MORGANTOWN BOARD OF ZONING APPEALS

December 19, 2012
6:30 PM
City Council Chambers

Board Members:
Bernie Bossio, Chair
Leanne Cardoso, Vice-Chair
George Papandreas
Jim Shaffer
Tom Shamberger

STAFF REPORT

CASE NO: COMBINED REPORT – CU12-20 / V12-38 / CU12-21
Metro Towers, LLC / University Avenue

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Metro Towers, LLC, for the following approvals relating to a proposed apartment building on University Avenue.

CU12-20 ..... Conditional Use petition for a "Multi-Family Dwelling" use in the O-I District.

V12-38 ..... Variance petition concerning setbacks and encroachments.

CU12-21 ..... Conditional Use petition for "Off-Premise Parking"

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 14, Parcels 16, 17, 18, 20, and 21; O-I, Office and Institutional District

SURROUNDING ZONING:

North, West, and South: O-I, Office and Institutional District

East: R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to raze four (4) structures along University Avenue to develop an apartment building as a part of the continued Metro Towers "campus" development. The addresses of the structures to be razed are 2575, 2577, 2585, and 2587 University Avenue. The proposed structure is referred to as the "Metro Towers North 2 Building". Addendum A of this report illustrates the location of the subject development site.

The petitioner's proposed development program details include:

- One structure that will contain:
  - 32 two-bedroom apartments
  - 2,000 square foot office space and related file room. Staff understands that the office will be utilized by the property manager responsible for the Metro Towers "campus".
  - 1,000 square foot workout/exercise facility with access and use limited to residents of the Metro Towers "campus".
  - 4,488 square feet of storage space with access and use limited to residents of the Metro Towers "campus".

Development Services
Christopher Fletcher, AICP
Director

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389 Spruce Street
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- The structure will be five stories; four of which will include the 32 apartments (eight units on each story) and the lowest or basement level will include the office space, workout/exercise facility, and storage space. The three upper stories will be at or above the grade of University Avenue.
- The proposed building will be nearly identical to the architectural style of the structure that is currently under construction and visible from University Avenue, southwest of the subject development site. Said building currently under construction is known as "Metro Towers East Building".

On December 13, 2012, the Planning Commission approved Case No. S12-10-III for a Development of Significant Impact. The proposed development will also require minor subdivision approval to combine the five (5) subject parcels, which will be addressed prior to occupancy permitting.

CU12-20 – Conditional Use petition for a "Multi-Family Dwelling" use in the O-I District.

Table 1331.05.01 "Permitted Land Uses" of the Planning and Zoning Code provides that "Multi-Family Dwelling" uses are permitted in the O-I District with **conditional use** approval by the Board of Zoning Appeals.

On November 17, 2010, the Board approved the applicant's conditional use petition (Case No. CU10-16) to convert the previous "Office Building" use of the two (2) existing structures within the former "Grand Central Station" development into 125 one-bedroom units.

On October 19, 2011, the Board approved the applicant's conditional use petition (Case No. CU11-11) to construct two new buildings with 32 two-bedroom units per building. The "East Building" is located closest to University Avenue and the "West Building" is closest to the unopened Ensign Avenue right-of-way.

V12-38 – Variance petition concerning setbacks and encroachments.

The following table identifies O-I District setback requirements along with the petitioner's corresponding proposed setbacks and required **variances**. It should be noted that the petitioner's proposed site plan delineates the minimum building envelope in grey dashed lines, which demonstrates that any development on each or all of the subject parcels would require some level of variance relief from the O-I District setback standards.

Setback Standard	Requirement	Proposed	Required Variance
Maximum Front	25 feet	6 feet *from roof of northern most front stairs*	**9 feet**
Minimum Front	15 feet		
Minimum Side	30 feet	15.2 feet	**14.8 feet**
Minimum Rear	40 feet	2.2 feet	**37.8 feet**

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CU12-21 – Conditional Use petition for "Off-Premise Parking"

The Metro Towers "campus" contains 308 on-site parking spaces. These spaces do not include the seven (7) parallel parking spaces along Sixth Street, which cannot be counted toward minimum parking requirements because they are within the public right-of-way and available to the general public.

The total number of multi-family dwelling units (existing, under construction, and proposed) within the Metro Towers "campus" is 125 one-bedroom units and 96 two-bedroom units. The minimum parking requirement, based on the number of units and respective bedroom composition, for the entire "campus" is 269 spaces, which leaves a surplus of 39 on-site parking spaces.

The minimum parking requirement for the proposed "North 2 Building" is 50 spaces; 48 spaces for the residential use and 2 spaces for the employees of the property management office use. Because the "North 2 Building" development site is separated from the main Metro Towers "campus" by the Sixth Street right-of-way, **conditional use** approval is required to dedicate at least 50 off-site parking spaces on the main "campus" parcels.

Staff recommends that the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the two (2) conditional use and one (1) variance petitions presented herein. However, each respective conditional use and variance petition must be considered and acted upon by the Board separately.

STAFF RECOMMENDATION:

It is the opinion of the Planning Division that the proposed development represents a unique opportunity to increase residential density at a site that is strategically situated between West Virginia University's campuses. Because the site is well served by public transit and is within walking and biking distance of primary destinations, the development appears to link residents to alternate modes of transportation thereby reducing auto dependency of residents and mitigating increased traffic congestion created by commuting traffic from outside the City of Morgantown.

The Board of Zoning Appeals must determine whether the proposed requests meet the standard criteria for a variance and conditional use respectively by reaching a positive determination for *each* of the "Findings of Fact" submitted by the applicant. Addendum B of this report provides Staff recommended revisions to the petitioner's findings of fact (deleted matter struck through; new matter underlined).

Again, each respective conditional use and variance petition must be considered and acted upon by the Board separately.

Staff recommends the following approvals and related conditions for each petition:

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CU12-20 – Conditional Use petition for a "Multi-Family Dwelling" use in the O-I District.

Staff recommends approval of Case No. CU12-20 so that a "Multi-Family Dwelling" use can be developed in the O-I District as requested with the following conditions.

1. That Development of Significant Impact Site Plan petition S12-10-III be approved by the Planning Commission and related conditions performed.

2. That a minor subdivision petition combining Parcels 16, 17, 18, 20, and 21 of Tax Map 14 be approved by the Planning Commission and the final plat recorded prior to the issuance of any certificate of occupancy.

3. That the developer and/or project design professionals must meet again with the Technical Review Team prior to building permit application and incorporate all reasonable Technical Review Team recommendations in plans submitted with related building permit applications.

4. That a Landscape Plan and a Lighting Plan be submitted with the building permit application for review and approval by the Planning Division. Variance approval must be obtained should said plans not conform to the related performance standards set forth in the City Planning and Zoning Code.

5. That, prior to the issuance of a permanent certificate of occupancy, the sidewalk running along University Avenue and fronting the subject development site must be reconstructed, to the satisfaction of the City Engineer, a width of no less than six (6) feet beginning at the property boundary dividing Parcels 21 and 22 of Tax Map 14 thence to the private road driveway entrance on University Avenue; said private road driveway entrance is that which specifically connects same to the Sixth Street right-of-way.

6. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards as determined by the City's Chief Building Code Official.

7. That all shared dumpsters within and serving the Metro Towers development must be enclosed with masonry materials at least six (6) feet in height and include opaque gates.

8. That fire lanes, if applicable, must be provided to the satisfaction of the City's Fire Marshall.

9. That the petitioner work with Mountain Line Transit to develop a shelter facility on or near the project site to improve access and utilization of public transit by residents of and near the Metro Towers "campus".

10. That the conditional use approval granted herein is specific to the petitioner and may not be transferred.

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V12-38 – Variance petition concerning setbacks and encroachments.

Staff recommends approval of Case No. V12-38 as requested, with the following condition, so that the front setback may extend no closer than six (6) feet from the front parcel boundary; so that the rear setback may extend no closer than two (2) feet from the rear parcel boundary; and, so that the side setbacks may extend no closer than fifteen (15) feet from the respective side parcel boundaries.

1. That the petitioner work with the City to study the feasibility and practicality of reducing the width of the Sixth Street right-of-way for the purpose of increasing the building's front setback along University Avenue.

2. Should site planning and engineering designs determine, to the satisfaction of the City Engineer, that encroachment further into the southern side setback variance granted herein is necessary and/or prudent to protect and preserve the integrity of Parcel 22 of Tax Map 14 and the structure presently contained thereon, the southern side setback may be extended no closer than two (2) feet from the southern side property boundary.

CU12-21 – Conditional Use petition for "Off-Premise Parking"

1. That an accessible route to the off-site parking area meet all applicable federal Fair Housing and Americans with Disabilities Act standards as determined by the City's Chief Building Code Official.

2. That the off-site parking facility be encumbered by an easement or similar agreement, to the satisfaction of the Planning Division, which is duly executed and acknowledged and specifies that the land upon which the subject off-site parking facility is located is encumbered by the parking use of the subject development for no less than fifty (50) parking spaces. That this instrument must bind the use for the life of the multi-family dwelling use. That said instrument must be filed with the Planning Division and placed on public record in the Office of the Clerk of the County Commission of Monongalia County, West Virginia. That the Certificate of Occupancy for the subject dwelling space shall be contingent upon the continuance of said agreement and encumbrance and should said agreement and encumbrance be annulled for any reason at any time, said Certificate of Occupancy shall be revoked upon written notification by the Planning Division. That a valid and current copy of said instrument must be made available at the request of Planning Division.

3. That the proposed fifty (50) spaces shall have signs noting the rental unit for which the spaces are reserved. That such signage shall be 12 inches wide by 18 inches tall and shall be mounted between three feet and five feet above the finished surface of the parking stalls. That the text on the sign state "This space is reserved for residents located at [address assigned by City Engineer] only, per City Code 1365.07(D)."

4. That the conditional use approval granted herein is specific to the petitioner and may not be transferred.

Attachments: Application and accompanying exhibits

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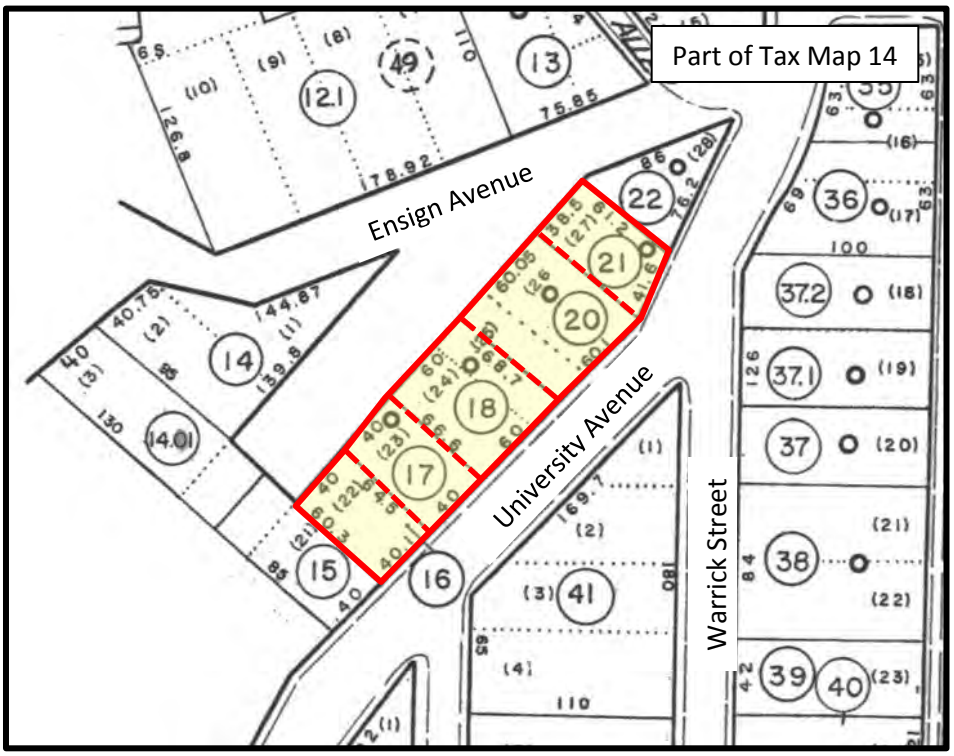
STAFF REPORT ADDENDUM A

CU12-20 / V12-38 / CU12-21

Metro Towers, LLC / University Avenue



Map
Traffic
2587
2585
2577
2575
Ensign Ave
Ensign Ave
University Ave
University Ave
Warrick St
Warrick St
The Sun Shack
Image from Google Maps

STAFF REPORT ADDENDUM B

CU12-20 / V12-38 / CU12-21

Metro, LLC / University Avenue

CU12-20 – "Multi-family Dwelling" use in the O-I District

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

Finding of Fact 1 – Congestion in the streets is not increased, in that:

~~The location of the proposed "North 2 Building" along University Avenue and Sixth Street should generate less traffic than the current non-residential uses based on the City Engineer's review of the petitioner's traffic impact analysis.~~ The City Engineer has determined that the redevelopment and reuse of the former Grand Central office complex, including the proposed fifth building, did not require a traffic impact study. Because the site is well served by public transit and is within walking and biking distance of primary destinations, the development appears to link residents to alternate modes of transportation thereby lessening auto dependency and reducing ~~traffic congestion~~ additional traffic to existing congestion resulting from commuter-related traffic. Improvements have and will be made to pedestrian walkways. ~~The realignment of Ensign Street will also positively impact traffic flow and accessibility to and around the proposed development.~~

Finding of Fact 2 – Safety from fire, panic, and other danger is not jeopardized, in that:

The proposed multi-family dwelling ~~unit~~ use and common areas will meet or exceed all related Building Code and Fire Code standards prior to the issuance of occupancy permits.

Finding of Fact 3 – Provision of adequate light and air is not disturbed, in that:

The proposed development complies with maximum building height requirements and the significant topographical changes of the development site appear to have the greater impact on ~~predominantly effect~~ light distribution and air circulation within the immediate area. The proposed building height above the grade of University Avenue appears to be very similar to existing buildings.

Finding of Fact 4 – Overcrowding of land does not result, in that:

~~The proposed development provides more open space around the buildings than customarily provided due to steep hillsides.~~ Due to the depth of the property between University Avenue and the Sixth Street right-of-way and the setback standards for the O-I District, the buildable area of the site is significantly diminished as illustrated on the proposed site plan. Any redevelopment of the subject site would require setback variance relief. If the zoning classification for the subject property was R-3 as the surrounding Sunnyside Neighborhood is to the North, South and West, the proposed setbacks would exceed the minimum R-3 side setback requirements by ten feet on each side. The height of the proposed building is less than the maximum building height for both the O-I District and the R-3 District. With the addition of the proposed building, there remains a surplus of approximately 39 parking spaces within the Metro Towers "campus". The scale and density of the proposed apartment building appears to be reflect the scale and density within the Metro Towers "campus".

Finding of Fact 5 – Undue congestion of population is not created, in that:

~~The proposed development provides more open space around the buildings than customarily provided due to the steep hillsides.~~ With the addition of the proposed building, there remains a surplus of approximately 39 parking spaces within the Metro Towers "campus". The scale and density of the proposed apartment building appears to be reflect the scale and density within the Metro Towers "campus". Conditional use approval was granted for the "East" and "West" buildings of the Metro Towers "campus".

Finding of Fact 6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The site appears to be adequately served by existing public utility, infrastructure, and service facilities along with public transportation.

Finding of Fact 7 – Value of buildings will be conserved, in that:

The significant investment ~~being~~ made in the existing buildings, and the construction of two multi-family structures, in addition to the proposed construction of the third ~~additional~~ multi-family structure should enhance the value and market performance ~~of the structures and site~~ for continued multi-family housing interest and investment within the Sunnyside Neighborhood.

Finding of Fact 8 – The most appropriate use of land is encouraged, in that:

The addition of the multi-family structure on the development site appears to represent~~s~~ a unique opportunity to return and modestly increase residential densities to a site that is strategically situated between WVU's campuses within the Sunnyside Neighborhood.

STAFF REPORT ADDENDUM B

CU12-20 / V12-38 / CU12-21

Metro, LLC / University Avenue

V12-38 – Setbacks and Encroachments

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

Finding of Fact 1 – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

> The proposed site plan identifies the parcel configuration and the O-I District required setbacks for the subject development site, which illustrate that very limited buildable area appears to remain for any type of development given the geometry of the parcels, ~~and~~ required building envelope, and the topography of the site, and the alignment of the private road connection University Avenue to Sixth Street.

Finding of Fact 2 – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

> It appears that very few, if any, of the existing structures within the immediate O-I District comply with the rather large front, side and rear setback standards. The Board granted similar variances for buildings East and West (currently under construction) on October 19, 2011.

Finding of Fact 3 – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

> The proposed setback encroachments appear to be consistent with the setbacks afforded to multi-family residential development within the neighboring R-3 District; the development pattern for which should therefore not be detrimental to the public welfare nor impede upon adjoining property or improvements. Additionally, if the zoning classification for the subject site was R-3, as it is within the surrounding Sunnyside Neighborhood, the proposed site setbacks would be ten (10) feet more on each side that the minimum R-3 District standard.

Finding of Fact 4 – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

> The majority of redevelopment over the last several years within the immediate O-I District appears to have been multi-family residential construction. The ability of the subject multi-family development to increase the market value of properties within the immediate area should not be adversely impacted by the requested setback variances. The setback variances ~~cannot~~ should not contribute to nor mitigate traffic congestion currently present on neighboring streets from what appears to be commuter-related traffic.

STAFF REPORT ADDENDUM B

CU12-20 / V12-38 / CU12-21

Metro, LLC / University Avenue

CU12-21 – Off-premise Parking

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

Finding of Fact 1 – Congestion in the streets is not increased, in that:

The City Engineer has determined that the redevelopment and reuse of the former Grand Central office complex, including the proposed fifth building, did not require a traffic impact study. The location of the proposed parking is situated within the overall Metro Tower Development. This area is within the required 300 feet of the principal use and is within a district that permits commercial parking lots as a permitted right. The minimum parking requirement for all five (5) buildings within the Metro Towers "campus" (existing, under construction, and proposed), based on the number of units and respective bedroom composition, is 269 spaces, which leaves a surplus of 39 parking spaces. Because the site is well served by public transit and is within walking and biking distance of primary destinations, the development appears to link residents to alternate modes of transportation thereby lessening auto dependency and reducing additional traffic to existing congestion resulting from commuter-related traffic. ~~The proposed building will be comprised of 32 two-bedroom units. According the Planning and Zoning Code, the required parking for such development is forty-eight (48 spaces). There will be an excess of 47 parking spaces left for the general use of the development.~~

Finding of Fact 2 – Safety from fire, panic, and other danger is not jeopardized, in that:

The proposed off-site parking location is situated in an existing surface parking lot facility that will be utilized for the entire development.

Finding of Fact 3 – Provision of adequate light and air is not disturbed, in that:

No new structure is proposed to provide the off-site parking facility that would affect existing light distribution or air flow patterns. The off-site parking area is located in an existing surface parking area.

Finding of Fact #4 – Overcrowding of land does not result, in that:

The Planning and Zoning Code provides the opportunity of dedicating off-premise parking to mitigate overcrowding development patterns. No new structures are proposed to provide the off-site parking; it will be located and dedicated in an existing surface parking area.

Finding of Fact 5 – Undue congestion of population is not created, in that:

The Planning and Zoning Code provides the opportunity of dedicating off-premise parking to mitigate population congestion. No new structures are proposed to provide the off-site parking; it will be located and dedicated in an existing surface parking area.

Finding of Fact 6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The conditional use request will neither increase nor decrease demand for said public infrastructure as it appears to serve existing and future demand.

Finding of Fact 7 – **Value of buildings will be conserved, in that:** The off-site parking appears necessary to continue private sector efforts of razing functionally obsolete structures on very small parcels thereby adding value and incentive for continued redevelopment, investment and property maintenance.
Finding of Fact 8 – **The most appropriate use of land is encouraged, in that:** The location of the proposed off-site parking area utilizes an existing parking lot that exceeds the minimum parking requirement associated with the current and proposed development.

City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-20
RECEIVED:	11/9/12
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	Metro Towers, LLC - David Biafora	Phone:	304 292 0900
Mailing Address:	6200 Mid Atlantic Drive (Street)	Mobile:	304 276 5100
	Morgantown (City) WV (State) 26508 (Zip)	Email:	metro50@aol.com

II. AGENT / CONTACT INFORMATION

Name:	Project Management Services, LLC	Phone:	304 212 5256
Mailing Address:	160 Fayette St, Suite 101 (Street)	Mobile:	304 692 7116
	Morgantown (City) WV (State) 26505 (Zip)	Email:	pms160@comcast.net
Mailings –	Send all correspondence to (check one): ☐ Applicant OR ☑ Agent/Contact		

III. PROPERTY

Owner:	Metro Towers, LLC	Phone:	304 292 0900
Mailing Address:	6200 Mid Atlantic Drive (Street)	Mobile:	304 276 5100
	Morgantown (City) WV (State) 26508 (Zip)	Email:	metro50@aol.com

IV. SITE

Street Address (if assigned):	University Ave	Tax Map #:	14	Parcel #:	16, 21, 20 17, 18
Zoning:	Office & Institutional (O-I)				
Lot Dimensions:	Width: Ft.	Depth: Ft.		Square Footage:	see attached ft.^{2}
Shape of Lot:	☐ Corner ☐ Interior ☑ Through ☐ Flag ☐ Irregular ☐ Non-conforming				
Existing Use of Structure or Land:	undeveloped / rental				
Proposed Use of Structure of Land:	multi-family OFFICE AND WORKOUT USES				

conf.

MFin O-I

HS2 11/13/2012 201305696 CRYSTAL 11:47:35 SITE PLAN

PAID

75.00

Finance Office Morgantown, WV 26505 (304) 284-7408

conf.

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

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V. STRUCTURE

Proposed Setbacks: Front: ____ ft. Rear: ____ ft. Side A: ____ ft. Side B: ____ ft.

Proposed Height of Structure: 4 STORIES No. of Proposed Off-Street Parking Spaces: TBD

No. of Dwelling Units (if applicable): 32 x2BD No. of Bedrooms: 64 No. of Employees: TBD

Square Footage of all Proposed Structures (please explain): OFFICE AND WORKOUT SPACE TO BE PROVIDED WHICH WILL REDUCE THE NUMBER OF DWELLING UNITS

SEE SITE PLAN FOR SETBACKS

Conf

Conf.

Conf

VI. SITE PLAN

A Site Plan (8 copies), drawn to scale, that includes the following elements must accompany the application if not provided above in Sections IV and V:

(a) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a registered design professional licensed by the State of West Virginia.

(b) The exact sizes and locations on the lot of existing structures, if any;

(c) The location, square footage, and dimensions of the proposed structure or alteration;

(d) The location of the lot with respect to adjacent rights-of-way;

(e) The existing and proposed uses of the structure and land;

(f) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate;

(g) The location and dimensions of off-street parking and means of ingress and egress for such space;

(h) Height of structure;

(i) Setbacks;

(j) Buffer yard and screening, if applicable;

(k) Location of garbage collection area and screening;

(l) Location of existing and/or proposed signs, if applicable;

(m) Roadway typical detail for internal roadways, if applicable;

(n) Location and size of stormwater management facilities; and,

(o) Utility lines and easements, if applicable.

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COMPLETE:	

VII. SUPPLEMENTAL PLANS AND EXHIBITS

Applicants **MUST** also submit the following plans and exhibits, unless waived by the Planning Director:

(a) Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer licensed by the State of West Virginia, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets.

(b) If applicable, design of stormwater management facilities and drainage calculations that bear the name, address, and seal of a registered professional engineer licensed by the State of West Virginia that meet the requirements of the City Zoning Ordinance, the City Stormwater Management Ordinance, and all other applicable local, state and federal regulations.

(c) Parking and Landscaping Plan

(d) Sign Plan

(e) Approved WV Division of Highways Access Permit, if applicable

(f) Sediment and erosion control plan as approved by the West Virginia Department of Environment Protection and the City of Morgantown

(g) Approved State of West Virginia NPDES General Permit for Storm Water Associated with Industrial (Construction) Activity, if applicable

(h) A traffic impact study, if required by the City Engineer

(i) The Planning Director may require the applicant to submit additional information concerning the lot or neighboring lots to determine conformance with, and provide for the enforcement of, the City Zoning Ordinance.

(j) The Planning Director may require the applicant to submit, in the case of accessory structures or minor additions, dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey prepared a registered design professional licensed by the State of West Virginia.

Applicants submitting a conditional use application in accordance with Article 313.05 "Building Height and Use" within the B-4 General Business District **MUST** also submit the following analyses:

(a) An air flow analysis conducted by a licensed architect or profession engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties with a 300 foot radius of the site.

(b) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties with a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.

(c) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recess tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.

(d) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed architect or professional engineer.

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

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CASE NO.	CU12-20
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COMPLETE:	

VIII. FINDINGS OF FACT

The Board of Zoning Appeals may grant the request only if each of the Conditional Use Findings of Fact Criteria is determined to be in the positive. Applicants must give their own responses to the criteria statements provided below.

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, *because,*

1. Congestion in the streets is not increased, in that:

2. Safety from fire, panic, and other danger is not jeopardized, in that:

3. Provision of adequate light and air is not disturbed, in that:

4. Overcrowding of land does not result, in that:

5. Undue congestion of population is not created, in that:

Attached

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU-20
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COMPLETE:	

VIII. FINDINGS OF FACT (cont.)

6. **Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:**

7. **Value of buildings will be conserved, in that:**

Attached

8. **The most appropriate use of land is encouraged, in that:**

IX. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.

MUST BE SIGNED AND DATED

Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

- **Conditional Use Petition Fee of $75 must accompany application**

CU12-20

APPLICATION FOR CONDITIONAL USE

Multi-Family in an O-I District

Findings of Fact

Metro Towers, LLC

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, because:

1. Congestion in the streets is not increased, in that:

The location of the proposed "North 2 Building" along University Avenue and Sixth Street should generate less traffic than the current non-residential uses based on the City Engineer's review of the petitioner's traffic impact analysis. Because the site is well served by public transit and is within walking and biking distance of primary destinations, the development appears to link residents to alternate modes of transportation thereby lessening auto dependency and reducing traffic congestion.

Improvements will be made to pedestrian walkways. The realignment of Ensign Street will also positively impact traffic flow and accessibility to and around the proposed development.

2. Safety from fire, panic, and other danger is not jeopardized, in that:

The proposed multi-family dwelling unit and common areas will meet or exceed all related Building Code and Fire Code standards prior to the issuance of occupancy permits.

3. Provision of adequate light and air is not disturbed, in that:

The proposed development complies with maximum building height requirements and the significant topographical changes of the development site predominantly effect light distribution and air circulation.

4. Overcrowding of land does not result, in that:

The proposed development provides more open space around the buildings than customarily provided due to steep hillsides.

5. Undue congestion of population is not created, in that:

The proposed development provides more open space around the buildings than customarily provided due to the steep hillsides.

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The site appears to be adequately served by existing public utility, infrastructure, and service facilities along with public transportation.

7. Value of buildings will be conserved, in that:

The significant investment being made in the existing buildings, and the construction of two multi-family structures, in addition to the proposed construction of the third additional multi-family structure should enhance the value and market performance of the structures and site.

CU12-20

Multi-Family in an O-I District

APPLICATION FOR CONDITIONAL USE

Findings of Fact

Metro Towers, LLC

8. The most appropriate use of land is encouraged, in that:

The addition of the multi-family structure on the development site represents a unique opportunity to return and modestly increase residential densities to a site that is strategically situated between WVU's campuses.

Lisa Mardis

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V12-20
RECEIVED:	11/13/12
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK) **Fee: $75**

I. APPLICANT	Name:	Project Management Services			
Mailing Address:	160 Fayette Street, Suite 101 (Street)			Phone:	304-212-5256
	Morgantown (City)	WV (State)	26505 (Zip)	Mobile:	304-692-7116
				Email:	lisa.k.mardis@gmail.com
II. PROPERTY	Street Address:	University Avenue			
Owner:	Metro Towers, LLC			Zoning:	O-I
Mailing Address:	6200 Mid Atlantic Drive (Street)			Tax Map No:	14
	Morgantown (City)	WV (State)	26505 (Zip)	Parcel No:	16, 18, 20, 17, 21
				Phone:	304-276-5100

III. NARRATIVE Please describe the nature and extent of your variance request(s).

Relief from Planning and Zoning Code Article 1343.04 Setbacks

V. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.

Lisa Mardis	Lisa Mardis	
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V-12-38
RECEIVED:	11/13/12
COMPLETE:	

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. *Staff will check the appropriate boxes below that must be addressed.*

☐ **Land Use Characteristics** (complete only those that apply)

☑ Residential ☐ Single-Family Dwelling ☐ Townhouse Dwelling
☐ Two-Family Dwelling ☑ Multi-Family Dwelling

☐ Non-Residential or Mixed *(please explain)*

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building:

Estimated number of employees: 0 No. of dwelling units: 32 No. of bedrooms: 2 br

Additional structure-related details: office and workout used to be provided, which will reduce the number of dwellings. CMF

☐ **Additional Information** (as required by Staff):

See site plan for setbacks CMF

☐ **Site Plan** A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls , and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V-38
RECEIVED:	11/13/12
COMPLETE:	

Suggested Scale: 1 square = 5'

See attached conf

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V12-38
RECEIVED:	11/13/12
COMPLETE:	

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. **There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:**

See attached comp.

2. **The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:**

3. **The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:**

4. **The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:**

V12-38

FINDINGS OF FACT
Metro Tower's / University Avenue

Variance relief from the Planning and Zoning Code, Article 1361.03 (E) as it relates to minimum transparency of ground floor facades that are adjacent to public streets.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

The proposed site plan identifies the parcel configuration and the O-I District required setbacks for the subject development sites, which illustrate that very limited buildable area appears to remain for development given the geometry of the parcels and building envelope, the topography of the site, and the alignment of the private road connection University Avenue to Sixth Street.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

It appears that very few, if any, of the existing structures within the immediate O-I District comply with the rather large side and rear setback standards. The Board granted similar variances for buildings East and West (currently under construction) on October 19, 2011.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The proposed setback encroachments appear to be consistent with the setbacks afforded to multi-family residential development within the neighboring R-3 District; the development pattern for which should therefore not be detrimental to the public welfare nor impede upon adjoining property or improvements.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

The majority of redevelopment over the last several years within the immediate O-I District appears to have been multi-family residential construction. The ability of the subject multi-family development to increase the market value of properties within the immediate area should not be adversely impacted by the requested setback variances. The setback variances cannot contribute to nor mitigate traffic congestion currently present on neighboring streets.

Lisa Mardis, Project Management Service
Name of Agent

November 9, 2012
Date

MUST BE SIGNED
Conf.

City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-21
RECEIVED:	11/13/12
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	Metro Towers, LLC	Phone:	304-292-0900
Mailing Address:	6200 MID ATLANTIC DRIVE (Street)	Mobile:	304-276-5100
	Morgantown (City) WV (State) 26508 (Zip)	Email:	metro50@aol.com

II. AGENT / CONTACT INFORMATION

Name:	Project Management Services	Phone:	304-212-5256
Mailing Address:	160 Fayette Street, Suite 101 (Street)	Mobile:	304-692-7116
	Morgantown (City) WV (State) 26505 (Zip)	Email:	pms160@comcast.net
Mailings –	Send all correspondence to (check one): ☐ Applicant OR ☑ Agent/Contact		

III. PROPERTY

Owner:	Same as applicant	Phone:	
Mailing Address:	(Street)	Mobile:	
	(City) (State) (Zip)	Email:	

IV. SITE

Street Address (if assigned):	University Avenue	Tax Map #:	14	Parcel #:	16, 18, 20, 17, 21
Zoning:	O-I				
Lot Dimensions:	Width: Ft.	Depth: Ft.		Square Footage:	ft.^{2}
Shape of Lot:	☐ Corner ☐ Interior ☑ Through ☐ Flag ☐ Irregular ☐ Non-conforming				
Existing Use of Structure or Land:	rental				
Proposed Use of Structure of Land:	MF Rental				

CAYSTAL
11/13/2012 11:46:17
201305696 SITE PLAN

PAID
75.00
Finance Office
Morgantown, WV 26505
(304) 284-7408

offsite parking

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-21
RECEIVED:	11/13/12
COMPLETE:	

V. STRUCTURE

Proposed Setbacks: Front: 20 ft. Rear: 6.4-17.2 ft. Side A: Ø ft. Side B: ____ ft.

Proposed Height of Structure: ____ No. of Proposed Off-Street Parking Spaces: TBD

No. of Dwelling Units (if applicable): 32 No. of Bedrooms: 2 BR. No. of Employees: Ø NOT CORRECT

Square Footage of all Proposed Structures (please explain): office and workout uses to be provided, which will reduce the number of dwelling units

SEE SITE PLANS FOR SETBACKS

VI. SITE PLAN

A Site Plan (8 copies), drawn to scale, that includes the following elements must accompany the application if not provided above in Sections IV and V:

(a) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a registered design professional licensed by the State of West Virginia.

(b) The exact sizes and locations on the lot of existing structures, if any;

(c) The location, square footage, and dimensions of the proposed structure or alteration;

(d) The location of the lot with respect to adjacent rights-of-way;

(e) The existing and proposed uses of the structure and land;

(f) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate;

(g) The location and dimensions of off-street parking and means of ingress and egress for such space;

(h) Height of structure;

(i) Setbacks;

(j) Buffer yard and screening, if applicable;

(k) Location of garbage collection area and screening;

(l) Location of existing and/or proposed signs, if applicable;

(m) Roadway typical detail for internal roadways, if applicable;

(n) Location and size of stormwater management facilities; and,

(o) Utility lines and easements, if applicable.

OFFICE USE	
CASE NO.	CU 12-21
RECEIVED:	11/13/12
COMPLETE:	

VII. SUPPLEMENTAL PLANS AND EXHIBITS

Applicants **MUST** also submit the following plans and exhibits, unless waived by the Planning Director:

(a) Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer licensed by the State of West Virginia, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets.

(b) If applicable, design of stormwater management facilities and drainage calculations that bear the name, address, and seal of a registered professional engineer licensed by the State of West Virginia that meet the requirements of the City Zoning Ordinance, the City Stormwater Management Ordinance, and all other applicable local, state and federal regulations.

(c) Parking and Landscaping Plan

(d) Sign Plan

(e) Approved WV Division of Highways Access Permit, if applicable

(f) Sediment and erosion control plan as approved by the West Virginia Department of Environment Protection and the City of Morgantown

(g) Approved State of West Virginia NPDES General Permit for Storm Water Associated with Industrial (Construction) Activity, if applicable

(h) A traffic impact study, if required by the City Engineer

(i) The Planning Director may require the applicant to submit additional information concerning the lot or neighboring lots to determine conformance with, and provide for the enforcement of, the City Zoning Ordinance.

(j) The Planning Director may require the applicant to submit, in the case of accessory structures or minor additions, dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey prepared a registered design professional licensed by the State of West Virginia.

Applicants submitting a conditional use application in accordance with Article 313.05 "Building Height and Use" within the B-4 General Business District **MUST** also submit the following analyses:

(a) An air flow analysis conducted by a licensed architect or profession engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties with a 300 foot radius of the site.

(b) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties with a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.

(c) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recess tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.

(d) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed architect or professional engineer.

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-21
RECEIVED:	11/13/12
COMPLETE:	

VIII. FINDINGS OF FACT

The Board of Zoning Appeals may grant the request only if each of the Conditional Use Findings of Fact Criteria is determined to be in the positive. Applicants must give their own responses to the criteria statements provided below.

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, *because*,

1. Congestion in the streets is not increased, in that:

See attached

2. Safety from fire, panic, and other danger is not jeopardized, in that:

3. Provision of adequate light and air is not disturbed, in that:

4. Overcrowding of land does not result, in that:

5. Undue congestion of population is not created, in that:

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU12-21
RECEIVED:	
COMPLETE:	

VIII. FINDINGS OF FACT (cont.)

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

See attached cont.

7. Value of buildings will be conserved, in that:

8. The most appropriate use of land is encouraged, in that:

IX. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.

Lisa Mardis	Lisa Mardis	
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

- **Conditional Use Petition Fee of $75 must accompany application**

CU12-21

APPLICATION FOR CONDITIONAL USE

Request for off-site parking

Findings of Fact

Metro Towers, LLC

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, because:

1. Congestion in the streets is not increased, in that:

The location of the proposed parking is situated within the overall Metro Tower Development. This area is within the required 300 feet of the principal use and is within a district that permits commercial parking lots as a permitted right. The proposed building will be comprised of 32 two-bedroom units. According the Planning and Zoning Code, the required parking for such development is forty-eight (48 spaces). There will be an excess of 47 parking spaces left for the general use of the development.

2. Safety from fire, panic, and other danger is not jeopardized, in that:

The proposed off-site parking location is situated in an existing surface parking lot facility that will be utilized for the entire development.

3. Provision of adequate light and air is not disturbed, in that:

No new structure is proposed to provide the off-site parking facility that would affect existing light distribution or air flow patterns. The off-site parking area is located in an existing surface parking area.

4. Overcrowding of land does not result, in that:

The Planning and Zoning Code provides the opportunity of dedicating off-premise parking to mitigate overcrowding development patterns. No new structures are proposed to provide the off-site parking; it will be located and dedicated in an existing surface parking area.

5. Undue congestion of population is not created, in that:

The Planning and Zoning Code provides the opportunity of dedicating off-premise parking to mitigate population congestion. No new structures are proposed to provide the off-site parking; it will be located and dedicated in an existing surface parking area.

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The conditional use request will neither increase nor decrease demand for said public infrastructure as it appears to serve existing and future demand.

7. Value of buildings will be conserved, in that:

The off-site parking appears necessary to continue private sector efforts of razing functionally obsolete structures on very small parcels thereby adding value and incentive for continued redevelopment and property maintenance.

CU12-21

APPLICATION FOR CONDITIONAL USE

Request for off-site parking

Findings of Fact

Metro Towers, LLC

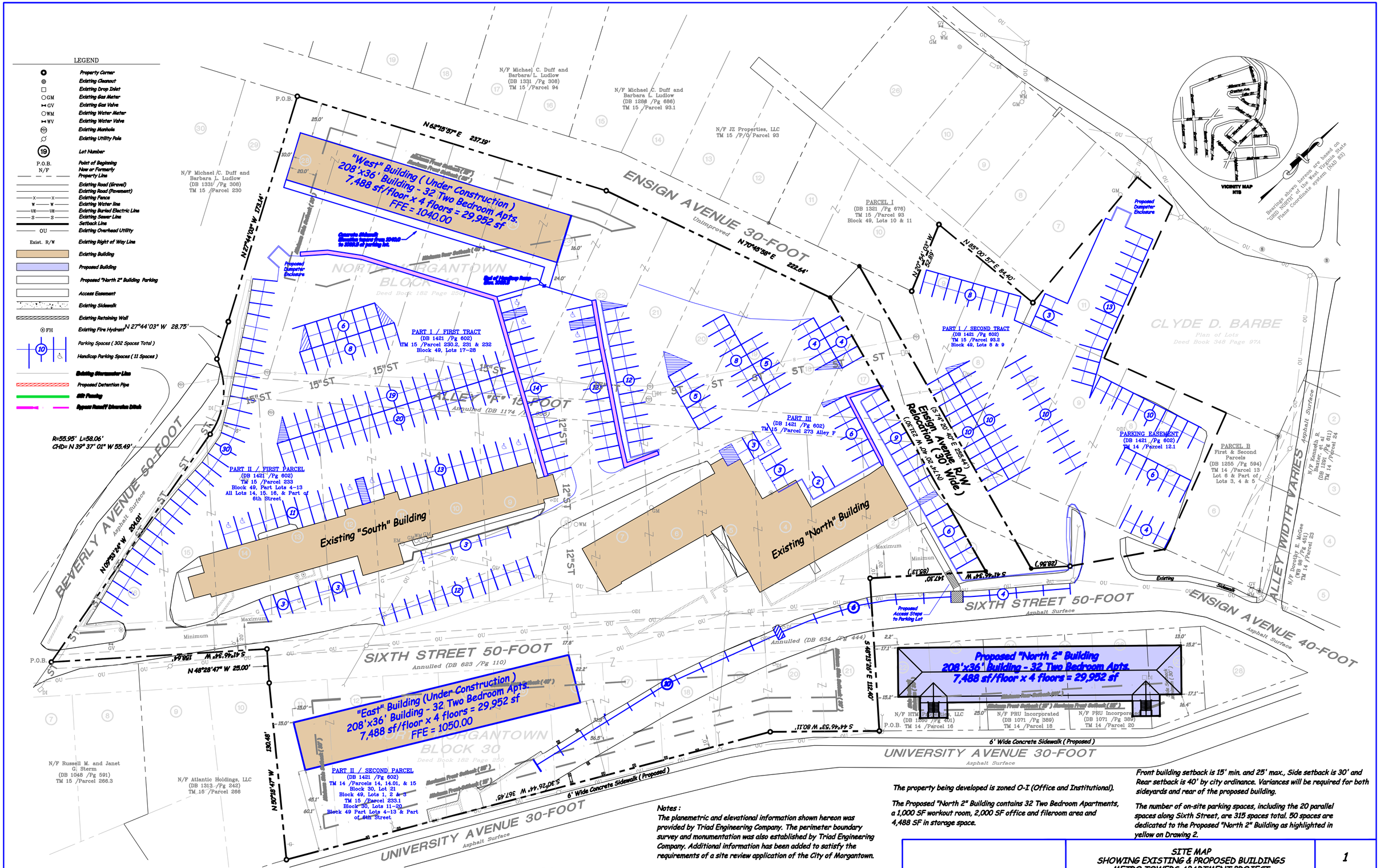
8. The most appropriate use of land is encouraged, in that:

The location of the proposed off-site parking area utilizes an existing parking lot that exceeds the minimum parking requirement associated with the current and proposed development.

Lisa Mardis

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent



Notes :
The planemetric and elevational information shown hereon was provided by Triad Engineering Company. The perimeter boundary survey and monumentation was also established by Triad Engineering Company. Additional information has been added to satisfy the requirements of a site review application of the City of Morgantown.

The property being developed is zoned O-I (Office and Institutional).

The Proposed "North 2" Building contains 32 Two Bedroom Apartments, a 1,000 SF workout room, 2,000 SF office and fileroom area and 4,488 SF in storage space.

Front building setback is 15' min. and 25' max., Side setback is 30' and Rear setback is 40' by city ordinance. Variances will be required for both sideyards and rear of the proposed building.

The number of on-site parking spaces, including the 20 parallel spaces along Sixth Street, are 315 spaces total. 50 spaces are dedicated to the Proposed "North 2" Building as highlighted in yellow on Drawing 2.

DATE	REVISION	NO.	BY	CH.	AP.	DATE	REVISION	NO.	BY	CH.	AP.
11-27-2012	Plan Submittal Date	1	GAP	GAP	GAP						

LANDMARK SURVEYING COMPANY
1040 SOUTHWIND DRIVE
FAIRMONT, WEST VIRGINIA 26554
TEL. 1-304-366-5263

SCALE	PROJECT NO.
1" = 30'	2012-1124

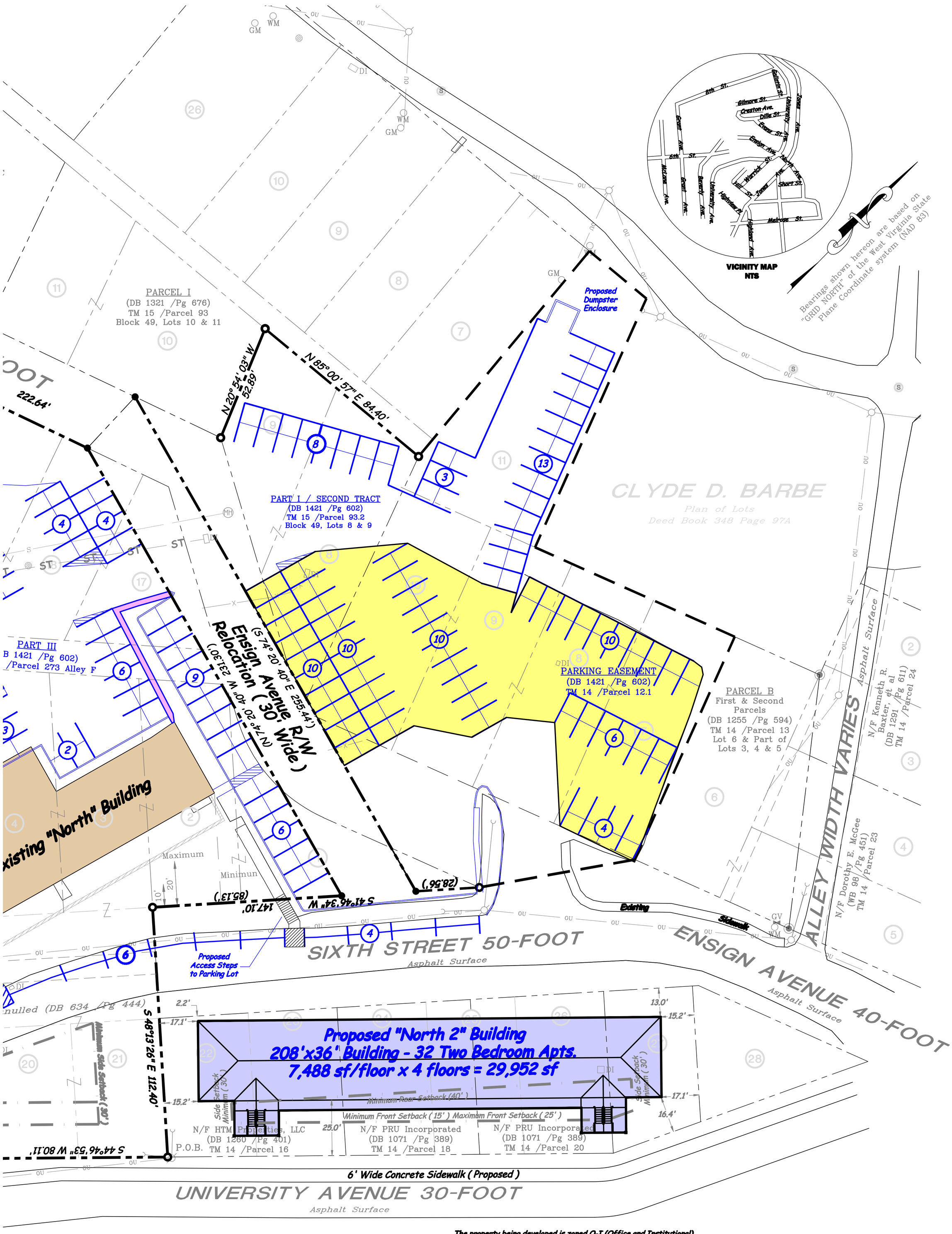
GARY A. PRATT, PS No. 0907 DATE

SITE MAP
SHOWING EXISTING & PROPOSED BUILDINGS
METRO TOWERS APARTMENT PROJECT

LOCATED AT
2567 UNIVERSITY AVENUE
FOURTH WARD MONONGALIA COUNTY
WEST VIRGINIA

DRAWING NO. 1

FILE NO. 1124-12-12-10



Notes :
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Front building setback is 15' min. and 25' max., Side setback is 30' and Rear setback is 40' by city ordinance. Variances will be required for both sideyards and rear of the proposed building.

The number of on-site parking spaces, including the 20 parallel spaces along Sixth Street, are 315 spaces total. 50 spaces are dedicated to the Proposed "North 2" Building as highlighted on this drawing.

SITE MAP
SHOWING PROPOSED NORTH 2 BUILDING
METRO TOWERS APARTMENT PROJECT

LOCATED AT
2567 UNIVERSITY AVENUE
FOURTH WARD MONONGALIA COUNTY
WEST VIRGINIA

GARY A. PRATT, PS No. 907 DATE

2
DRAWING NO.

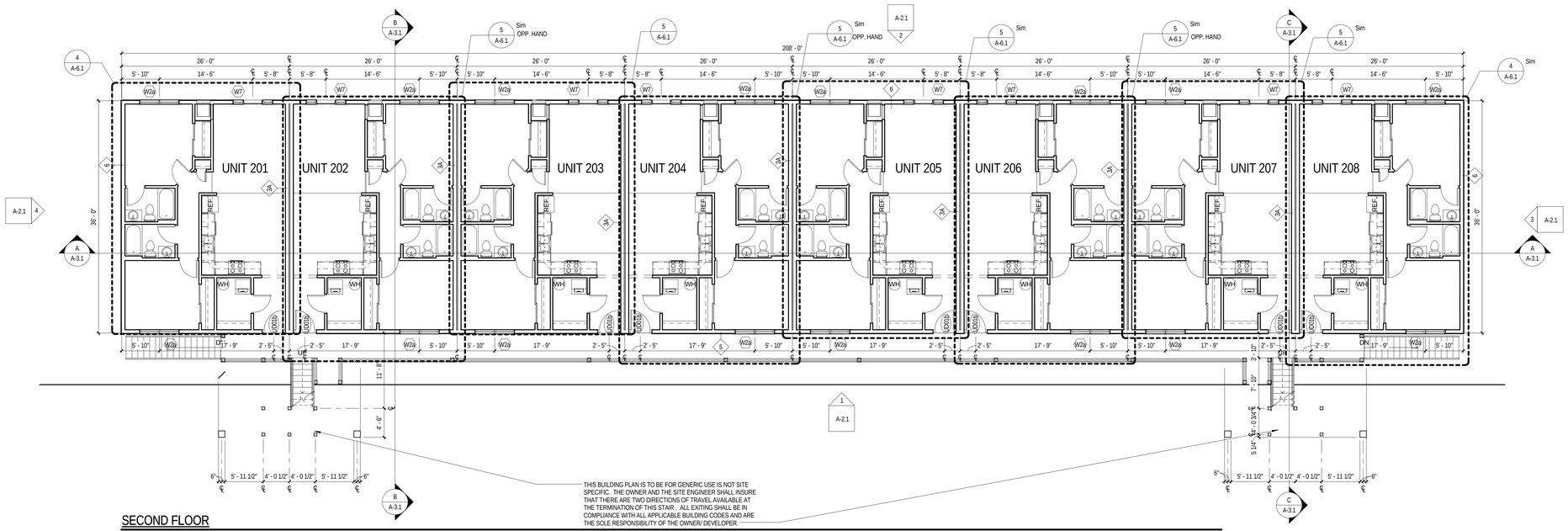
1124-12-12-10
FILE NO.

DATE	REVISION	NO.	BY	CH.	AP.
11-27-2012	Plan Submittal Date	1	GAP	GAP	GAP

LANDMARK SURVEYING COMPANY
1040 SOUTHWIND DRIVE
FAIRMONT, WEST VIRGINIA 26554
TEL. 1-304-366-5263

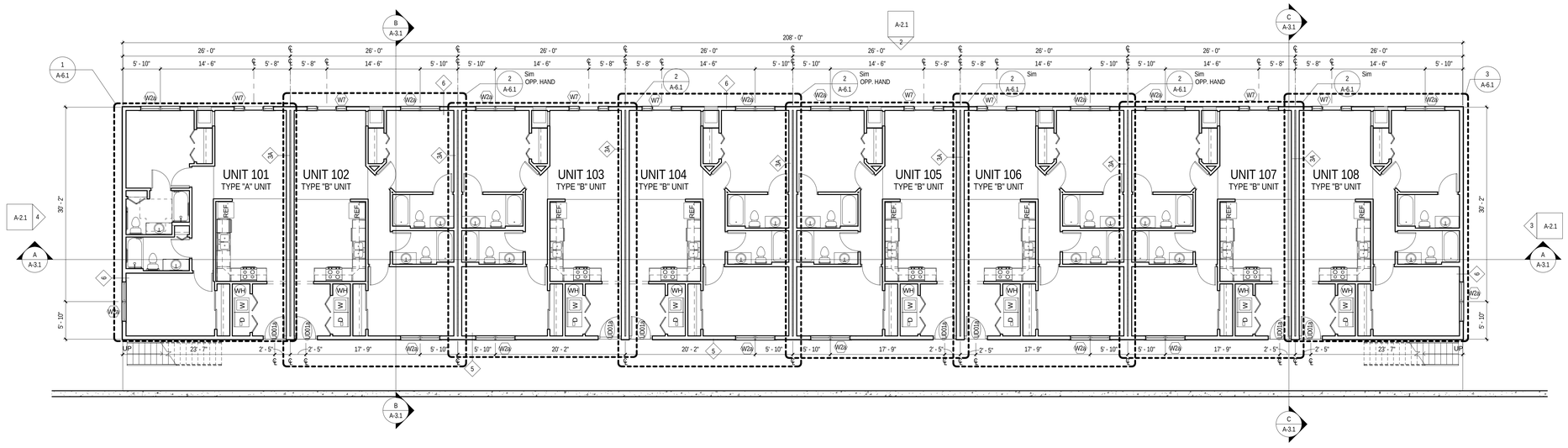
1" = 20'
SCALE

2012-1124
PROJECT NO.



SECOND FLOOR

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PERMIT REVIEW DRAWINGS 01 FEB 12

Omni Associates - Architects, Inc.
1543 Fairmont Avenue • Fairmont, WV 26554
Voice 304.367.1417 • omniassociates.com

METROTOWERS N1 & N2

MORGANTOWN, WV

FIRST AND SECOND FLOOR PLANS

DRAWN BY:
PROJECT ISSUE DATE:
SHEET ISSUE DATE:

Drawing Revisions	
No.	Date

ARCHITECT PROJECT NUMBER: 21153
ARCHITECT CAD NUMBER: 21153 A-1.1

APPROVED DRAWING USE:

- ● DESIGN DEVELOPMENT
- ○ PROGRESS _____
- ○ PERMIT ACQUISITION
- ○ FOR BIDDING
- ○ CONSTRUCTION DOCUMENT
- ○

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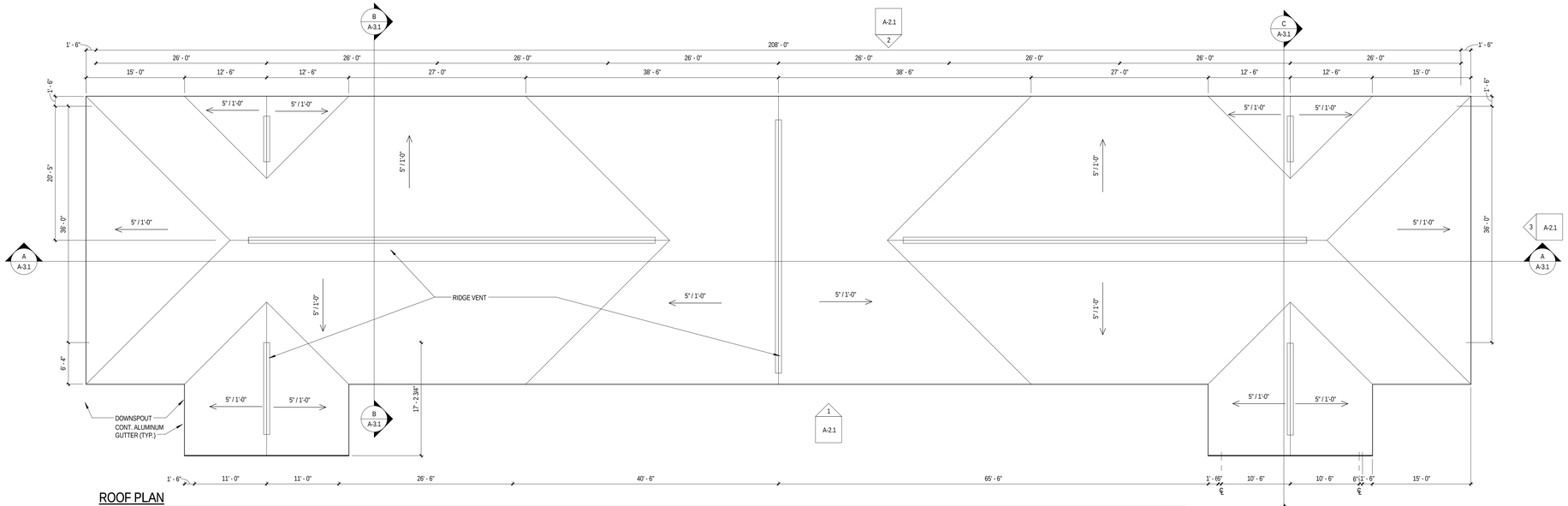
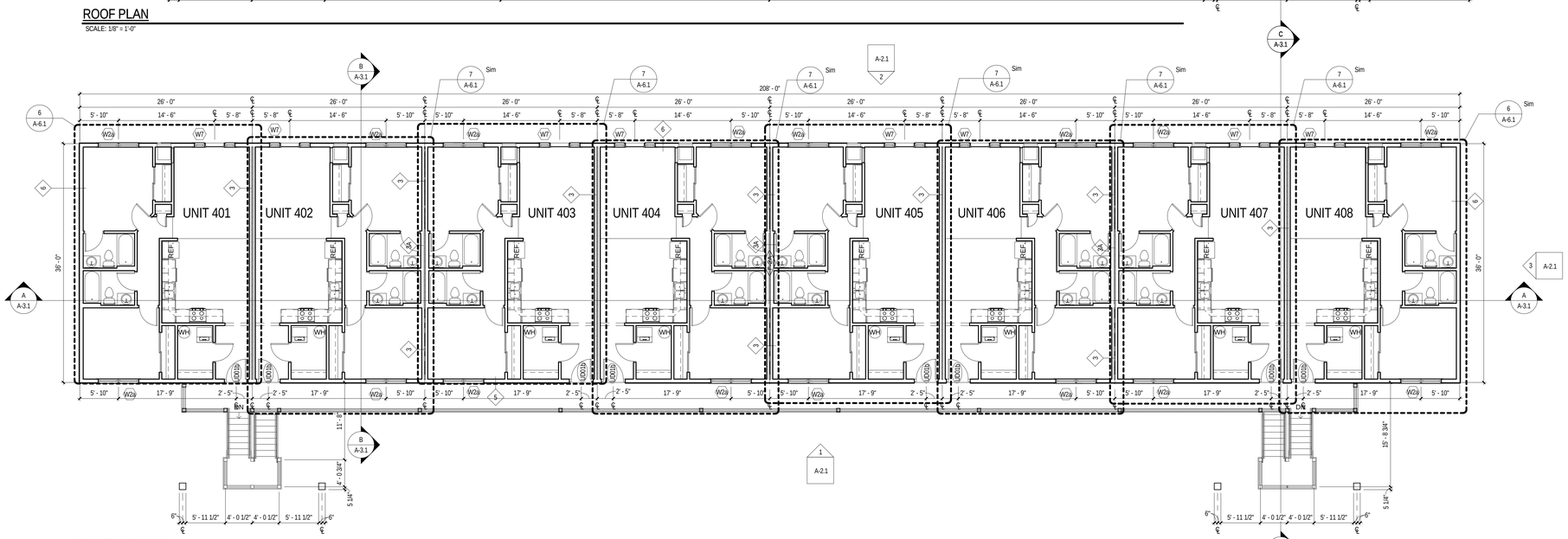
SHEET NO.

A-1.1



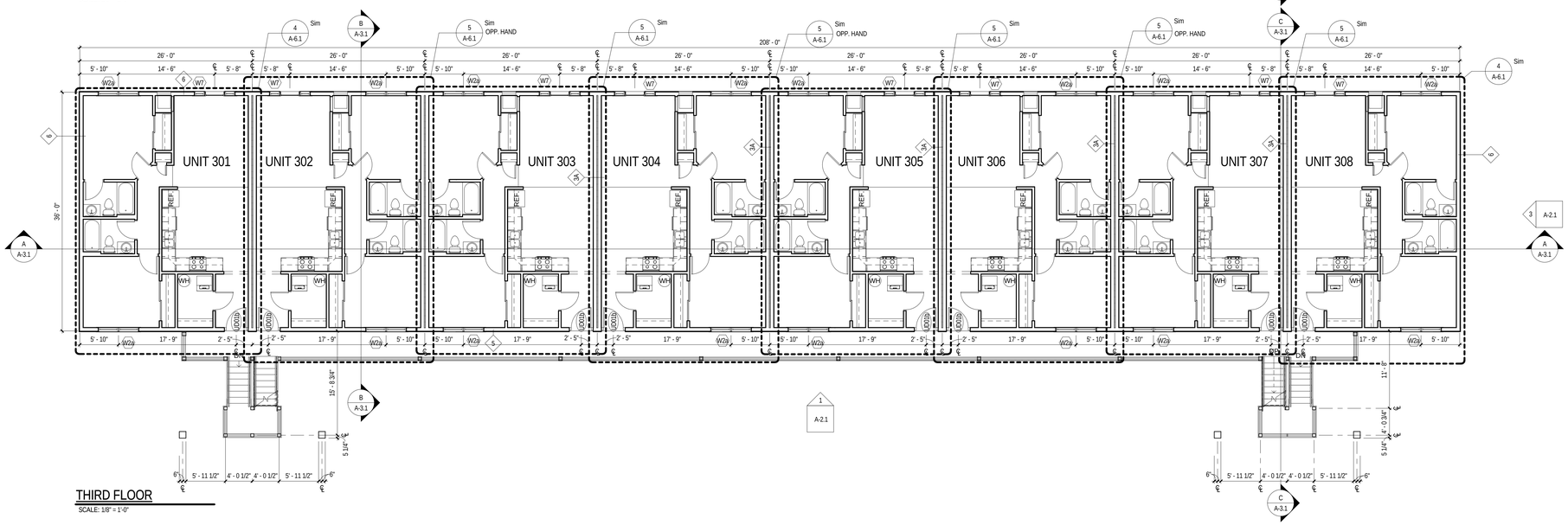
ROOF PLAN

SCALE: 1/8" = 1'-0"



FOURTH FLOOR

SCALE: 1/8" = 1'-0"



THIRD FLOOR

SCALE: 1/8" = 1'-0"

PERMIT REVIEW DRAWINGS 01 FEB 12

Omni Associates - Architects, Inc.
1543 Fairmont Avenue • Fairmont, WV 26554
Voice 304.367.1417 • omniassociates.com

METROTOWERS N1 & N2

MORGANTOWN, WV

THIRD AND FOURTH FLOOR PLANS ROOF PLAN

DRAWN BY:
PROJECT ISSUE DATE:
SHEET ISSUE DATE:

Drawing Revisions	
No.	Date

ARCHITECT PROJECT NUMBER: 21153
ARCHITECT CAD NUMBER: 21153 A-1.2

APPROVED DRAWING USE:

- ● DESIGN DEVELOPMENT
- ○ PROGRESS _____
- ○ PERMIT ACQUISITION
- ○ FOR BIDDING
- ○ CONSTRUCTION DOCUMENT
- ○

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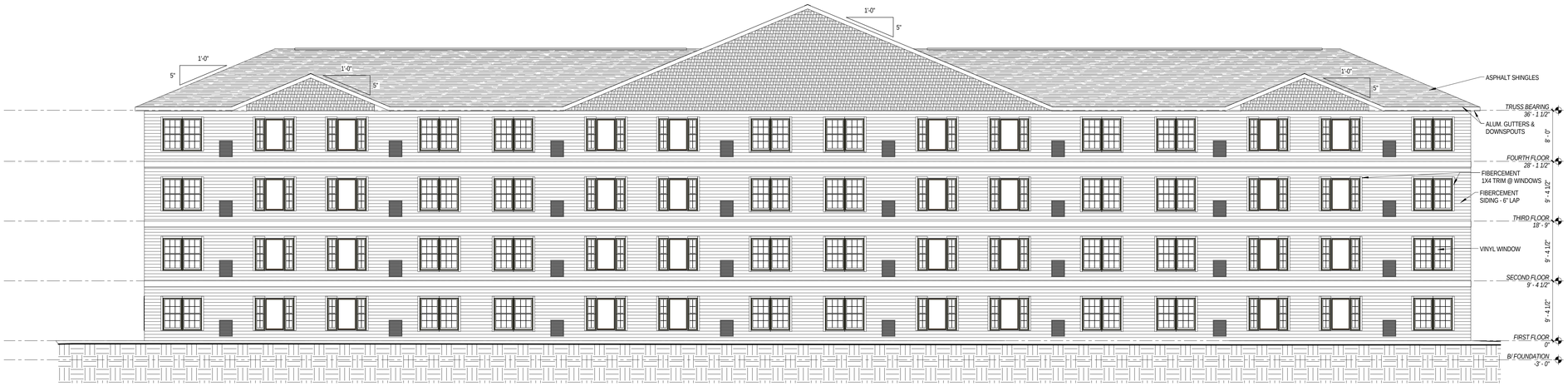
SHEET NO.

A-1.2



2 A-2.1 EXTERIOR ELEVATION - REAR

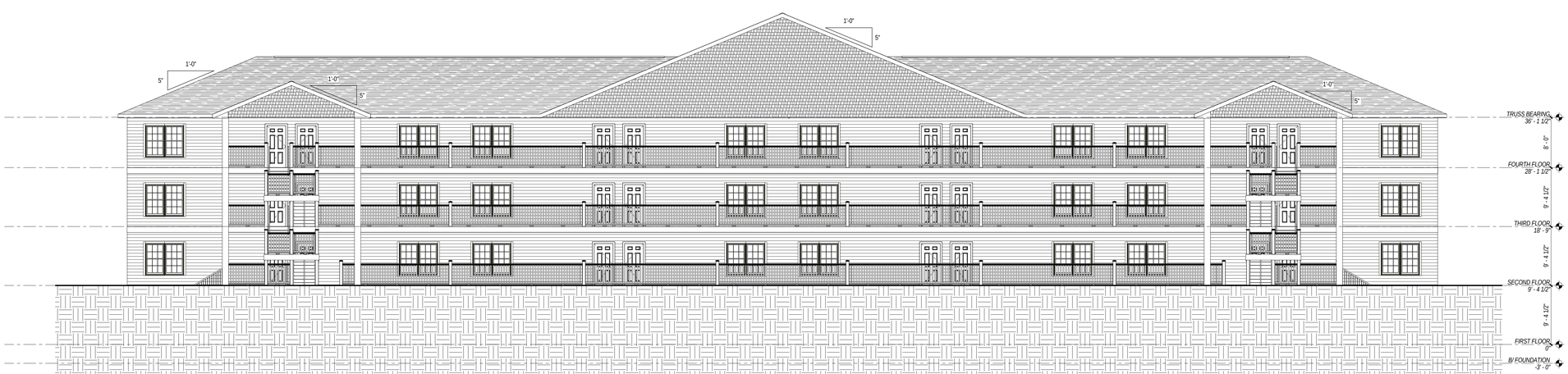
SCALE: 1/8" = 1'-0" REF. VIEW: A-1.0

3 A-2.1 EXTERIOR ELEVATION - RIGHT SIDE

SCALE: 1/8" = 1'-0" REF. VIEW: A-1.0

4 A-2.1 EXTERIOR ELEVATION - LEFT SIDE

SCALE: 1/8" = 1'-0" REF. VIEW: A-1.0



1 A-2.1 EXTERIOR ELEVATION - FRONT/ ENTRY

SCALE: 1/8" = 1'-0" REF. VIEW: A-1.0

PERMIT REVIEW DRAWINGS 01 FEB 12

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METROTOWERS N1 & N2

MORGANTOWN, WV

EXTERIOR ELEVATIONS

DRAWN BY:
PROJECT ISSUE DATE:
SHEET ISSUE DATE:

Drawing Revisions	
No.	Date

ARCHITECT PROJECT NUMBER: 21153
ARCHITECT CAD NUMBER: 21153 A-2.1

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- ○ PROGRESS _____
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A-2.1

METROTOWERS N1 & N2

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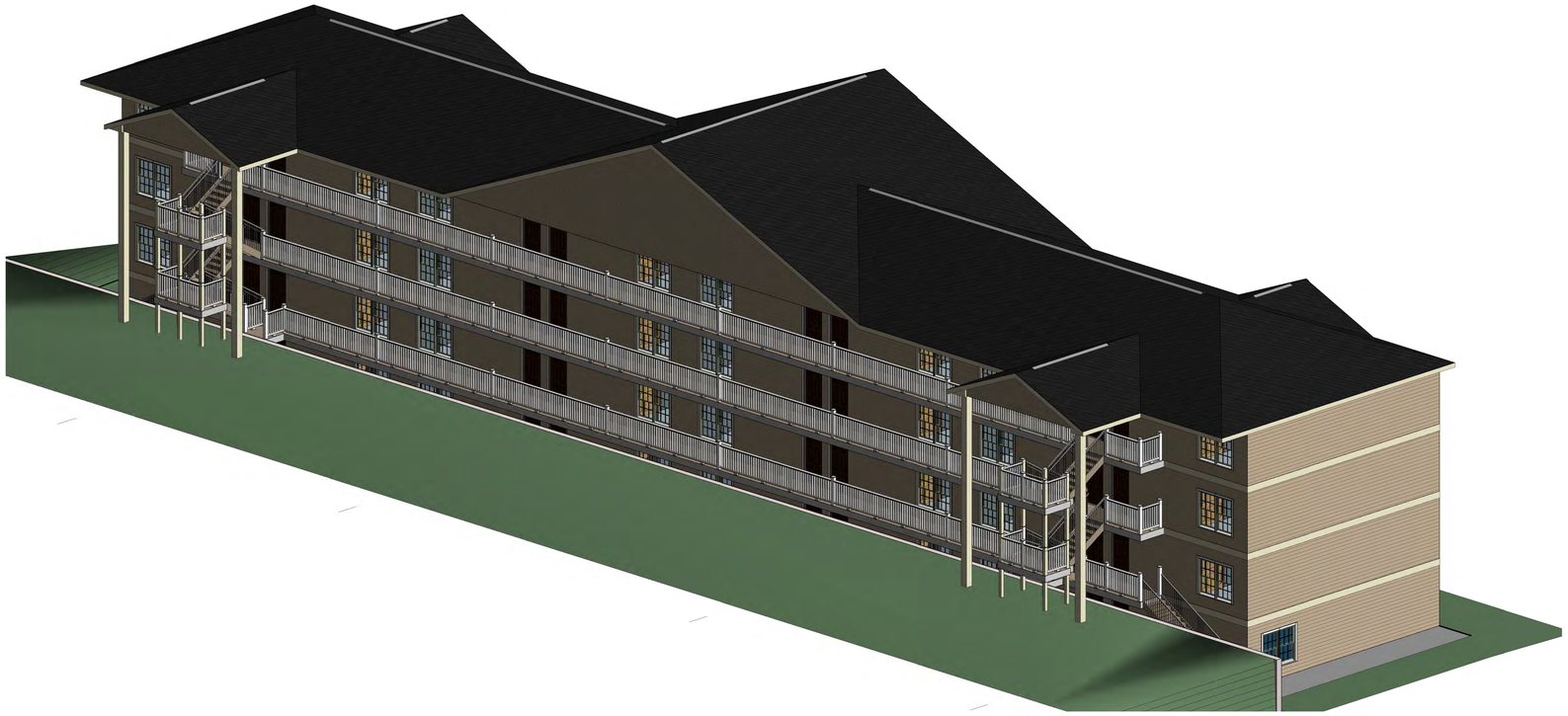
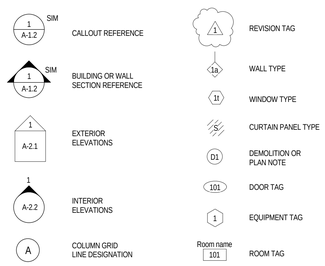


DRAWING SYMBOLS



DRAWING LIST	
Sheet Number	Sheet Name
01 General	
G-1.1	COVER SHEET
G-1.2	ASSEMBLY LEGENDS
G-1.3	CODE COMPLIANCE
04 Architectural	
A-1.0	FOUNDATION PLAN
A-1.1	FIRST AND SECOND FLOOR PLANS
A-1.2	THIRD AND FOURTH FLOOR PLANS ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-3.1	BUILDING SECTIONS
A-4.1	WALL SECTIONS
A-5.1	ROOM FINISH SCHEDULE
A-5.2	DOOR AND WINDOW DETAILS
A-6.1	ENLARGED UNIT PLANS
A-6.2	ENLARGED KITCHEN PLANS AND INTERIOR ELEVATIONS
A-6.3	ENLARGED BATH PLANS AND INTERIOR ELEVATIONS
Grand total: 14	

PERMIT REVIEW DRAWINGS 01 FEB 12

DRAWING SET NUMBER:

METROTOWERS N1 & N2

MORGANTOWN, WV

COVER SHEET

DRAWN BY: KMT
PROJECT ISSUE DATE:
SHEET ISSUE DATE:

Drawing Revisions	
No.	Date

ARCHITECT PROJECT NUMBER: 21153
ARCHITECT CAD NUMBER: 21153 G-1.1

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G-1.1