



MORGANTOWN PLANNING COMMISSION

November 12, 2015
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kawecki, City Council

STAFF REPORT

CASE NO: Amendment to the 2013 Comprehensive Plan Update (NOV 2015)

REQUEST:

Administratively proposed amendments to the Conceptual Growth Framework Map (Page 19) and the Land Management Map (Page 39) of the 2013 Comprehensive Plan Update as they relate to modifying the boundaries of the “Encouraged Growth” general concept area adjacent to the Morgantown Municipal Airport.

BACKGROUND and ANALYSIS:

The 2013 Comprehensive Plan Update (Comp Plan) identified eleven (11) “Areas of Opportunity” where specific development intent beyond the general concept applies. The following graphic is clipped from Pages 47 and 48 of the Comp Plan describing Area of Opportunity No. 9 – Airport Technology Park [AO9].

9. Airport Technology Park

Location: Planned business and industrial park on the east side of the Morgantown Airport.

Context: District

Concept Area: Encouraged Growth

Intent: To diversify the community’s employment and industry base by developing a business / industrial park well-situated near the Interstate 68 / Pierpont Road exit and the Morgantown Municipal Airport and properties adjoining the airport along Hartman Run Road.

- Construction of the new West Virginia National Guard Readiness Center will open access to approximately 90 additional acres for the development of light industry, manufacturing, office uses.
- Continued growth of the commercial and corporate traffic at the airport and efforts to extend the runway will contribute to related market opportunities.

**Development Services
Department**

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

AO9 represents an evolution of shared vision and leadership over the last several years by the City, the County, and the County Economic Development Authority.

The Comp Plan’s Economic Development Objective No. 5 – “Provide desirable locations for business expansion” includes the following three (3) strategies supporting AO9 [clips from Pages 95 and 96]:



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ED 5.3 Develop a specific target marketing plan for the Morgantown Airport Technology Park in concert with federal laboratories and other major employers that positions the park for technology tenants that are not already accommodated in the market.

ED 5.4 Expand infrastructure development from the West Virginia National Guard Readiness Center for Airport Technology Park economic development.

ED 5.5 Support the construction of a light manufacturing business incubator building in the Morgantown Airport Technology Park.

As anticipated in the Comp Plan, roadway and infrastructure development in conjunction with the construction of the new West Virginia National Guard Readiness Center has opened access to at least 90 additional acres for growth of light industry, manufacturing, and office uses. However, significant earth work remains to prepare development sites and extend the Airport's runway as planned in the 2012 Morgantown Municipal Airport Master Plan [see Comp Plan Strategy TR 8.2].

Since the Comp Plan's adoption in 2013, the City has made significant progress toward authorization, preliminary planning and environmental assessment, and material project delivery scheduling of the runway extension project. This progress has also opened recent discussions with private property owners adjacent to the Airport interested in contributing earth from their tracts to the runway extension project thereby increasing the amount of developable acreage that could be accessible and available for economic development aligned with intentions envisioned in the Comp Plan for AO9.

Although this additional acreage is located outside the City's corporate limits, there is interest in annexation by petition. To that end, City Council enacted Ordinance No. 15-67 on 20 OCT 2015 annexing realty owned by Airpark, LLC for which Zoning Map Amendment Petition No. RZ15-11 has been submitted to the Planning Commission. City Administration anticipates one or more additional annexation petitions adjacent to the Morgantown Municipal Airport.

The "Encouraged Growth" concept areas illustrated on the Comp Plan's Conceptual Growth Framework Map (Page 19) and Land Management Map (Page 39) do not include areas adjacent to the Airport realty. It appears prudent and proper to amend these maps to reflect recently identified landscape changes and economic development opportunities aligned with AO9 intentions advanced through the Airport runway extension project. Addendum A of this report provides comparative illustrations between the subject existing and proposed Comp Plan maps. The complete "proposed" maps dated June 24, 2015 and descriptions of the "General Concept Areas" illustrated on the Land Management Map are attached hereto.

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Addendum B of this report provides the procedural steps set forth in West Virginia State Code §8A-3-11 for amending a comprehensive plan after adoption.

STAFF RECOMMENDATION:

Staff advises the Commission to forward a recommendation to City Council to amend the 2013 Comprehensive Plan Update, Conceptual Growth Framework Map (Page 19) and Land Management Map (Page 39), as illustrated in the proposed map exhibits attached hereto and dated June 24, 2015.

**Development Services
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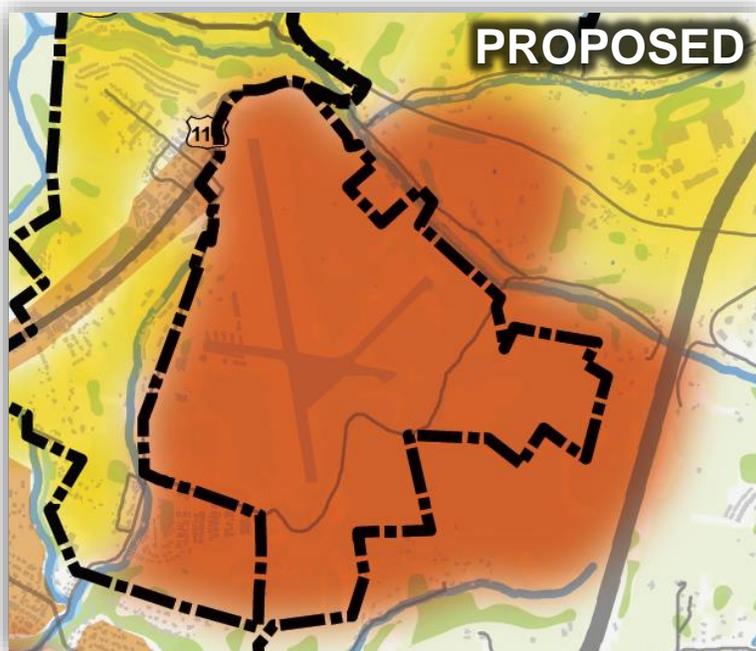
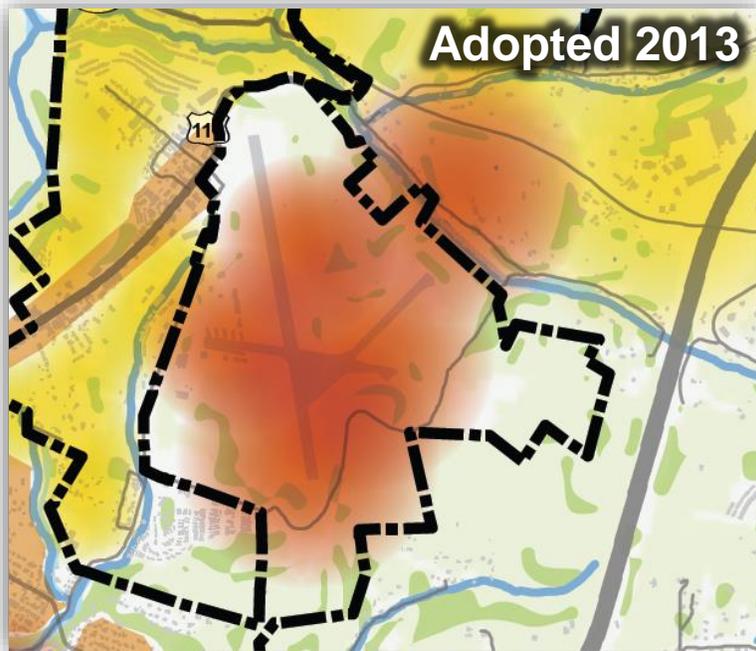
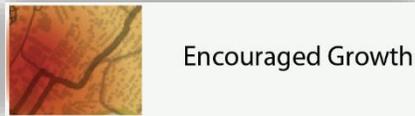
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STAFF REPORT ADDENDUM A

Amendment to the 2013 Comprehensive Plan Update (NOV 2015)

The following images are clipped from the adopted and proposed maps to illustrate administratively recommended amendments. Each image is labeled as either "Adopted" or "Proposed". The entire "proposed" maps are attached to the Staff Report as exhibits.

Conceptual Growth Framework Map (Page 19)

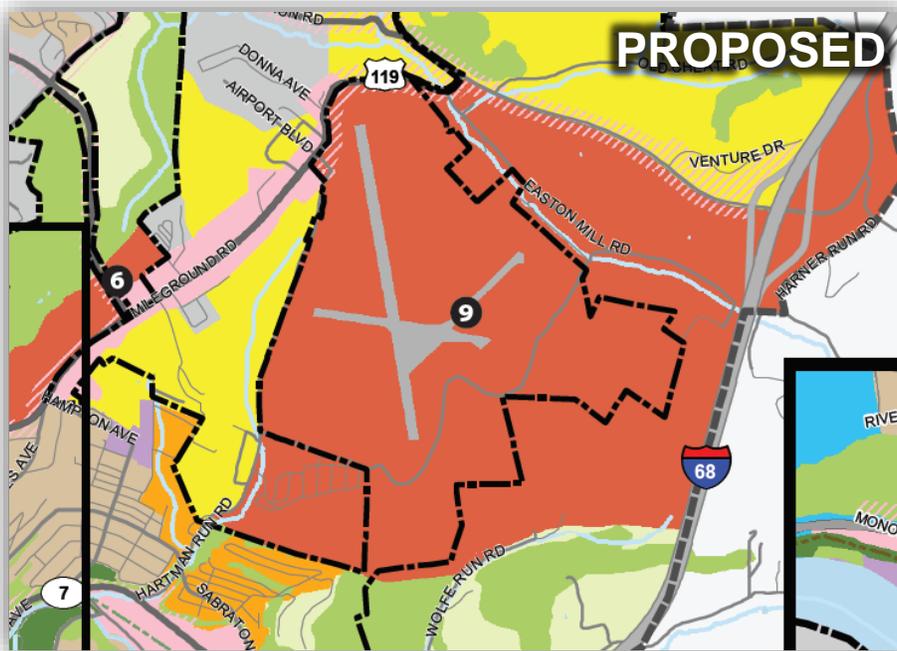
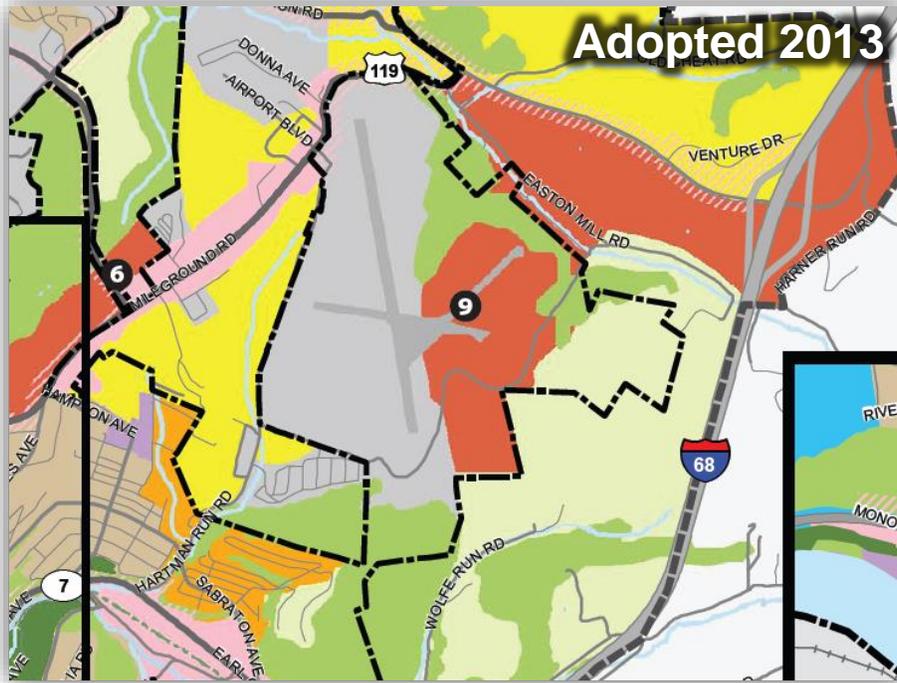


STAFF REPORT ADDENDUM A

Amendment to the 2013 Comprehensive Plan Update (NOV 2015)

Land Management Map (Page 39)

 **Encouraged growth:** Areas where new growth is encouraged primarily for economic development. These areas may be special districts or mixed-use areas.



STAFF REPORT ADDENDUM B

Amendment to the 2013 Comprehensive Plan Update (NOV 2015)

West Virginia State Code §8A-3-11 sets forth the following procedures for amending a comprehensive plan after its adoption.

- Prior to recommending an amendment to an adopted comprehensive plan to City Council for adoption, the Planning Commission shall give a notice and hold a public hearing. At least thirty (30) days prior to the date set for said public hearing, the Planning Commission shall publish a notice of the date, time and place of the public hearing as a Class I legal advertisement.
- After said public hearing, the Planning Commission shall submit the recommended comprehensive plan amendment to City Council for consideration and adoption.
- At the first meeting of the City Council following the submission of the Planning Commission's recommended comprehensive plan amendment, the Planning Commission shall present the recommended amendment to City Council.
- After the presentation of the recommended comprehensive plan amendment by the Planning Commission to City Council and prior to adoption, City Council shall hold a public hearing after giving notice. At least fifteen (15) days prior to the date set for City Council's public hearing, the Planning Commission shall publish a notice of the date, time and place of City Council's public hearing as a Class I legal advertisement.
- Within the latter of ninety (90) days or three (3) scheduled meetings after the submission of the recommended comprehensive plan amendment to City Council, City Council must act by either adopting, rejecting or amending the recommended comprehensive plan amendment.
- If the comprehensive plan amendment is adopted by City Council, then City Council may adopt the comprehensive plan amendment as an ordinance or designate what other effect the comprehensive plan may have.
- If the comprehensive plan amendment is adopted by City Council and an ordinance is published, the comprehensive plan amendment may be incorporated by reference in the ordinance and the full text does not have to be published.
- After adoption of the comprehensive plan amendment by City Council, City Council must file the adopted comprehensive plan amendment in the Office of the Clerk of the Monongalia County Commission.



Our intent for how and where to grow. In graphics...

Land Management Map

Morgantown has choices relative to how it will grow in the future. These choices and aspirations are expressed in the Land Management Principles. The Land Management Map illustrates where the Principles could be implemented, identifying areas where urban expansion (greenfield development), infill and redevelopment are appropriate and where existing areas (both developed and undeveloped) should be protected from significant change. Below are the general concepts depicted on the map. Further detail on the development intent for specific areas (numbered on the map) is described in the next section.

GENERAL CONCEPT AREAS

CONSERVATION (MAINTAIN AND PROTECT)

-  **Preserve:** Land that is permanently protected by regulations or ownership such as nature preserves, recreational open space and public parks.
-  **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.
-  **Neighborhood Conservation*:** Preservation of existing neighborhood character and continued maintenance of buildings and infrastructure.
-  **Limited Growth / Conservation Development:** Primarily rural areas that have value as open space but are subject to development. To the extent that development occurs, it should be clustered to retain open space and protect significant environmental features.

DEVELOPMENT (INFILL, REDEVELOPMENT, EXPANSION)

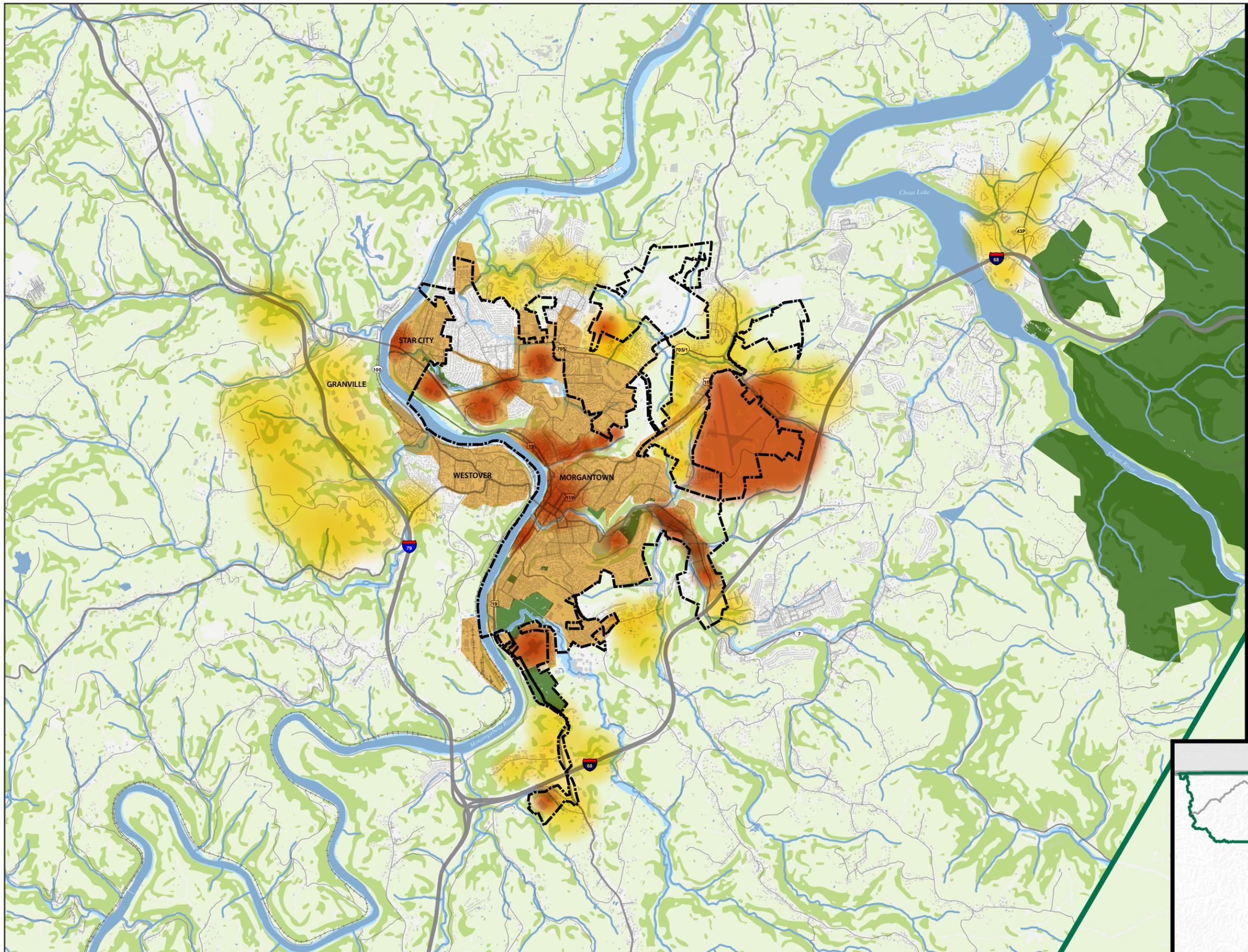
-  **Downtown Enhancement:** Continued infill and redevelopment in the Downtown core with a mix of employment, civic, commercial and residential uses as described in the 2010 Downtown Strategic Plan Update.
-  **Corridor Enhancement**:** Improving development along corridors with a mix of uses, increased intensity at major nodes or intersections and roadway improvements to improve traffic flow, pedestrian and biking experience.
-  **WVU Campus Development:** Growth within WVU's campus areas that supports the University's functions. Development may include a mix of institutional, residential, civic and commercial uses.
-  **Neighborhood Revitalization:** Stabilization and reinvestment in existing neighborhoods that includes improvements to public and private buildings and infrastructure, and support for infill development, adaptive reuse and redevelopment that offers a mix of residential types and supporting uses.
-  **Infill and Redevelopment*:** Existing developed sites or districts that are underutilized or functionally obsolete, where infill development or redevelopment that is consistent with the surrounding context is appropriate.
-  **Encouraged growth:** Areas where new growth is encouraged primarily for economic development. These areas may be special districts or mixed-use areas.
-  **Controlled growth / Traditional Neighborhood Area*:** Areas where growth is not strongly encouraged but where mixed-use development could be supported because of proximity to planned or existing roadways and utilities. Appropriate development may include a traditional neighborhood pattern (walkable with a distinct center and edge), an open space development pattern, or special use districts. Care should be taken to ensure that new development is compatible with existing development patterns in the area.

OTHER MAP AREAS

-  **Developed Areas:** Existing developed areas outside the city where neither a conservation nor development intent applies.
-  **Areas of Opportunity:** Area where a more specific development intent applies (see page 44).

*See Map 3. Pattern and Character for existing context.

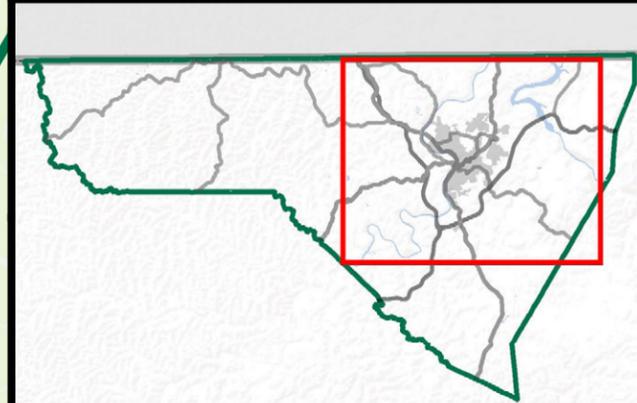
**Hatched areas indicate opportunities for corridor enhancement within another concept area.



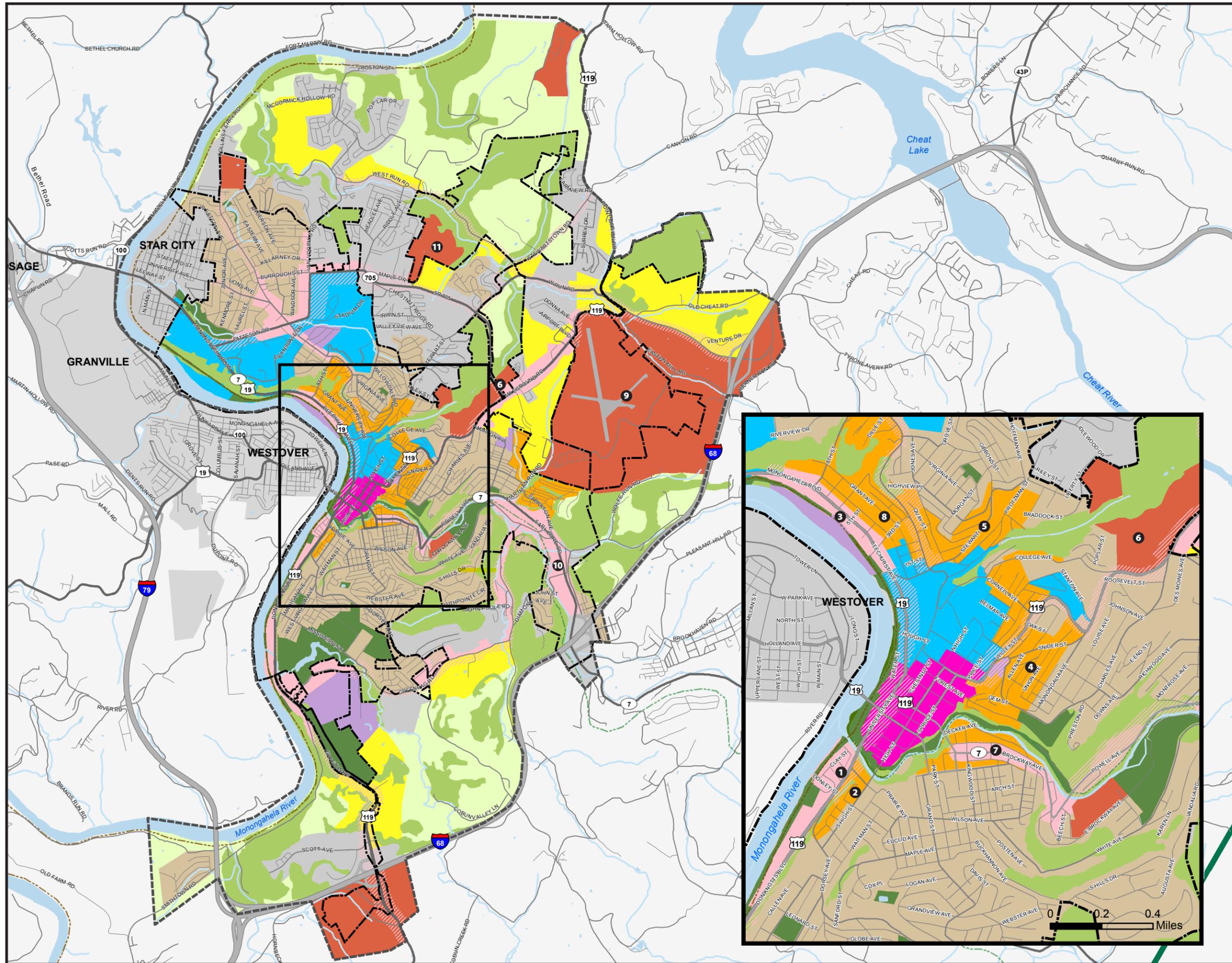
Conceptual Growth Framework

-  Preserved Open Areas
-  Reserved Open Areas
-  Restricted Areas (Floodplain)
-  Encouraged Growth
-  Infill and Redevelopment
-  Controlled Growth
-  Limited Growth

Revised June 24, 2015



**MAP 4
LAND MANAGEMENT**



- Preserve
- Reserve
- Limited Growth
- Neighborhood Conservation
- Downtown Enhancement
- Corridor Enhancement
- WVU Campus Development
- Neighborhood Revitalization
- Infill and Redevelopment
- Encouraged Growth
- Controlled Growth/Traditional Neighborhood Area
- Developed Areas
- Roads
- Water Bodies
- Morgantown Boundary
- Study Area

- Areas of Opportunity**
- 1** Waterfront / Wharf District
 - 2** South High Street and University Avenue
 - 3** Beechurst Avenue Corridor
 - 4** North Willey Street / Richwood Avenue Area
 - 5** Stewart Street Area
 - 6** 705 University Farms Area
 - 7** Brockway Avenue Corridor (Route 7)
 - 8** Sunnyside
 - 9** Airport Technology Park
 - 10** Sabraton, Earl L. Core Rd.
 - 11** University Research Park

0 0.5 1 Miles
 0 0.2 0.4 Miles
 Revised : 6/24/2015