

Appendix A Resource Documents

1. Areas for Future Study

The following table and accompanying map identify areas for future study throughout the City of Morgantown. These areas 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.

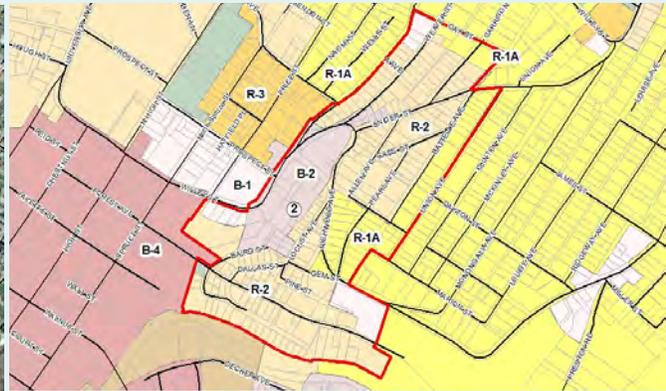
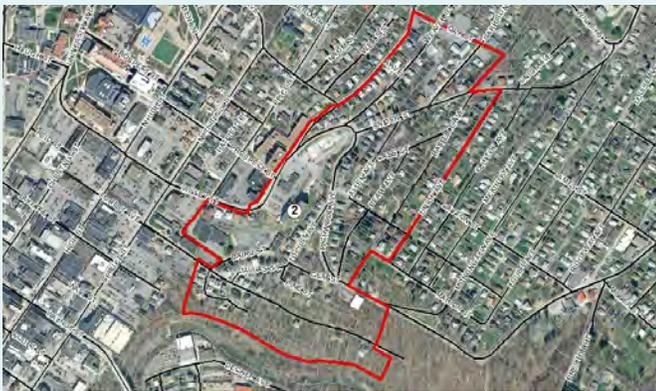
Appendix A

1. Areas for Future Study 1
2. Annexation Overview 13

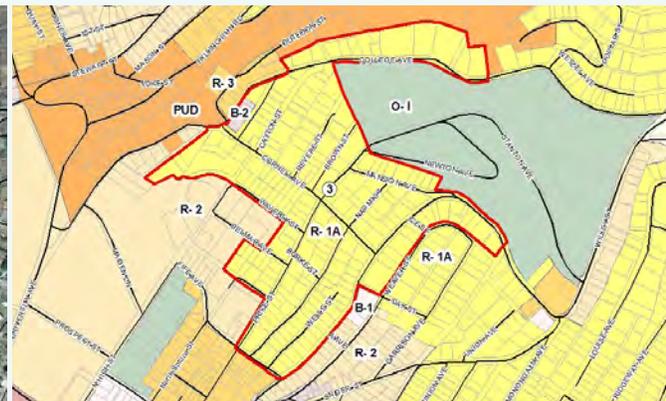
MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
1	B-2	Brockway Avenue Corridor; adjoins the Greenmont Neighborhood.	<p>Current low density commercial zoning does reflect the existing pattern of development, site constraints, and is an obstacle to redevelopment.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> • 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.



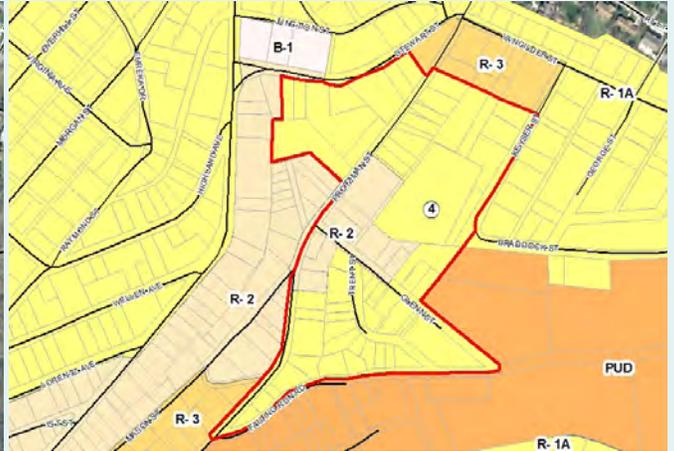
MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
2	R-1A, R-2, B-1, B-2	North Willey Street, Snyder Street, and Richwood Avenue; adjoins the Woodburn Neighborhood.	<p>Current mix of residential and commercial zoning does not reflect existing uses or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> • 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.



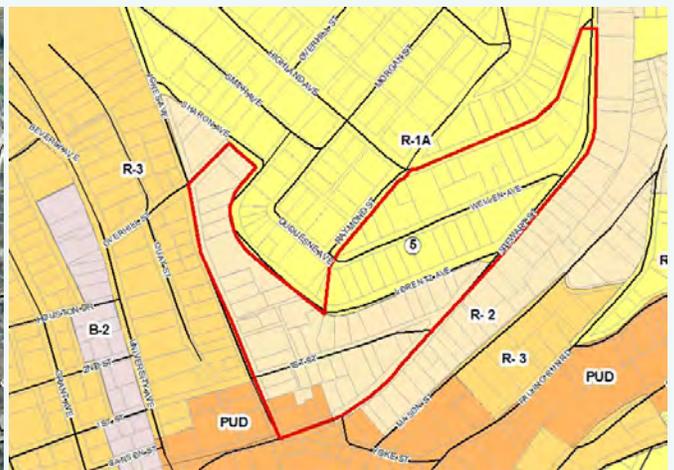
3	R-1A	Fraternity Hill, Price Street	<p>Current single-family residential zoning does not reflect existing uses or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> • Further a greek village concept with related design standards. • Increase density of market-rate 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.
---	------	-------------------------------	---



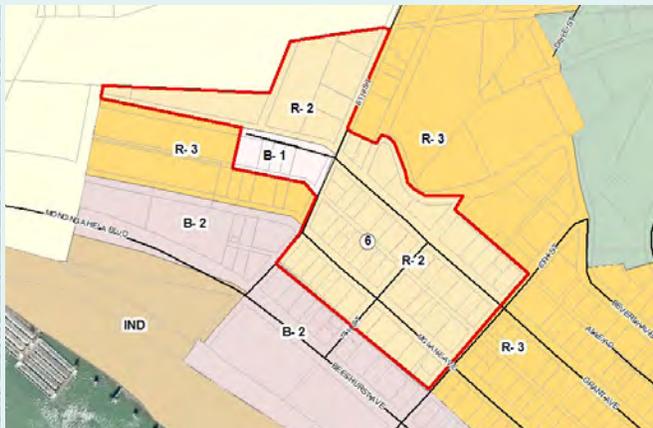
MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
4	R-1A and R-2	Protzman, Glenn, and Van Gilder Streets; adjoins the Wiles Hill / Highland Park Neighborhoods	<p>Current single-family residential zoning does not reflect existing uses, existing development patterns, or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Permitting of higher densities to match surrounding development.



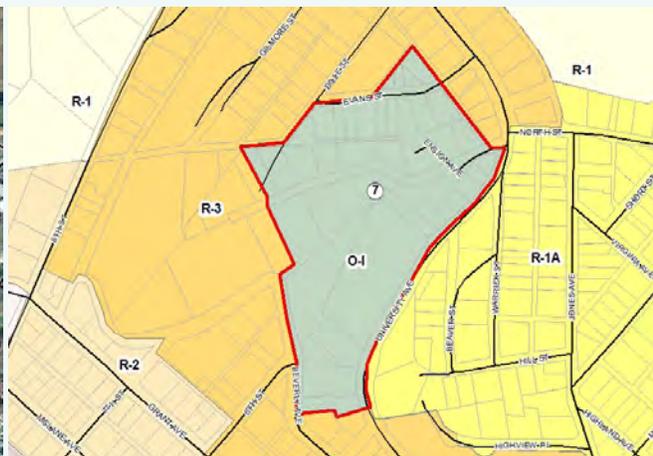
5	R-1A, R-2 and PUD	Stewart Street and Highland Avenue; adjoins the Wiles Hill / Highland Park Neighborhoods	<p>Current single-family residential zoning does not reflect existing uses or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Permitting of very 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.
---	-------------------	--	--



MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
6	R-2	Sunnyside Neighborhood between R-3 District, Eighth Street, and the Evansdale Neighborhood's R-1 District.	<p>Current single and two-family residential zoning does not reflect existing uses or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Permitting higher density residential patterns



7	O-1	University Avenue, Sixth Street, Dille Street	<p>Current office and institutional zoning does not reflect existing uses, existing development pattern, or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> 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.
---	-----	---	--



MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS										
10	R-1 and B-1	Collins Ferry Road at the edge of the City boundary; Suncrest Neighborhood; National Energy Technology Laboratory	<p>Current single-family residential zoning does not reflect existing uses, existing development pattern, or future potential.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Consider zoning reclassifications mitigating existing nonconforming use. 										
		11	B-1	Chestnut Ridge Road; Mylan Pharmaceuticals	<p>Existing zoning classification does not reflect existing well established light industrial use, WVU realty.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Consider zoning reclassifications mitigating existing nonconforming use. 			12	B-1	Van Voorhis Road; Cheslea Square; Suncrest Neighborhood	<p>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.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> consider incentives to increase development density and increase mixed-use housing stock. 		
		12	B-1	Van Voorhis Road; Cheslea Square; Suncrest Neighborhood	<p>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.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> consider incentives to increase development density and increase mixed-use housing stock. 								
													

MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
13	R-1, R-3, B-1, B-2	Oakland Street, Harding Street, Country Club Drive; Evansdale	<p><i>Includes a nonconforming motel.</i></p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Consider zoning reclassification that could provide for the redevelopment of the motel into a more intense hotel or higher density residential uses.



14	R-1	Dorsey Avenue, Mountaineer Elementary School	<p><i>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.</i></p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Consider zoning reclassifications to reflect existing single-family residential characteristics and single-family densification opportunities.
----	-----	--	--

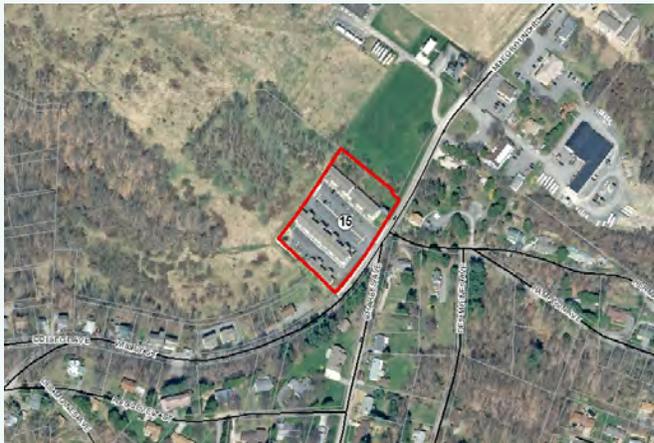


MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
------------	----------------	---------------------	--------------

15	B-2	North Willey Street	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.



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.



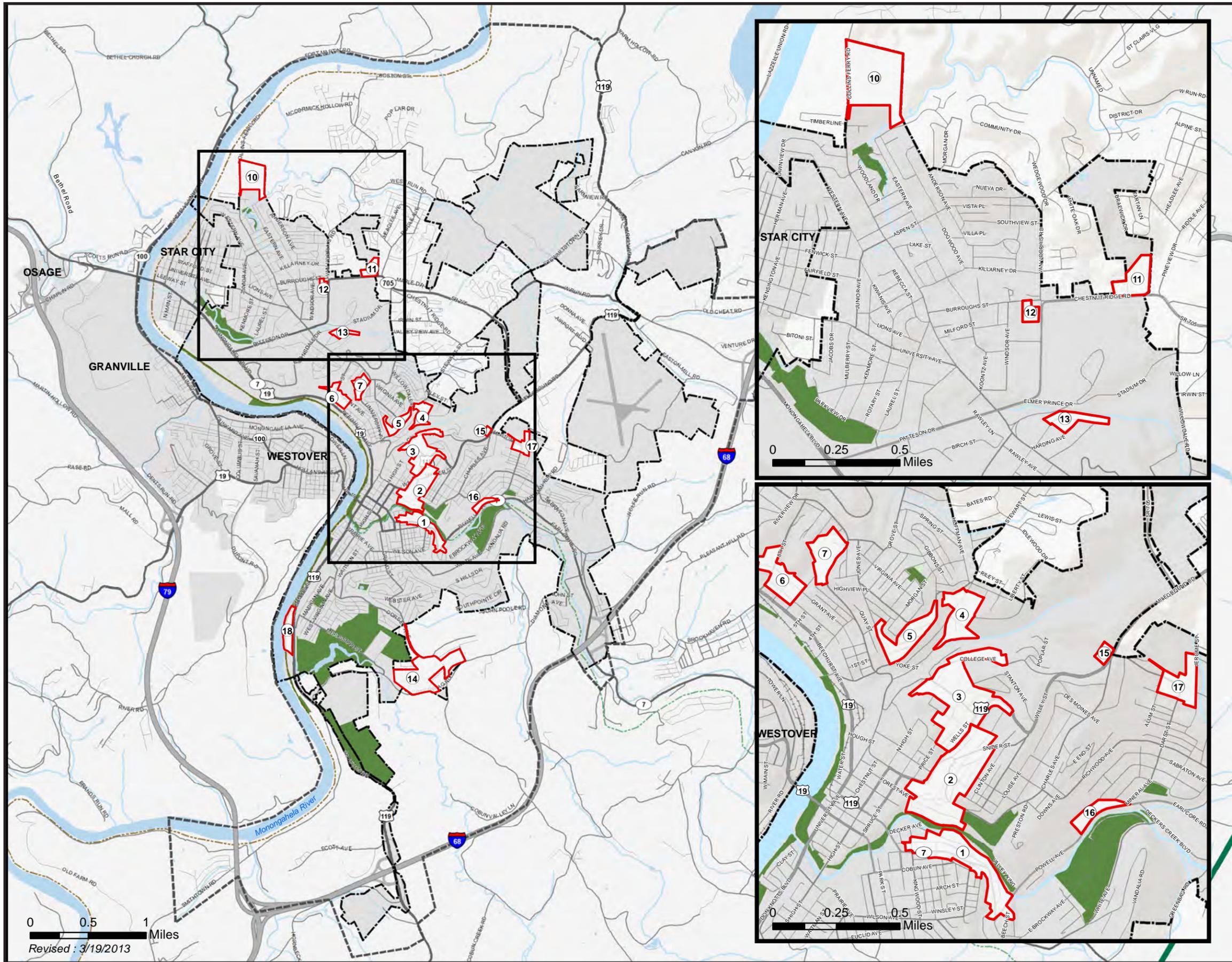
MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
------------	----------------	---------------------	--------------

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



18	I-1	Don Knotts Boulevard	<p>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.</p> <p>Considerations for future study:</p> <ul style="list-style-type: none"> Evaluate existing nonconforming commercial uses and viability of larger-scaled former industrial buildings.
----	-----	----------------------	---



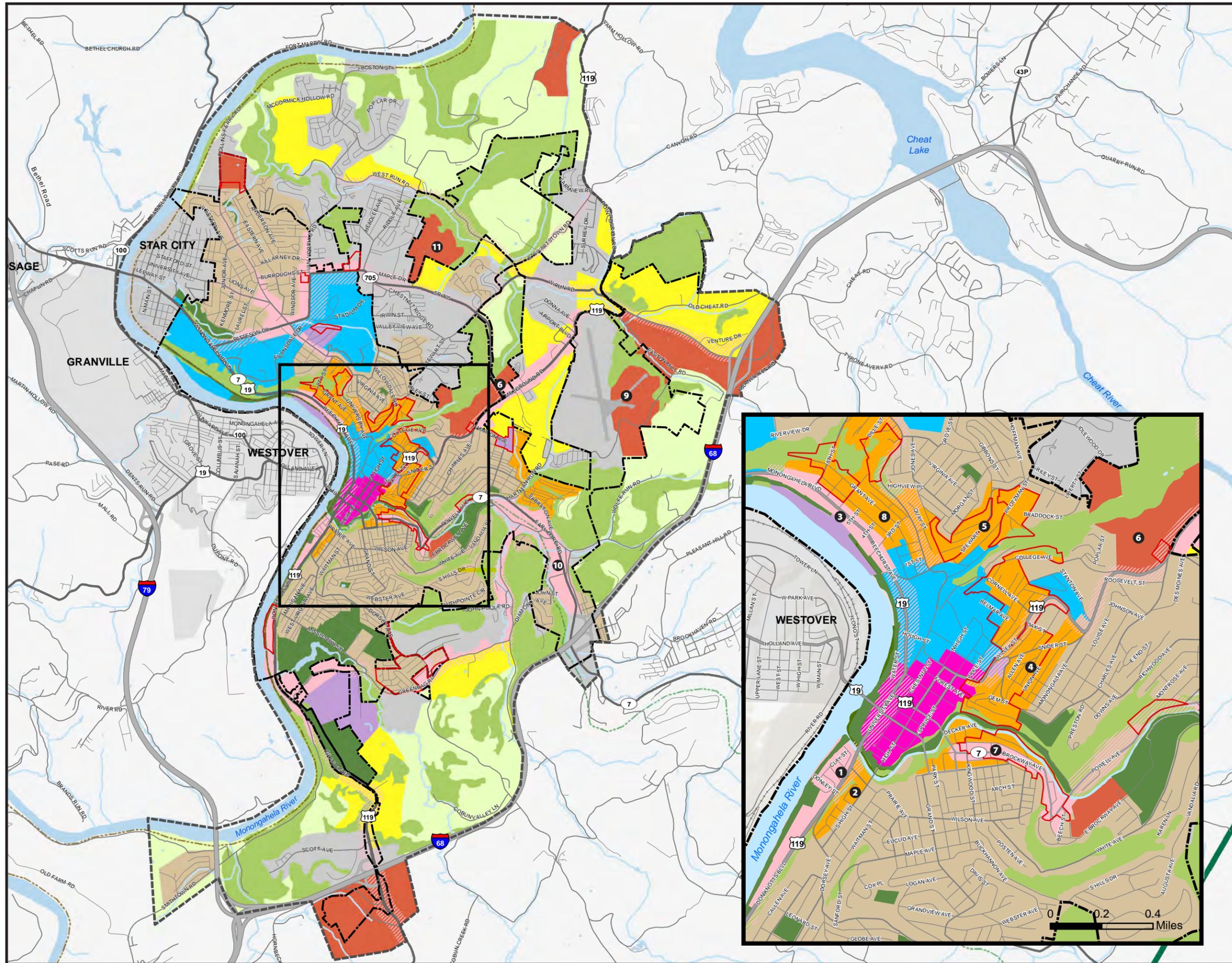


AREAS FOR FUTURE STUDY

- Roads
- Water Bodies
- Parks
- Morgantown Boundary
- Study Area
- Area for Future Study

This page intentionally blank.

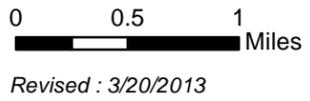
MAP 4 a
LAND MANAGEMENT
(with Areas for Future Study)



- 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

Area for Future Study

- 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



Revised : 3/20/2013

This page intentionally blank.

2. Annexation Overview

A resource document that provides general direction on Annexation considerations as they relate to the Comprehensive Plan will be inserted.

