov

July 28, 2015

**RE: Invitation to a Public Neighborhood Forum – Wednesday, August 5, 2015, 7 p.m., Marilla Center**

Greetings.

You are receiving this letter because you own property within or near one of the several “Future Study Areas” identified in the City’s 2013 Comprehensive Plan. Specifically, “Study Area No. 17” is highlighted in the graphic to the right.

The City is kicking off a neighborhood-level, grass-roots **Small Area Plan** for “Study Area No. 17.” This plan will address land use, transportation, and a variety of other topics in **YOUR BACKYARD**. Strategies developed in this plan will advance the goals, objectives, strategies, and consistency principles of the Comprehensive Plan. The ultimate goal of this Small Area Plan is to enhance the quality of life in and around “Study Area No. 17.”



**JOIN US ON**

**Wednesday, August 5, 2015  
7 p.m.  
Marilla Center**

**TO HELP PLAN  
YOUR NEIGHBORHOOD**

This **PUBLIC FORUM** is open to the public and all are welcome to attend and participate. As a property owner and/or resident with and around Future Study Area No. 17, **you are a key stakeholder** and **we hope you will attend and participate** in this small area planning project.

I have enclosed additional information about the City’s Small Area Planning Program and the Comprehensive Plan’s “Future Study Area.” **Please join us on August 5<sup>th</sup>.**

The **“Future” is here and now** – we look forward to meeting you and working together.

Respectfully,

Christopher M. Fletcher, AICP  
Director of Development Services



**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

## **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.

MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
17	R-1	Darst Street and Jerome Street	<p><b><i>The area is vacant, undeveloped land with steep slopes subdivided into smaller, residentially scaled parcels.</i></b></p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> <li>Evaluate denser single-family development opportunities.</li> </ul>


