MORGANTOWN BOARD OF ZONING APPEALS

July 17, 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
CU13-13, V13-30, V13-31, V13-32, CU13-14, V13-33, V13-34
Central Place, LLC / 475 Baird Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Central Place, LLC, for the following approvals relating to a proposed apartment building at 475 Baird Street (former Central School site):

Agenda Item H .... Case No. CU13-13 – "Multi-family Dwelling" use in R-2 District.

Agenda Item I..... Case No. V13-30 – Variance relief to encroach into minimum setback standards.

Agenda Item J..... Case No. V13-31 – Variance relief to exceed maximum building height standard.

Agenda Item K .... Case No. V13-32 – Variance relief from minimum on-site parking requirement.

Agenda Item L..... Case No. CU13-14 – "Off-Site Parking Facilities".

Agenda Item M.... Case No. V13-33 – Variance relief to develop parking between front façade and street and relief from minimum landscaping standards.

Agenda Item N .... Case No. V13-34 – Variance relief to develop an alternate sidewalk design.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 26, Parcels 263 and 270; B-2, Service Business District

SURROUNDING ZONING:

North: B-1, Neighborhood Business District

East and South: R-2, Single and Two-Family Residential

West and South: B-4, General Business District

BACKGROUND and ANALYSIS:

The petitioner seeks to develop a six-story apartment building containing 120 dwelling units, 86 on-site parking spaces, and 37 off-site parking spaces on the former Central School site. Addendum A of this report illustrates the location of the subject development site.

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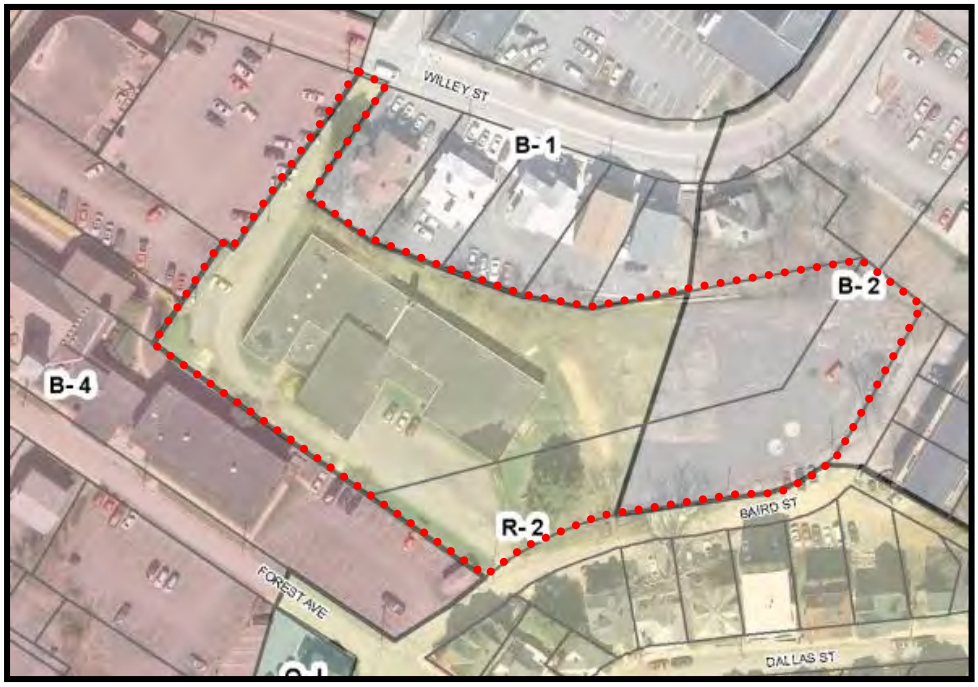
The petitioner's proposed development program details include:

- One six-story building.
- 114 two-bedroom units and 6 one-bedroom units for a total of 120 dwelling units with 234 occupants.
- 86 on-site parking spaces and 37 off-site parking spaces.
- Conversion of the parking lot to the north of the First Presbyterian Church and fronting Spruce Street into an approximate 10,500 square foot recreational open space area for the benefit of the Presbyterian Child Development Center.
- The petitioner will describe the development's proposed ownership, property management, and leasing agent roles and responsibilities between the builder, owner, and First Presbyterian Church affiliation.
- In addition to the site plan, elevation, and floor plan drawings submitted with the application, the petitioner will present a 3D simulation of the proposed structure within the surrounding built environment.

On July 11, 2013, the Planning Commission:

- Approved related Case No. S13-05-III for a Major Development of Significant Impact Site Plan;
- Approved related Case No. MNS13-16 to combine Parcels 263 and 270 of Tax Map 26; and,

The graphic below illustrates that the subject development site is situated in two zoning districts – R-2 and B-2.



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Although not considered a required approval for the proposed development program, the petitioner has also separately requested to amend the zoning classification for the subject realty from R-2 and B-2 to B-4, General Business District. Because the subject site adjoins the B-4 District, the reclassifying the property as requested would be considered a minor zoning district boundary adjustment.

On July 11, 2013, the Planning Commission voted unanimously to forward a positive recommendation to City Council for Case No. RZ13-04 to reclassify the subject realty from R-2 and B-2 to B-4.

It should be noted that the extent of requisite BZA approvals for the proposed development program would be less if the zoning classification for the subject property was B-4.

The following narrative describes each of the conditional use and variance cases presented herein.

Agenda Item H..... Case No. CU13-13

Table 1331.05.01 "Permitted Land Uses" of the Planning and Zoning Code provides that "Multi-Family Dwelling" uses are permitted by-right in the B-2 District and by conditional use in the R-2 District. Because a portion of the development site is situated within the R-2 District, the petitioner must obtain related conditional use approval.

Agenda Item I ..... Case No. V13-30

The subject development site's lot frontage is along Baird Street. The petitioner's proposed front and rear setbacks are ten (10) feet respectively, which do not observe the minimum rear setback requirements in the R-2 District (20 feet) or B-2 District (40 feet) and do not observe the minimum front setback in the B-2 District (15 feet). As such, variance relief is required.

Agenda Item J..... Case No. V13-31

The proposed height of the building is six-stories and approximately 65 feet. The maximum building height standard in the R-2 District is 2 ½ stories or thirty-five (35) feet, whichever is less. The maximum building height standards in the B-2 District is seventy-two (72) feet. Because a portion of the development site is situated within the R-2 District, the petitioner must obtain variance relief from the related maximum building height standard.

Agenda Item K..... Case No. V13-32

As noted above, the minimum parking requirement for the proposed development is 177 parking stalls. The site plan illustrates 86 on-site and 37 off-site parking stalls, which, in addition to the conditional use approval for the off-site parking facility, requires variance relief from having to develop or secure 54 additional spaces.

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Agenda Item L ..... Case No. CU13-14

The minimum on-site parking requirement for the proposed development is 177 parking stalls. The site plan illustrates 86 on-site and 37 off-site parking stalls. The petitioner must obtain conditional use approval to provide the 37 off-site parking stalls as proposed.

Agenda Item M ..... Case No. V13-33

The development of parking spaces is prohibited between the front façade of a building and any street right-of-way within the B-2 District. The proposed parking lot, internal driveway, and driveway entrances have been designed and located to accommodate access by emergency responders and larger delivery vehicles. As such, variance relief is required.

Additionally, the petitioner will be seeking variance relief from the minimum ten-foot wide landscape buffer along Baird Street (five-foot proposed); relief from developing landscape islands with concrete curbing every ten spaces for multi-family residential development (none proposed); and, relief from developing terminal islands for all rows of parking (terminal island not provided for one of the rows of parking).

Agenda Item N..... Case No. V13-34

Sidewalks must be developed along the frontage of a lot upon which a use is constructed. The minimum width for new sidewalks is five (5) feet in the R-2 District and six (6) feet in the B-2 District.

Because the subject site's frontage is along the dead-end Baird Street and pedestrian linkages to Willey Street and Spruce Street appear to be more practical, the petitioner seeks relief from developing sidewalks along Baird Street and instead developing a five-foot sidewalk around the entire building and connect the site to the sidewalk running along Willey Street.

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

STAFF RECOMMENDATION:

The Board of Zoning Appeals must determine whether the proposed request meets the standard criteria for a variance and conditional use by reaching a positive determination for *each* of the respective "Findings of Fact" submitted by the applicant. Addendum B of this report provides Staff recommended findings of fact.

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

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

Agenda Item H..... Case No. CU13-13 – "Multi-family Dwelling" use in R-2 District.

Staff recommends approval with the following conditions:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.
2. That a Lighting Plan be submitted with the building permit application for review and approval. Variance approval must be obtained should said plans not conform to the related performance standards set forth in the City's Planning and Zoning Code. Additionally, the Lighting Plan must include details, heights, and cut-off (shielding) characteristics along with photometric plans illustrating footcandle intensities and distribution for all parking areas and exterior site lighting fixtures.
3. That the external solid waste containment facility shall be enclosed with masonry materials and an opaque gate. Said facility must be designed so that it integrates with and compliments the architectural vocabulary of the principal structure. The enclosure must be at least six (6) feet in height and its opaque gate may not swing into the public right-of-way.
4. 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.
5. That fire lanes, if applicable, must be provided to the satisfaction of the City's Fire Marshal.

Agenda Item I ..... Case No. V13-30 – Setback encroachments.

Staff recommends approval with the following condition:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.

Agenda Item J..... Case No. V13-31 – Maximum building height in R-2 District.

Staff recommends approval with the following condition:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.

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Agenda Item K ..... Case No. V13-32 – Minimum parking requirement.

Staff recommends approval with the following conditions:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.
2. That minor parking lot layout modifications must be provided in plans submitted with the building permit application as described and illustrated in Addendum C of this Staff Report and developed accordingly.

Agenda Item L ..... Case No. CU13-14 – Off-site parking facility.

Staff recommends approval with the following conditions:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.
2. That the off-site parking facility approved herein shall be encumbered by an easement or similar agreement duly executed and acknowledged, which specifies that the land upon which the off-site parking facility is located is encumbered by the parking use. Said instrument shall specify and bind the time period to the anticipated life of the building or use to which the parking facilities are accessory. A certified recorded copy of the instrument shall be filed with the Department of Development Services and placed on public record in the Office of the Clerk of the County Commission of Monongalia County, WV.
3. That it shall be the responsibility of the owner of Parcels 263 and 270 of Tax Map 26 to maintain current and valid parking as approved herein. Evidence of such parking is required prior to approval and proof of current leases shall be made available at the request of the City. Each leased space shall have a sign noting the subject multi-family residential development for which the space is reserved. Signs shall be 12 inches wide by 18 inches tall and shall be mounted between three feet and five feet above the finish surface of the parking stall. The text on the sign shall state "This space is reserved for patrons of [name of subject multi-family residential development] only, per City Code 1365.07(D)." All leased stalls shall be paved and striped. No unimproved stalls shall be used for parking reserved herein. Leasing of stalls shall not reduce the available parking below the minimum requirement for uses sharing the lot.

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Agenda Item M ..... Case No. V13-33 – Parking between front façade and street and relief from minimum landscaping standards.

Staff recommends approval with the following conditions:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.
2. That minor parking lot internal landscaping modifications must be provided in plans submitted with the building permit application as described and illustrated in Addendum C of this Staff Report and developed accordingly.
3. That a Landscape Plan be submitted with the building permit application for review and approval. Variance approval must be obtained should said plans not conform to the related performance standards set forth in the City's Planning and Zoning Code. Additionally, the use of stone, mulch, or other inert materials throughout the site must be insignificant with the greatest portion of landscaped areas devoted to grass, turf, and/or other plant materials.

Agenda Item N..... Case No. V13-34 – Alternate sidewalk design.

Staff recommends approval with the following conditions:

1. That Case No. S13-05-III and Case No. MNS13-16 be approved by the Planning Commission and all related conditions therein observed and/or addressed accordingly.
2. That internal and connecting concrete sidewalks must be constructed as illustrated on the site plan reviewed and approved herein.
3. That a separate Pedestrian Circulation Plan must be submitted with the building permit application that illustrates pedestrian circulation and safety improvements as described and illustrated in Addendum C of this Staff Report and developed accordingly.

Attachments: Application and accompanying exhibits

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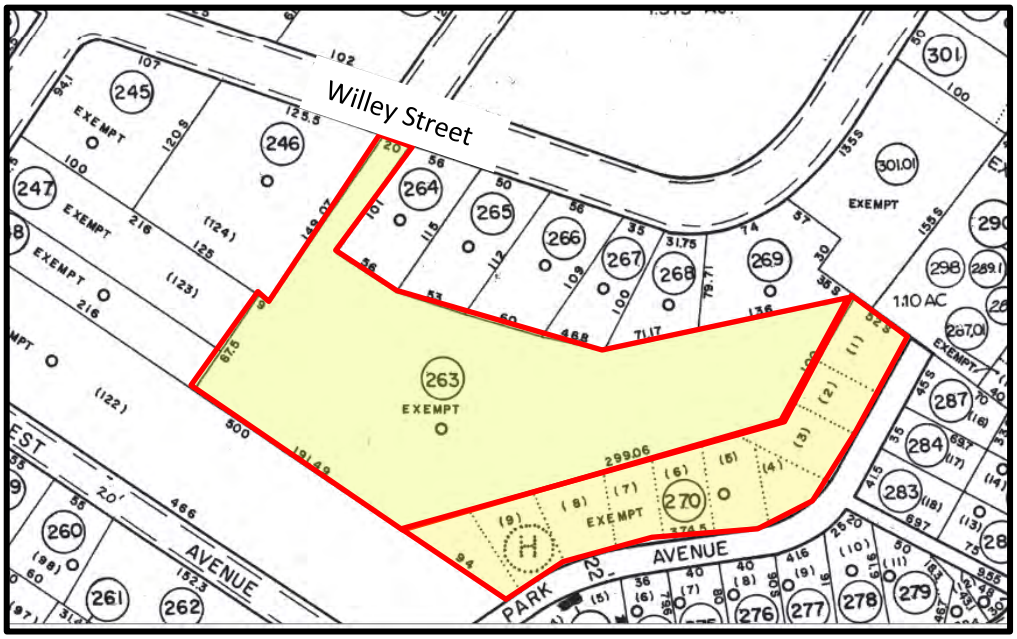
STAFF REPORT ADDENDUM A

COMBINED REPORT

CU13-13, V13-30, V13-31, V13-32, CU13-14, V13-33, V13-34

Central Place, LLC / 475 Baird Street



STAFF REPORT ADDENDUM B

COMBINED REPORT

CU13-13, V13-30, V13-31, V13-32, CU13-14, V13-33, V13-34

Central Place, LLC / 475 Baird Street

Staff recommended Findings of Fact.

CU13-13 Multi-family Dwellings in R-2 District

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:

   As a required element in the Planning Commission's approval of the "Westminster House" Planned Unit Development (PUD) Outline Plan for the subject site, a traffic impact study dated 01-Oct-2008 was prepared by Gannett Fleming. The study noted that the AM and PM peak period levels of service for the three intersections studied did not change as a result of the proposed development and that no mitigation actions were recommended. The City Engineer concurred with the study's methodology, findings, and recommendations. The City Engineer has reviewed the petitioner's present development program along with the "Westminster House" traffic impact study. Given that the number of residents included in the "Central Place" development program is approximately half that proposed in the "Westminster House" development program and the fact that no mixed-uses are proposed now as before, the City Engineer has determined that a new or amended traffic impact analysis is not warranted at this time.

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

   The proposed multi-family residential structure, with common areas, will meet or exceed all related building and fire code standards prior to the issuance of occupancy permits.

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

   The scale and height of the proposed building appears to reflect similar scaled buildings within the immediate area including Metro Property's Courtyard East and Courtyard West, Morgantown Unity Manor, and WVU's Arnold Hall and Apartments. Additionally, the subject site is situated in a dell below Willey Street, Dallas Street, and Locust Avenue.

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

   The subject site is located within the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas illustrated on the 2013 Comprehensive Plan's Land Management Map. The proposed scale, density, and intensity are in concurrence with the 2013 Comprehensive Plan's Principles for Land Management. Specifically, the proposed development accomplishes infill development and redevelopment of an underutilized and deteriorating site; expands the urban core in a contiguous pattern already served by existing infrastructure at the edge of the central business district; and, is consistent with the preferred development pattern and character types of the noted Plan concept areas.

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

   The proposed residential density is in concurrence with the 2013 Comprehensive Plan's principles for land management. Specifically, the development provides residential opportunities that are integrated into the pedestrian-scale of the central business district; promotes access to alternative transportation modes and basic retail needs; and is consistent with the preferred development pattern and character types and densities of the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas illustrated on the 2013 Comprehensive Plan's Land Management Map.

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. The proposed residential density will promote the regular use of alternative modes of transport include increasing public transit ridership.

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

   The significant investment made in the construction of the multi-family structure will enhance the value and market performance for continued mixed-use and multi-family housing interest within the immediate area. The downtown properties and commerce will benefit from the increase in residential density at the edge of the central business district and the university's downtown campus.

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

   The proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas.

V13-30 Setback Encroachments

Finding of Fact No. 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 uniquely shaped realty creates site-specific design solution necessities to provide desired residential densities and required parking access and maneuvering for emergency response vehicles.

Finding of Fact No. 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 several nearby structures in both the R-2 and B-2 Districts along Willey Street, Forest Avenue, Dallas Street, and Locust Avenue encroach into required building envelope standards.

Finding of Fact No. 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 redevelopment of the former Central Elementary School site as proposed represents a unique opportunity to remove a vacant structure that no longer serves a public educational purpose. Over the past few years, the property's current owner has been unable to sustain the financial wherewithal to address deterioration and increased vandalism to the structure and property, which is now contributing to blighting conditions. The proposed setback encroachments appear necessary to provide desired residential densities, site layout design, and required parking access and maneuvering for emergency response vehicles.

Finding of Fact No. 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 proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas. The nature of the setback encroachment variance cannot contribute to nor mitigate existing traffic congestion within the immediate area.

V13-31 Building Height

Finding of Fact No. 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 development is located in two different zoning districts with incongruous height restrictions ranging from 35 feet to 72 feet. The height of the proposed building appears to reflect similarly scaled buildings within the immediate area including Metro Property's Courtyard East and Courtyard West, Morgantown Unity Manor, and WVU's Arnold Hall and Apartments. Additionally, the subject site is situated in a dell below Willey Street, Dallas Street, and Locust Avenue.

Finding of Fact No. 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:

There appears to be structures within the R-2 District fronting Forest Avenue and Dallas Street that exceed current maximum height restrictions. Additionally, the proposed height of the building observes maximum related standard in the B-2 District.

Finding of Fact No. 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 redevelopment of the former Central Elementary School site as proposed represents a unique opportunity to remove a vacant structure that no longer serves a public educational purpose. Over the past few years, the property's current owner has been unable to sustain the financial wherewithal to address deterioration and increased vandalism to the structure and property, which is now contributing to blighting conditions. The proposed building height appears necessary to provide desired residential densities, which is otherwise within the maximum building height standard of the B-2 District.

Finding of Fact No. 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 proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas. As a required element in the Planning Commission's approval of the "Westminster House" Planned Unit Development (PUD) Outline Plan for the subject site, a traffic impact study dated 01-Oct-2008 was prepared by Gannett Fleming. The study noted that the AM and PM peak period levels of service for the three intersections studied did not change as a result of the proposed development and that no mitigation actions were recommended. The City Engineer concurred with the study's methodology, findings, and recommendations. The City Engineer has reviewed the petitioner's present development program along with the "Westminster House" traffic impact study. Given that the number of residents included in the "Central Place" development program is approximately half that proposed in the "Westminster House" development program and the fact that no mixed-uses are proposed now as before, the City Engineer has determined that a new or amended traffic impact analysis is not warranted at this time.

V13-32 Off-Street Parking

Finding of Fact No. 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:

Continued efforts to increase residential density in the downtown area, within walking distance of primary residential destination points, and within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that contribute to traffic congestion within the City of Morgantown. The subject site is abutting the central business district were minimum parking requirements are significantly less including parking reductions based on proximity to public parking facilities and fixed transit stops.

Finding of Fact No. 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:

The historic development pattern within the immediate R-2, B-1, B-2, and B-4 Districts has not included provisions for on-site parking and therefore promotes alternative modes of transport including walking, biking, and public transit.

Finding of Fact No. 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 redevelopment of the former Central Elementary School site as proposed represents a unique opportunity to remove a vacant structure that no longer serves a public educational purpose. Over the past few years, the property's current owner has been unable to sustain the financial wherewithal to address deterioration and increased vandalism to the structure and property, which is now contributing to blighting conditions. The proposed on-site and off-site parking plan, along with parking lot layout modification conditions required by the Board, appears necessary to provide desired residential densities. The proposed development reflects minimum parking obligations within the adjoining B-4 District, which furthers smart growth principals including compact building design and walkability. The proposed residential density and reduced parking otherwise required will promote the regular use of alternative modes of transport include increasing public transit ridership.

Finding of Fact No. 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 proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas. As a required element in the Planning Commission's approval of the "Westminster House" Planned Unit Development (PUD) Outline Plan for the subject site, a traffic impact study dated 01-Oct-2008 was prepared by Gannett Fleming. The study noted that the AM and PM peak period levels of service for the three intersections studied did not change as a result of the proposed development and that no mitigation actions were recommended. The City Engineer concurred with the study's methodology, findings, and recommendations. The City Engineer has reviewed the petitioner's present development program along with the "Westminster House" traffic impact study. Given that the number of residents included in the "Central Place" development program is approximately half that proposed in the "Westminster House" development program and the fact that no mixed-uses are proposed now as before, the City Engineer has determined that a new or amended traffic impact analysis is not warranted at this time.

CU13-14 Off-Site Parking Facilities

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:

   As a required element in the Planning Commission's approval of the "Westminster House" Planned Unit Development (PUD) Outline Plan for the subject site, a traffic impact study dated 01-Oct-2008 was prepared by Gannett Fleming. The study noted that the AM and PM peak period levels of service for the three intersections studied did not change as a result of the proposed development and that no mitigation actions were recommended. The City Engineer concurred with the study's methodology, findings, and recommendations. The City Engineer has reviewed the petitioner's present development program along with the "Westminster House" traffic impact study. Given that the number of residents included in the "Central Place" development program is approximately half that proposed in the "Westminster House" development program and the fact that no mixed-uses are proposed now as before, the City Engineer has determined that a new or amended traffic impact analysis is not warranted at this time.

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

   The proposed off-site parking facility is located on an existing surface parking lot and will not jeopardize safety from fire, panic, or other danger.

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

   The proposed off-site parking facility is located on an existing surface parking lot and will therefore not affect existing light distribution or air flow patterns.

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

   The subject site is located within the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas illustrated on the 2013 Comprehensive Plan's Land Management Map. The proposed scale, density, and intensity are in concurrence with the 2013 Comprehensive Plan's Principles for Land Management. Specifically, the proposed development accomplishes infill development and redevelopment of an underutilized and deteriorating site; expands the urban core in a contiguous pattern already served by existing infrastructure at the edge of the central business district; and, is consistent with the preferred development pattern and character types of the noted Plan concept areas.

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

   The proposed residential density is in concurrence with the 2013 Comprehensive Plan's principles for land management. Specifically, the development provides residential opportunities that are integrated into the pedestrian-scale of the central business district; promotes access to alternative transportation modes and basic retail needs; and is consistent with the preferred development pattern and character types and densities of the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas illustrated on the 2013 Comprehensive Plan's Land Management Map.

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. The proposed residential density and reduced parking otherwise required will promote the regular use of alternative modes of transport include increasing public transit ridership.

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

   The significant investment made in the construction of the multi-family structure will enhance the value and market performance for continued mixed-use and multi-family housing interest within the immediate area. The downtown properties and commerce will benefit from the increase in residential density at the edge of the central business district and the university's downtown campus.

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

   The proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas, which will be furthered by the proposed off-site parking facility on an existing surface parking lot.

V13-33 Parking between building and frontage street and landscape standards

Finding of Fact No. 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 uniquely shaped realty creates site-specific design solution necessities to provide desired residential densities, parking layout, and access and maneuvering for emergency response vehicles.

Finding of Fact No. 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:

The adjoining Morgantown Unity Manor development includes parking between the front façade and Willey Street and does not include compliant landscape buffering and terminal islands.

Finding of Fact No. 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 redevelopment of the former Central Elementary School site as proposed represents a unique opportunity to remove a vacant structure that no longer serves a public educational purpose. Over the past few years, the property's current owner has been unable to sustain the financial wherewithal to address deterioration and increased vandalism to the structure and property, which is now contributing to blighting conditions. The proposed site plan, along with modifications required by the Board's related conditions, incorporates site-specific design solutions to provide desired residential densities, parking layout, access and maneuvering for emergency response vehicles, and the provision of adequate buffering and internal parking lot landscaping.

Finding of Fact No. 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 proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas. The proposed site plan, along with modifications required by the Board's related conditions, will enhance the development's contribution the immediate area's built environment. The nature of the variances cannot contribute to nor mitigate existing traffic congestions along neighborhood streets.

V13-34 Sidewalks

Finding of Fact No. 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:

It is reasonable to anticipate that pedestrians entering and leaving the site will be in the direction of Willey Street and Spruce Street with very little need to traverse across the subject property's Baird Street frontage.

Finding of Fact No. 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:

The alternative sidewalk plan meets the spirit and intent of ensuring safe pedestrian ways to existing primary sidewalks and creating sidewalk network connections as desired and intended in a manner that recognizes the unique geometry, topography, and relative isolation of the subject site, which is situated on edge of the downtown central business district.

Finding of Fact No. 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 alternative sidewalk plan, along with pedestrian circulation plan conditions required by the Board, recognizes reasonably anticipated pedestrian directional trips connecting the site to the neighboring downtown central business district, the University's downtown campus, and public transportation in a manner that could not be achieved through the strict application of the related sidewalk development standard.

Finding of Fact No. 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 proposed development is consistent with the 2013 Comprehensive Plan's Land Management Principals, Land Management Map, and desired development pattern and character for the "Downtown Enhancement" and "Neighborhood Revitalization" concept areas. The alternative sidewalk plan, along with pedestrian circulation plan conditions required by the Board, recognizes reasonably anticipated pedestrian directional trips connecting the site to the neighboring downtown central business district, the University's downtown campus, and public transportation in a manner that could not be achieved through the strict application of the related sidewalk development standard. The nature of the variance cannot contribute to nor mitigate existing traffic congestion on neighboring public streets.

STAFF REPORT ADDENDUM C

COMBINED REPORT

CU13-13, V13-30, V13-31, V13-32, CU13-14, V13-33, V13-34

Central Place, LLC / 475 Baird Street

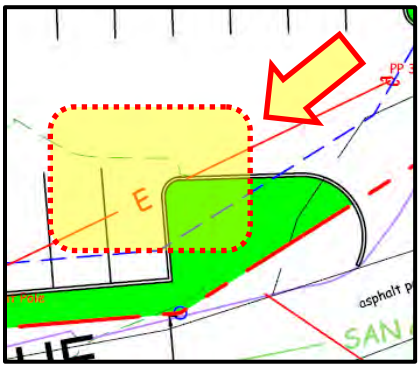
Staff recommended conditions relating to additional design elements and/or site plan modifications.

Agenda Item K..... Case No. **V13-32** – Minimum parking requirements.

V13-32 Condition 2 – Parking Lot Layout Modifications

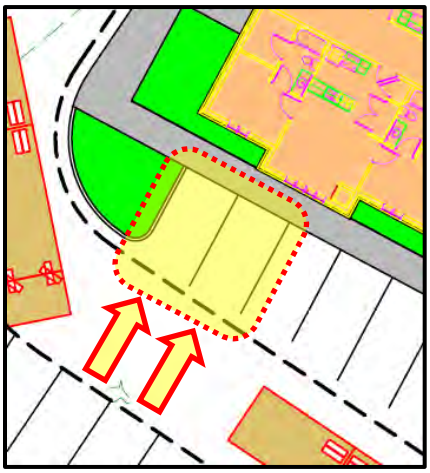
2.1 – Depth of terminal landscape islands.

The depth of all proposed terminal landscape islands must be equal to or greater than the depth of the adjoining parking stall; provided, said terminal(s) may be designed as a mountable facility to the satisfaction of the City Engineer to ensure access for emergency response vehicles. The site plan clip to the right illustrates an example of a terminal island with a depth less than the adjoining parking stall.



2.2 – Designated compact parking stalls.

To ensure that parking stalls do not encroach into the drive aisle required for emergency response vehicles, the two furthest parking stalls at the southwest corner of the principal building must be designated as “compact cars only” and accordingly reserved with pavement stenciling and/or signage.



<u>Agenda Item M</u> ..... Case No. **V13-33** – Parking between front façade of building and any street right-of-way and minimum landscaping requirements.

V13-33 Condition 2 – Parking Lot Landscaping Modifications

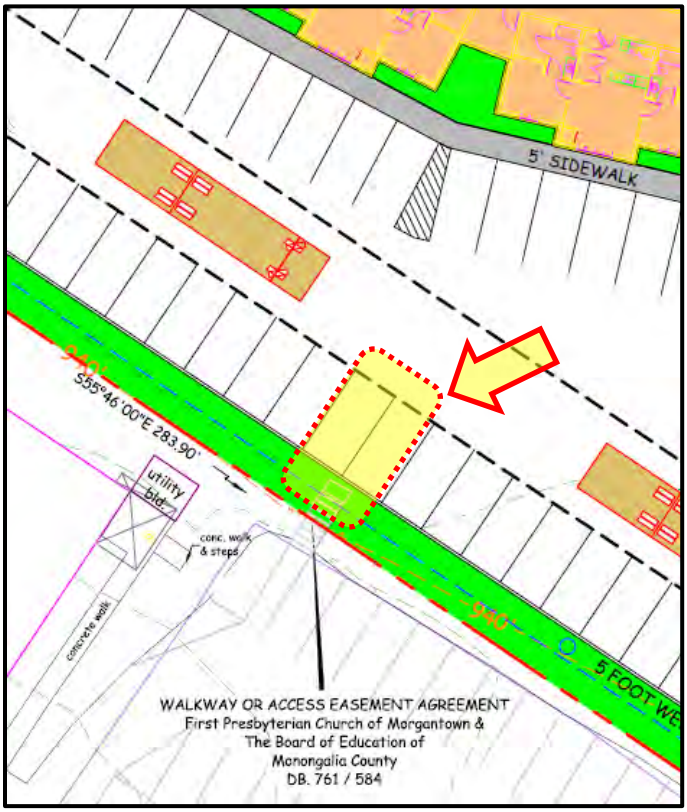
2.1 – Pedestrian connection from adjoining First Presbyterian Church rear parking lot through parking lot.

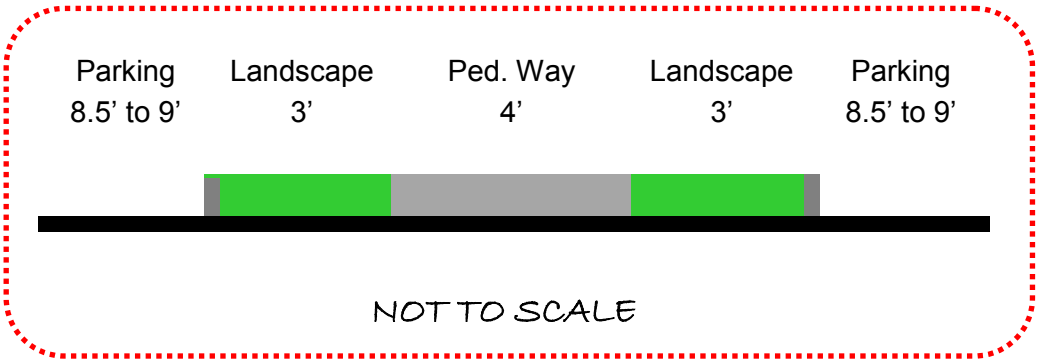
The width of all or a portion of stalls in the subject row of 29 parking spaces may be reduced to 8.5 feet so that a pedestrian way can be created without a net loss in the number of proposed parking stalls.

The pedestrian way must be concrete with a minimum width of 4 feet and an elevation of approximately 6 inches above the parking lot pavement level.

Flanking the minimum 4-foot concrete pedestrian way must be at least 3-foot landscape islands on each side with approximately six-inch concrete curbs.

An illustrative cross-section is provided below.





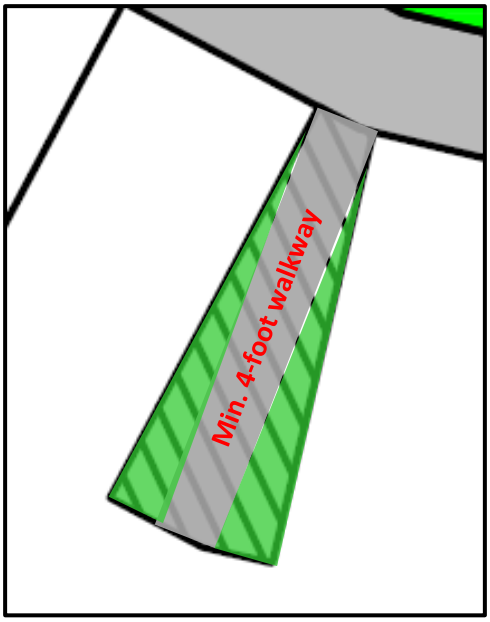
V13-33 Condition 2 (cont.)

2.2 – Pedestrian connection through parking lot.

The width of all or a portion of stalls in the subject row of 16 parking spaces may be reduced to 8.5 feet so that a pedestrian way can be created without a net loss in the number of proposed parking stalls.

The pedestrian way must be concrete with a minimum width of 4 feet though the center and an elevation of approximately 6 inches above the parking lot pavement level.

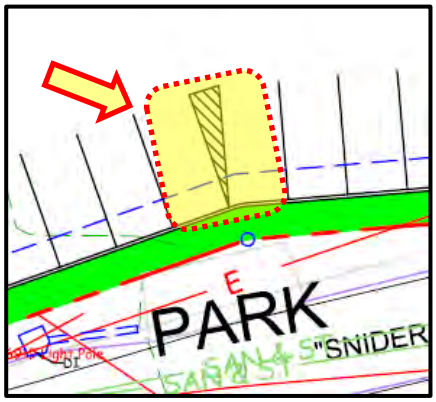
Any additional area beyond the 4-foot wide concrete walkway must be landscaped as generally illustrated below.



V13-33 Condition 2 (cont.)

2.3 – Internal Landscape Island.

The width of all or a portion of two divided rows of parking stalls along Baird Street may be reduced to 8.5 feet so that an internal landscape island can be developed without a net loss in the number of proposed parking stalls. The *landscape island* must include concrete curbs and be as close to 130 square feet or more as practicable given the triangular / quadrangular shape of the residual area separating the two rows of parking.



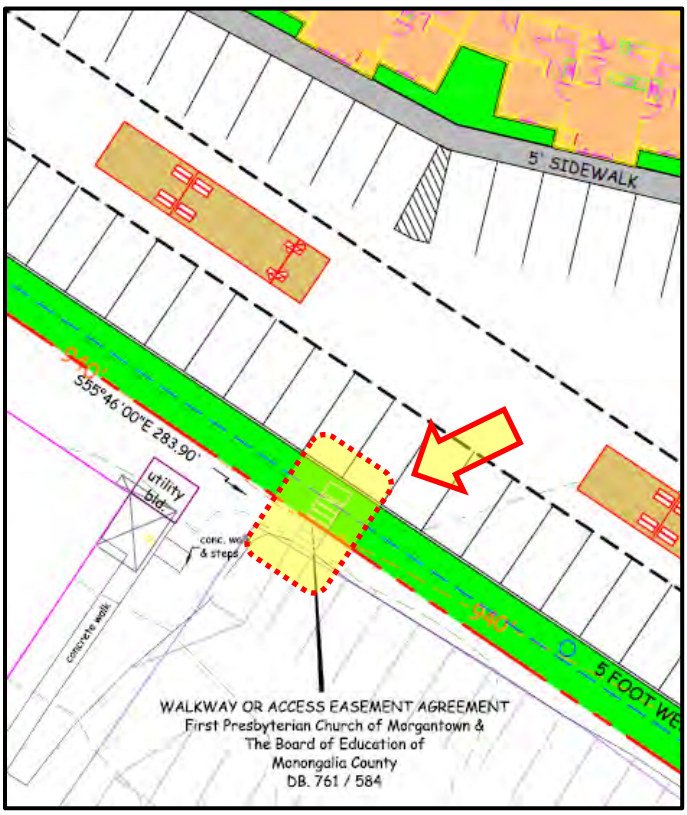
<u>Agenda Item N</u>..... Case No. **V13-34** – Alternate sidewalk design.

V13-34 Condition 3 – Pedestrian Circulation Plan

3.1 – Pedestrian connection to adjoining First Presbyterian Church rear parking lot.

The steps illustrated in the photograph below and highlighted in the site plan clip to the right must be improved if in substandard condition and handrails installed.

A perpetual access easement agreement must be recorded at the Monongalia County Courts and run with the affected tracts of realty. A certified recorded copy of the agreement must be submitted to the Planning Division.



V13-34 Condition 3 (cont.)

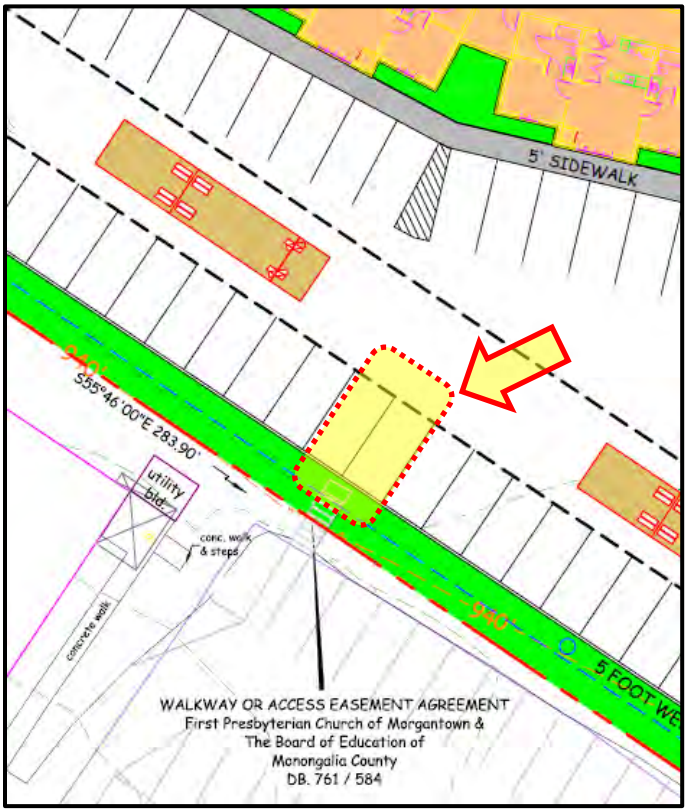
3.2 – Pedestrian connection from adjoining First Presbyterian Church rear parking lot through parking lot.

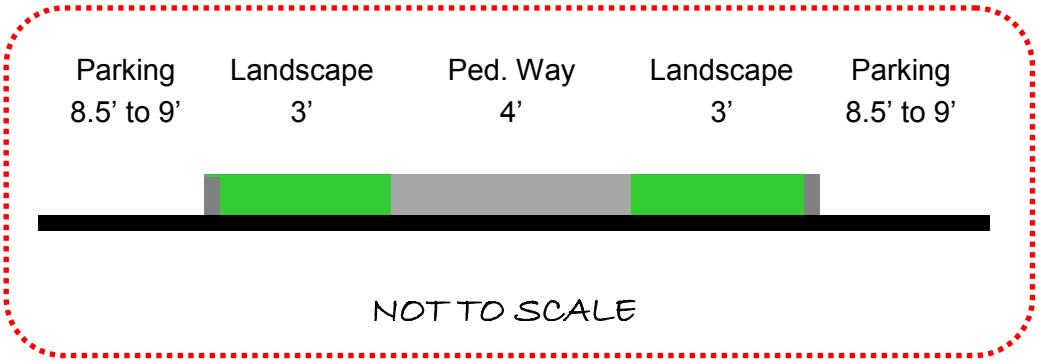
The width of all or a portion of stalls in the subject row of 29 parking spaces may be reduced to 8.5 feet so that a pedestrian way can be created without a net loss in the number of proposed parking stalls.

The pedestrian way must be concrete with a minimum width of 4 feet and an elevation of approximately 6 inches above the parking lot pavement level.

Flanking the minimum 4-foot concrete pedestrian way must be at least 3-foot landscape islands on each side with approximately six-inch concrete curbs.

An illustrative cross-section is provided below.





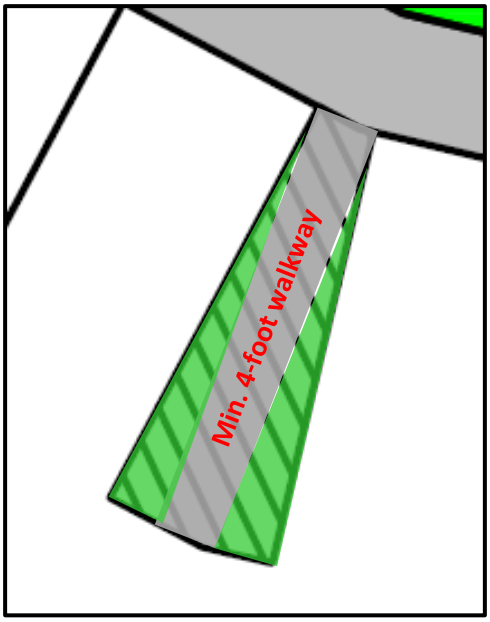
V13-34 Condition 3 (cont.)

3.3 – Pedestrian connection through parking lot.

The width of all or a portion of stalls in the subject row of 16 parking spaces may be reduced to 8.5 feet so that a pedestrian way can be created without a net loss in the number of proposed parking stalls.

The pedestrian way must be concrete with a minimum width of 4 feet though the center and an elevation of approximately 6 inches above the parking lot pavement level.

Any additional area beyond the 4-foot wide concrete walkway must be landscaped as generally illustrated below.

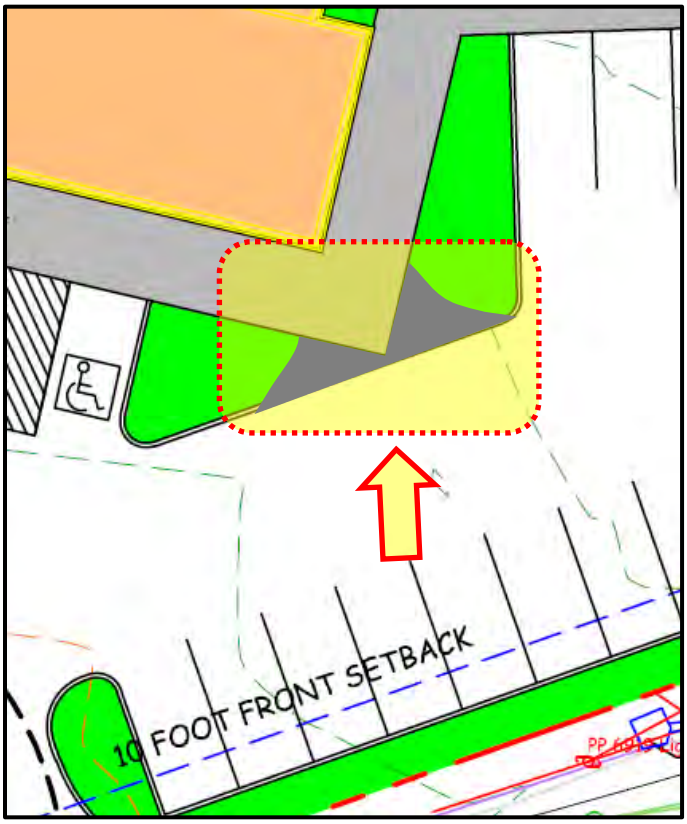


The pedestrian connection through the parking lot drive aisle must be marked.

V13-34 Condition 3 (cont.)

3.4 – Pedestrian connection from southwestern row of parking spaces to main building entrance.

The 10-foot sidewalk along the front of the main entrance must be extended to the curb line as generally illustrated to the right; the purpose of which is to direct and channel residents and visitors parking in the opposite row of 10 parking spaces without be obstructed by or damaging landscaping.



City of Morgantown, West Virginia

APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU13-13
RECEIVED:	6/14/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	Central Place, LLC	Phone:	
Mailing Address:	6200 Mid Atlantic Drive (Street)	Mobile:	304-276-5106
	Morgantown WV 26508 (City State Zip)	Email:	metro50@aol.com

II. AGENT / CONTACT INFORMATION

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

III. PROPERTY

Owner:		Phone:	
Mailing Address:	Street	Mobile:	
		Email:	
	City State Zip		

IV. SITE

Street Address (if assigned):	475 Baird St	Tax Map #:	26	Parcel #:	263 & 270
Zoning:	R-2 & B-2				
Lot Dimensions:	Width: Ft.	Depth: Ft.	Square Footage:	78,368.45 ft.²	
Shape of Lot:	☐ Corner ☐ Interior ☐ Through ☐ Flag ☑ Irregular ☐ Non-conforming				

Existing Use of Structure or Land:	Vacant
Proposed Use of Structure of Land:	Multi-Family in R-2 District

Table 1331.05.01 Permitted land Uses

~~Multi Family in R-2 District~~

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU13-13
RECEIVED:	
COMPLETE:	

V. STRUCTURE

Proposed Setbacks: Front: 57-67 ft. Rear: 185'-223'1' ft. Side A: ____ ft. Side B: 32.5 ft.

Proposed Height of Structure: 71' No. of Proposed Off-Street Parking Spaces: 90

No. of Dwelling Units (if applicable): 120 No. of Bedrooms: 234 No. of Employees: ____

Square Footage of all Proposed Structures (please explain):

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.	CU13-13
RECEIVED:	
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.	CU13-13
RECEIVED:	
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:

See attachment

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.	CU13-13
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 attachment

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	6/14/13
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

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

CU13-13

APPLICATION FOR CONDITIONAL USE

Multi-family in R-2

Findings of Fact

Central Place, 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:

It appears that an additional traffic study is not warranted. Because the site is well served by public transit and is within walking/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. Improvements are slated for pedestrian walkways.

Along with on-site parking, additional parking will be obtained by an adjacent lot lease within an existing parking area. The location of the project site supports student housing at the edge of campus thereby reducing commute trips from housing outside the city and subsequent congestion.

The proposed site will utilize three points of access advancing best access management practices and will help eliminate congestion at any one point.

Continued efforts to increase residential density where properly zoned, within walking distance of primary residential destination points, and within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appears to contribute to traffic congestion within the City of Morgantown.

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

The proposed multi-family residential structure, with common areas, will meet or exceed all related building and fire code standards prior to the issuance of occupancy permits. Furthermore, also utilizing the existing off-premise parking area will not jeopardize safety from fire, panic, or other danger because it already exists.

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

Due to the proposed development being located in two different zoning districts, a portion of the building complies with maximum building height requirements. However, due to the significant topographical changes of the development site appear to have the greater impact on light distribution and air circulation within the immediate area. The proposed building height above the grade of Wiley Street appears to be very similar to existing buildings.

The associated off-premise parking area is within an existing adjacent parking area and will therefore not affect existing light distribution or air flow conditions.

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

Due to the uniquely shaped realty, the design professionals have worked diligently to ensure the highest and best design for the development. Given the perceived frontage on Baird Street (Park Avenue), the significant topographical changes, and the requirement to comply with two different zoning districts, the buildable area of the site is dramatically diminished as illustrated on the proposed site plan. It appears that any development/redevelopment of the subject site would require setback variance relief.

CU13-13

APPLICATION FOR CONDITIONAL USE

Multi-family in R-2

Findings of Fact

Central Place, LLC

Continued efforts to increase residential density where properly zoned, within walking distance of primary residential destination points, and within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appears to contribute to traffic congestion within the City of Morgantown. The scale and density of the proposed multi-family residential building appears to be reflect the scale and density within or adjacent to the downtown campus.

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

The scale and density will be similar to that of other buildings in the area, such as two multi-family developments located on Wiley Street, also owned by the same developer. Located adjacent to the central business/education hub of Morgantown, the site is well served by public transit and is within walking/biking distance of primary destinations. The development appears to link residents to alternate modes of transportation, thereby lessening auto dependency and reducing additional traffic.

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 made in the construction of the multi-family structure should enhance the value and market performance for continued multi-family housing interest and investment within the immediate area.

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

The redevelopment/development of the multi-family structure on the development site appears to represent a unique opportunity to return and modestly increase residential densities to a site that is strategically situated on the fringe of WVU's downtown campus and Morgantown's central business hub.

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-30
RECEIVED:	6/14/13
COMPLETE:	

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

I. APPLICANT	Name:	Project Managmenet Services		
Mailing Address:	160 Fayette Street Suite 101 (Street)		Phone:	304-221-5256
	Morgantown (City)	WV (State) 26505 (Zip)	Mobile:	304-692-7116
			Email:	pms160@comcast.net

II. PROPERTY	Street Address:	475 Baird Street		
Owner:	Central Place, LLC		Zoning:	R-2 & B-2
Mailing Address:	6200 Mid Atlantic Drive (Street)		Tax Map No:	26
	Morgantown (City)	WV (State) 26508 (Zip)	Parcel No:	263 & 270
			Phone:	304-291-6765

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

Variance relief from Article 1347.04 (A) as it relates to front and rear setbacks in the B-2 District.

Variance relief from Article 1337.04 (A) as it relates to front and rear setbacks in R-2 District

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	06/03/2013
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 PLANNING DEPARTMENT

RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-30
RECEIVED:	
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: No. of dwelling units: No. of bedrooms: 234

Additional structure-related details:

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

☐ **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
PLANNING DEPARTMENT

RECEIVED

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-30
RECEIVED:	
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:**

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:**

   See attachment

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:**

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-30
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

See attached cert.

V13-30

FINDINGS OF FACT
Central Place, LLC / Westminster House / Minimum Rear setback
475 Baird Street

Variance relief from the Planning and Zoning Code, Article 1347.04 (A) as it relates to the minimum rear in the B-2 Zoning District.

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 uniquely shaped realty creates many exceptional conditions for the proposed project. The greatest exception is the two different zoning districts, thus establishing two different rear setback requirements. The second of which is the orientation of building, which places the "rear" of the building along the northern edge of the property which is defined by the oddly shaped lot that separates the realty from Willey Street. The Design Professionals creatively utilized the shape of the parcel to maximize the proposed building footprint, while taking into consideration the elevation differences. The plan incorporates a five foot interior sidewalk and provides green space around the building. The proposed development plan requires variance relief of eighteen (18) feet along the rear of the building, in the B-2 zoned portion only. In the proposed/newly adopted 2013 Comprehensive plan, this area is located in the commercial corridor and meets the spirit and intent.

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 numerous structures within the B-2 District on the Downtown Morgantown fringes encroach much closer to the required rear setback. The applicant seeks to abide by the intent of the ordinance by providing both adequate side walk and green space around the structure. The applicant is seeking this variance for only a small portion of the north face of the building as the unique shape of the parcel denies it a property right possessed by other properties within the vicinity. This section of the building would adequately abide by the setback requirements if this section were also in the R-2 District, similar to the building.

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 urban in-fill development improves the vicinity by offering multi-family housing and related parking on a site where a functionally obsolete vacant school exists. The design professional worked diligently to incorporate a design that is fitting with the built environment while adding new concepts to improve the area. As in the Sunnyside area, hopefully new development will spark more interest to redevelop this area that this on the main campus and downtown fringes.

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:

V13-30

The proposed development should enhance the market value of adjacent properties while maintaining the residential aspect of the vicinity. Granting this variance will in no way diminish or increase congestion on public streets, but incorporate a design that is fitting with the area.

Lisa Mardis, Project Management Service
Name of Agent

June 14, 2013
Date

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-31
RECEIVED:	6/14/13
COMPLETE:	

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

I. APPLICANT	Name:	Project Managmenet Services	
Mailing Address:	160 Fayette Street Suite 101 (Street)	Phone:	304-221-5256
	Morgantown (City) WV (State) 26505 (Zip)	Mobile:	304-692-7116
		Email:	pms160@comcast.net
II. PROPERTY	Street Address:	475 Baird Street	
Owner:	Central Place, LLC	Zoning:	R-2 & B-2
Mailing Address:	6200 Mid Atlantic Drive (Street)	Tax Map No:	26
	Morgantown (City) WV (State) 26508 (Zip)	Parcel No:	263 & 270
		Phone:	304-291-6765

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

Variance relief from Article 1337.06(A) as it relates to building height in the R-2 District.

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	06/03/2013
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.	V13-31
RECEIVED:	
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: _____ No. of dwelling units: _____ No. of bedrooms: 234

Additional structure-related details:

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

☐ **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.	V13-31
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

See attachment

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-31
RECEIVED:	
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:

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:

See attachment cont.

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:

V13-31

FINDINGS OF FACT
Central Place, LLC / Westminster House / Maximum Building Height
475 Baird Street

Variance relief from the Planning and Zoning Code, Article 1337.06 (A) as it relates to maximum building height in the R-2 Zoning Districts.

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 development is located in two different zoning districts. This extraordinary circumstance creates a contradictory height limitation. The Design Professionals have diligently created a plan for a structure that abides by the zoning requirements, in regards to height, for the B-2 Zoning District. This design is more cohesive with surrounding properties such as Arnold Apartments, ~~University~~ Manor Courtyard East, and Courtyard West. Thus, a variance of 36 feet from the R-2 zoning requirement is requested.

unity (ym)

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:

The area along Wiley and Spruce Streets progress rapidly from B-4 to R-2 to B-2 Zoning District. This variance is necessary for the preservation of a substantial property of a majority of properties within the vicinity, as the R-2 zone appears to be in stark contrast to the intent of the Downtown Morgantown area as well as the vicinity. Allowing for this variance, will provide for a structure that better fits with the built-environment and with structures such as Arnold Apartments, University Manor, Courtyard East and Courtyard West.

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 Design Professional worked diligently to incorporate a design that is fitting with the built environment while adding new concepts to improve the area. The proposed structure will also abide by all safety and fire requirements and standards. As in the Sunnyside area, hopefully new development will spark more interest to redevelop this area that neighbors the main campus and downtown fringes.

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 proposed development should enhance the market value of adjacent properties while maintaining the residential aspect of the vicinity. Granting this variance will in no way increase congestion on public streets, but may decrease congestion by increasing density within an area that is adjacent and walkable to major points of interest within the city.

Lisa Mardis, Project Management Service June 14, 2013

V13-31

Name of Agent

Date

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-32
RECEIVED:	6/19/13
COMPLETE:	

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

I. APPLICANT	Name: Project Managmenet Services		
Mailing Address:	160 Fayette Street Suite 101 (Street)	Phone:	304-221-5256
	Morgantown (City) WV (State) 26505 (Zip)	Mobile:	304-692-7116
		Email:	pms160@comcast.net
II. PROPERTY	Street Address: 475 Baird Street		
Owner:	Central Place, LLC	Zoning:	R-2 & B-2
Mailing Address:	6200 Mid Atlantic Drive (Street)	Tax Map No:	26
	Morgantown (City) WV (State) 26508 (Zip)	Parcel No:	263 & 270
		Phone:	304-291-6765

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

Variance relief from Table 1365.04.01: Minimum Off-Street Parking Requirements for Dwelling, Multi-family use.

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		06/03/2013
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.	V13-32
RECEIVED:	
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: _____ No. of dwelling units: _____ No. of bedrooms: 234

Additional structure-related details:

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

☐ **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.	V13-32
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

See attachment conf.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-32
RECEIVED:	
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:**

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:**

V13-32

FINDINGS OF FACT

Central Place, LLC / Westminster House / 475 Baird Street

Variance relief from the Planning and Zoning Code, Table 1365.04.01: Minimum Off-Street Parking Requirements for Dwelling, Multi-family use.

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:

Continued efforts to increase residential density in the downtown area, within walking distance of primary residential destination points, and within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appear to contribute to traffic congestion within the City of Morgantown.

The proposed site plan identifies the parcel configuration and setbacks for the subject development site, which illustrate that limited building area appears to remain for any type of development given the geometry of the parcel, required building envelope(s), and the topography of the site.

As West Virginia University and the downtown area experience exponential growth, the market indicates a need for multimodal transportation which includes public transit and shared parking facilities. Incorporating concepts of smart growth appears to be crucial in a vibrant downtown area that encompasses principles such as transit-oriented development.

There are eighty-six (86) on-site parking spaces (which include four accessible parking spaces) and thirty-six (36) off-premise parking spaces adjacent to the development. Therefore, the applicant requests variance relief for approximately fifty-five (55) parking spaces. The proposed development is within walking distance to the public parking garage and three surface parking lots that are available for hourly or monthly rentals.

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:

As realty is piecemealed for redevelopment, it appears that not all structures in the vicinity adhere to the parking standard set forth in the zoning code. The design professionals have worked diligently to ensure the greatest number of parking spaces on site, while the developer has worked with First Presbyterian Church to incorporate an off-premise parking area adjacent to the subject site.

The developer affirms that a majority of their tenants, within the area, walk, bike, or use public transit to get to their desired destinations. Situated on the fringe of the B-4 District, the project site supports student housing at the edge of campus thereby reducing commute trips from housing outside the city and associated congestion.

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:

V13-32

There are eighty-six (86) on-site parking spaces (which include four accessible parking spaces) and thirty-six (36) off-premise parking spaces adjacent to the development. Therefore, the applicant requests variance relief for approximately fifty-five (55) parking spaces. The proposed development is also within walking distance to the public parking garage and two surface parking lots that are available for hourly or monthly rentals. The proposed development will not harm property or improvements in the vicinity by incorporating smart growth principles such as supporting walking, cycling, and transit as attractive alternatives to driving.

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:

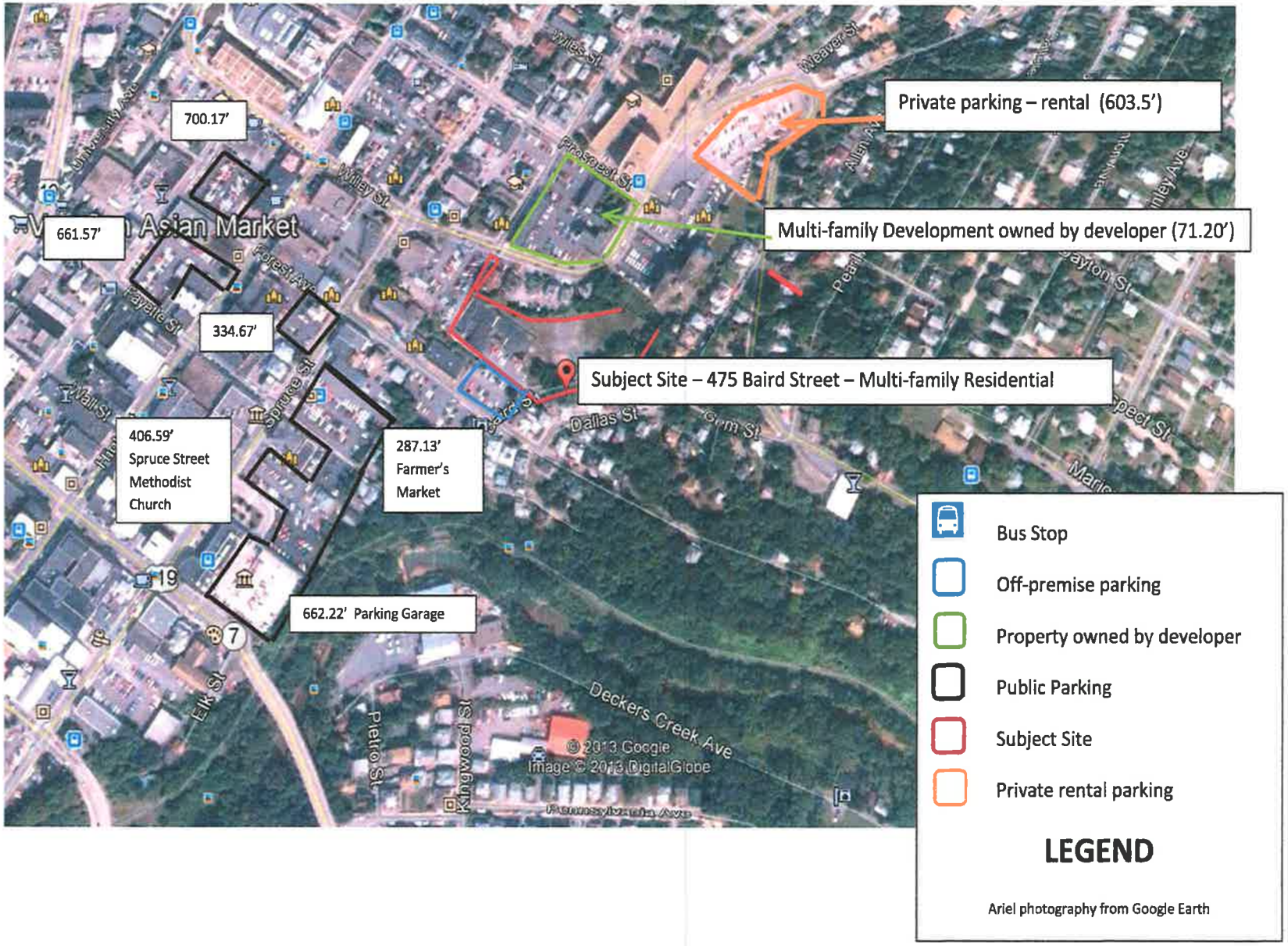
Closely related to smart growth principles, urban infill development is the use of land within a built-up area. The focus of redevelopment of blighted/underserved areas or obsolete building promotes the betterment of city centers while turning attention away from rural areas. Advocates of Smart Growth state that infill development can reduce traffic congestion, save open space, and create more livable communities. Land recycling/repurposing will keep the spirit and intent of the previously approved development plan for the subject site.

Lisa Mardis, Project Management Service	June 14, 2013
Name of Agent	Date

V13-32

Central Place, LLC / Westminster House / 475 Baird Street

475



Bus Stop

Off-premise parking

Property owned by developer

Public Parking

Subject Site

Private rental parking

LEGEND

Ariel photography from Google Earth

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU13-14
RECEIVED:	6/14/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	Central Place, LLC	Phone:	
Mailing Address:	6200 Mid Atlantic Drive (Street)	Mobile:	304-276-5100
	Morgantown WV 26508 (City State Zip)	Email:	metro50@aol.com

II. AGENT / CONTACT INFORMATION

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

III. PROPERTY

Owner:		Phone:	
Mailing Address:	Street	Mobile:	
	City State Zip	Email:	

IV. SITE

Street Address (if assigned):	475 Baird St.	Tax Map #:	26	Parcel #:	263 & 270
Zoning:	R-2 & B-2				
Lot Dimensions:	Width: Ft.	Depth: Ft.		Square Footage:	78,368.45 ft.²
Shape of Lot:	☐ Corner ☐ Interior ☐ Through ☐ Flag ☑ Irregular ☐ Non-conforming				
Existing Use of Structure or Land:	Vacant				
Proposed Use of Structure of Land:	Multi-Family				

TM 26/P 249

OFF-PREMISE PARKING SITE LOCATED IN B-4 DISTRICT

Article 1365.07 (Off-site Parking facilities

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU13-14
RECEIVED:	
COMPLETE:	

V. STRUCTURE

Proposed Setbacks: Front: 57-67 ft. Rear: 185-223 ft. Side A: ____ ft. Side B: 32.5 ft.

Proposed Height of Structure: 71 No. of Proposed Off-Street Parking Spaces: 90

No. of Dwelling Units (if applicable): 120 No. of Bedrooms: 234 No. of Employees: ____

Square Footage of all Proposed Structures (please explain):

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.	CU13-14
RECEIVED:	
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.	CU13-14
RECEIVED:	
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:

See attachment cont'd.

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.	CU13-14
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 attachment 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 Marolis	Lisa Marolis	6/14/13
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

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

CU13-14

APPLICATION FOR CONDITIONAL USE Findings of Fact	Request for off-site parking	
	Central Place, LLC / Westminster House	

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:

Additional required parking not included on the same realty as the proposed building is proposed on an adjacent lot within an existing parking area, located off Forest Avenue, and is owned by the Trustees of First Presbyterian Church of Morgantown.

The location of the project site supports student housing at the edge of campus thereby reducing commute trips from housing outside the city and resultant congestion.

The applicant is proposing to utilize approximately thirty-nine (39) parking spaces to help fulfill the parking requirement of a proposed multi-family development. The surface parking area has historically been rented by students and provides residual income to the Church.

The proposed site plan identifies the parcel configuration and setbacks for the subject development site, which illustrate that limited buildable area appears to remain for any type of development given the geometry of the parcel, required building envelope, and the topography of the site.

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 and will not jeopardize safety from fire, panic, or other danger

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 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. The off-premise parking site is adjacent to the proposed development and will appear to be connected.

CU13-14

APPLICATION FOR CONDITIONAL USE Findings of Fact	Request for off-site parking	
	Central Place, LLC / Westminster House	

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

The petitioner affirms that most of their other tenants in the area walk to campus or utilize the University's or public transportation. The location of the project site supports student housing at the edge of campus thereby reducing commute trips from housing outside the city and resultant congestion.

The conditional use request will neither increase nor decrease demand for said public infrastructure as it is existence and already serves as a rental parking area. The proposed development and off-premise parking does not appear to require public facilities or services beyond those existing conditions.

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

Off-site parking appears necessary to continue private sector efforts of razing functionally obsolete structures thereby adding value and incentive for continued redevelopment and property maintenance. The proposed conditional off-premise parking use is within an existing adjacent parking area will contain the required signage associated with other off-site parking approvals.

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

The existing land uses at the proposed off-premise parking lot will not change as it will remain a parking area.

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-33
RECEIVED:	6/14/13
COMPLETE:	

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

I. APPLICANT	Name:	Project Managmenet Services		
Mailing Address:	160 Fayette Street Suite 101 (Street)		Phone:	304-221-5256
	Morgantown (City)	WV (State)	26505 (Zip)	Mobile: 304-692-7116
			Email:	pms160@comcast.net

II. PROPERTY	Street Address:	475 Baird Street		
Owner:	Central Place, LLC		Zoning:	R-2 & B-2
Mailing Address:	6200 Mid Atlantic Drive (Street)		Tax Map No:	26
	Morgantown (City)	WV (State)	26508 (Zip)	Parcel No: 263 & 270
			Phone:	304-291-6765

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

Variance relief from Article 1367.08 (D) (3) as it relates to landscaped islands with concrete curbing provided every ten (10) spaces for multi-family residential.

1347.06 (E) NO PARKING SPACES PERMITTED BETWEEN FRONT FACADE OF BUILDING ANY STREET RIGHT-OF-WAY

1367.08 (C)(1) TEN-FOOT WIDE LANDSCAPE BUFFER ALONG STREET

1367.08 (D)(2) TERMINAL ISLANDS FOR ALL ROWS OF PARKING

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	06/03/2013
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.	V13-33
RECEIVED:	
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: No. of dwelling units: No. of bedrooms: 234

Additional structure-related details:

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

☐ **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.	V13-B3
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

See attachment

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-33
RECEIVED:	
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:**

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:**

See attachment

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:**

V13-33

FINDINGS OF FACT
Central Place, LLC / Westminster House / Landscape Islands
475 Baird Street

Variance relief from the Planning and Zoning Code, Article 1367.08 (D) (3) as it pertains to landscaped islands for multi-family residential sites.

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:

Continued efforts to increase residential density in the downtown area, within walking distance of primary residential destination points, and within a well-served transit corridor should serve to aid in relieving housing development demand in outlying areas of Monongalia County that appear to contribute to traffic congestion within the City of Morgantown.

The proposed site plan identifies the parcel configuration and setbacks for the subject development site, which illustrate that limited building area appears to remain for any type of development given the geometry of the parcel, required building envelope, and the topography of the site.

Therefore, a variance from the requirement of landscape islands every ten parking spaces is requested in order to utilize the uniquely shaped parcel and provide the most on-site parking possible.

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:

As reality is piecemealed for redevelopment, it appears that not all structures in the vicinity adhere to the landscape island requirement within related parking lots. The Design Professionals have worked diligently to ensure an aesthetically pleasing amount of green-space was incorporated into the design of the project, while at the same time providing for as much on-site parking as possible.

The Design Professionals have pursued a plan that seeks to adhere to the intent of this ordinance, while minding the unique shape of the property. By incorporating green-space that outlines the proposed parking area, as well as space not suitable for parking, approximately 20% of the property remains non-impervious.

Unity Manor, Courtyard East, and Courtyard West do not currently meet the spirit and intent of this requirement.

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 urban in-fill development improves the vicinity by offering multi-family housing and related parking on a site where a functionally obsolete vacant school exists. The design professional worked diligently to incorporate a design that is fitting with the built environment while adding new concepts to improve the area. As in the Sunnyside area, hopefully new development will spark more interest to redevelop this area that this on the main campus and downtown fringes.

V13-33

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 proposed development should enhance the market value of adjacent properties while maintaining the residential aspect of the vicinity. Granting this variance will in no way diminish or increase congestion on public streets, but incorporate a design that utilizes the irregular shape of the property, adheres to the intent of the ordinance, and provides as much on-site parking as possible.

Lisa Mardis, Project Management Service	June 14, 2013
Name of Agent	Date

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-34
RECEIVED:	6/14
COMPLETE:	

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

I. APPLICANT	Name:	Project Managmenet Services		
Mailing Address:	160 Fayette Street Suite 101 (Street)		Phone:	304-221-5256
	Morgantown (City)	WV (State)	26505 (Zip)	Mobile: 304-692-7116
			Email:	pms160@comcast.net

II. PROPERTY	Street Address:	475 Baird Street		
Owner:	Central Place, LLC		Zoning:	R-2 & B-2
Mailing Address:	6200 Mid Atlantic Drive (Street)		Tax Map No:	26
	Morgantown (City)	WV (State)	26508 (Zip)	Parcel No: 263 & 270
			Phone:	304-291-6765

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

Variance relief from Article 1337.~~06~~ .07 (F) and Article 1347.07 (F) as it relates to sidewalks along the frontage of a lot.

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	06/03/2013
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.	V13-34
RECEIVED:	
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: _____ No. of dwelling units: _____ No. of bedrooms: 234

Additional structure-related details:

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

☐ **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.	V13-34
RECEIVED:	
COMPLETE:	

Suggested Scale: 1 square = 5'

All attachment
Cmff

City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-34
RECEIVED:	
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:**

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:**

   See attachment cont.

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:**

V13-34

FINDINGS OF FACT
Central Place, LLC / Westminster House / Sidewalks
475 Baird Street

Variance relief from the Planning and Zoning Code, 1337.07 (G) and 1347.07 (F) as it pertains to sidewalks in the R-2 and B-2 Zoning Districts.

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:

This property is tucked behind multi-family buildings on Spruce Street with a sifficent elevation changes to grade on the proposed development. With a front facing Baird Street (Park Avenue) a sidewalk located in the required area, which would be along Baird Street, does not connect pedestrian pathways. The Design Professionals have integrated an internal sidewalk system that appears to take pedestrians to Willey Street, in the direction of the downtown campus. The developer is currently reviewing the feasibility of a stair system that leads from the east side of the building to Willey 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:

The required sidewalk is on a dead in street on which sidewalks are lacking. The applicant seeks to abide by the spirit and intent of the ordinance and has utilized a design that incorporates a sidewalk that surrounds the proposed structure and connects with the sidewalk along Wiley Street. Pedestrians will also be able to access the sidewalk along Forest Avenue by utilizing the walkway easement that connects the property to the parking lot of the Presbyterian Church incorporated into the design.

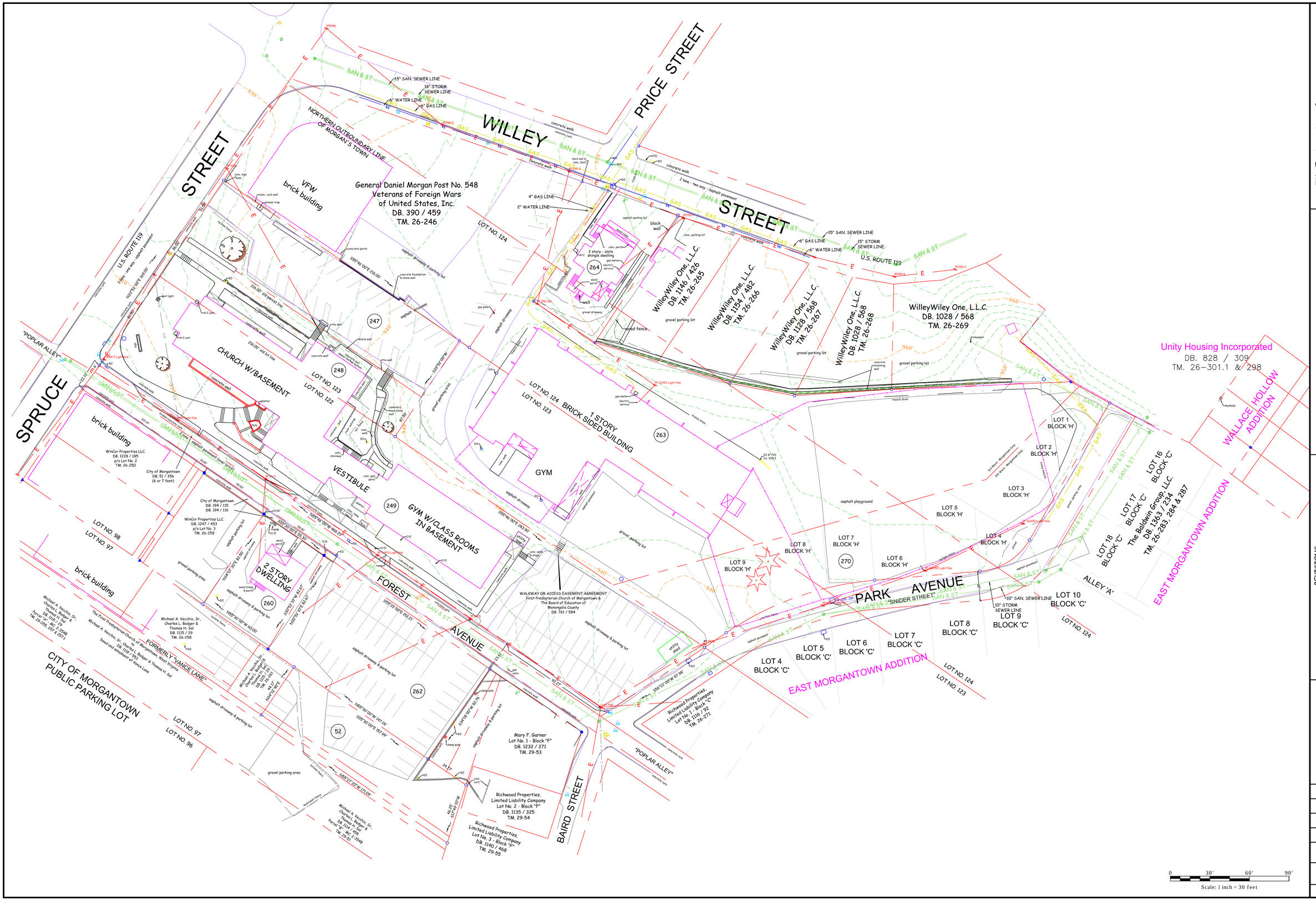
3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

As the design incorporates a pedestrian pathway to Wiley Street and Forest Avenue, granting this variance will not be harmful to the public welfare or properties in the vicinity. The addition of the connection to Wiley Street will actually increase pedestrian safety in the area and thus add to, and hopefully encourage other such improvements in the surrounding area.

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 proposed development, as well as its pedestrian access to the Wiley Street, adhere to the land-use characteristics of the vicinity and zoning district. Increasing safety for pedestrians encourages non-vehicular transportation and should enhance the market value of adjacent properties while maintaining the residential aspect of the vicinity. Granting this variance will in no way increase congestion on public streets, but may decrease congestion by increasing walkability and incorporating a design that is fitting with the area.

Lisa Mardis, Project Management Service	June 14, 2013
Name of Agent	Date



CTL Engineering of West Virginia, Inc.

733 Fairmont Road
Morgantown, WV 26501
Phone: 304-296-1185
Fax: 304-296-5922

510 C Street
S. Charleston, WV 25303
Phone: 304-746-1140
Fax: 304-746-1143

CIVIL & SITE PLANNING * SURVEYING &
MAPPING * ENVIRONMENTAL ENGINEERING *
GEOTECHNICAL * TESTING &
CONSTRUCTION OBSERVATION *
LABORATORY

WESTMINSTER DORM BUILDING

CMC COMPANY, LLC

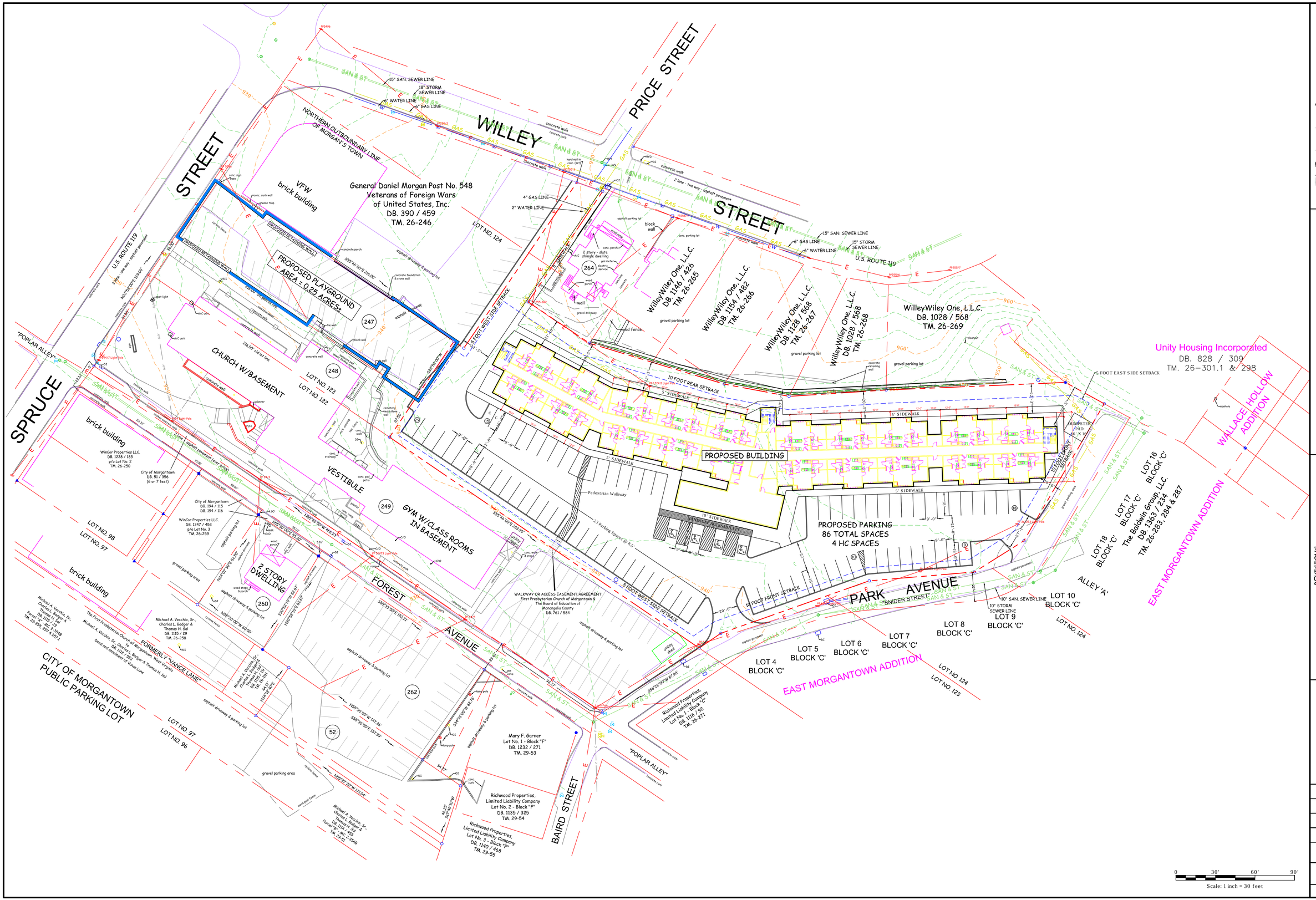
6200 MID ATLANTIC ROAD, MORGANTOWN, WEST VIRGINIA 26508

EXISTING CONDITION

MORGANTOWN, WEST VIRGINIA

REVISIONS				
Revision	Date	Description	Drawn By	Approved

Drawn By:	MLN
Approved By:	TAD
Date:	07/03/2013
Scale:	1" = 30'
Project No.	12100099MOR
Drawing Name	CONCEPTUAL LAYOUT 05-10-2013.dwg
Sheet No.	1 of 1



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WESTMINSTER DORM BUILDING

CMC COMPANY, LLC

6200 MID ATLANTIC ROAD, MORGANTOWN, WEST VIRGINIA 26508

CONCEPTUAL SITE PLAN

MORGANTOWN, WEST VIRGINIA

REVISIONS				
Revision	Date	Description	Drawn By	Approved

Drawn By: MLN

Approved By: TAD

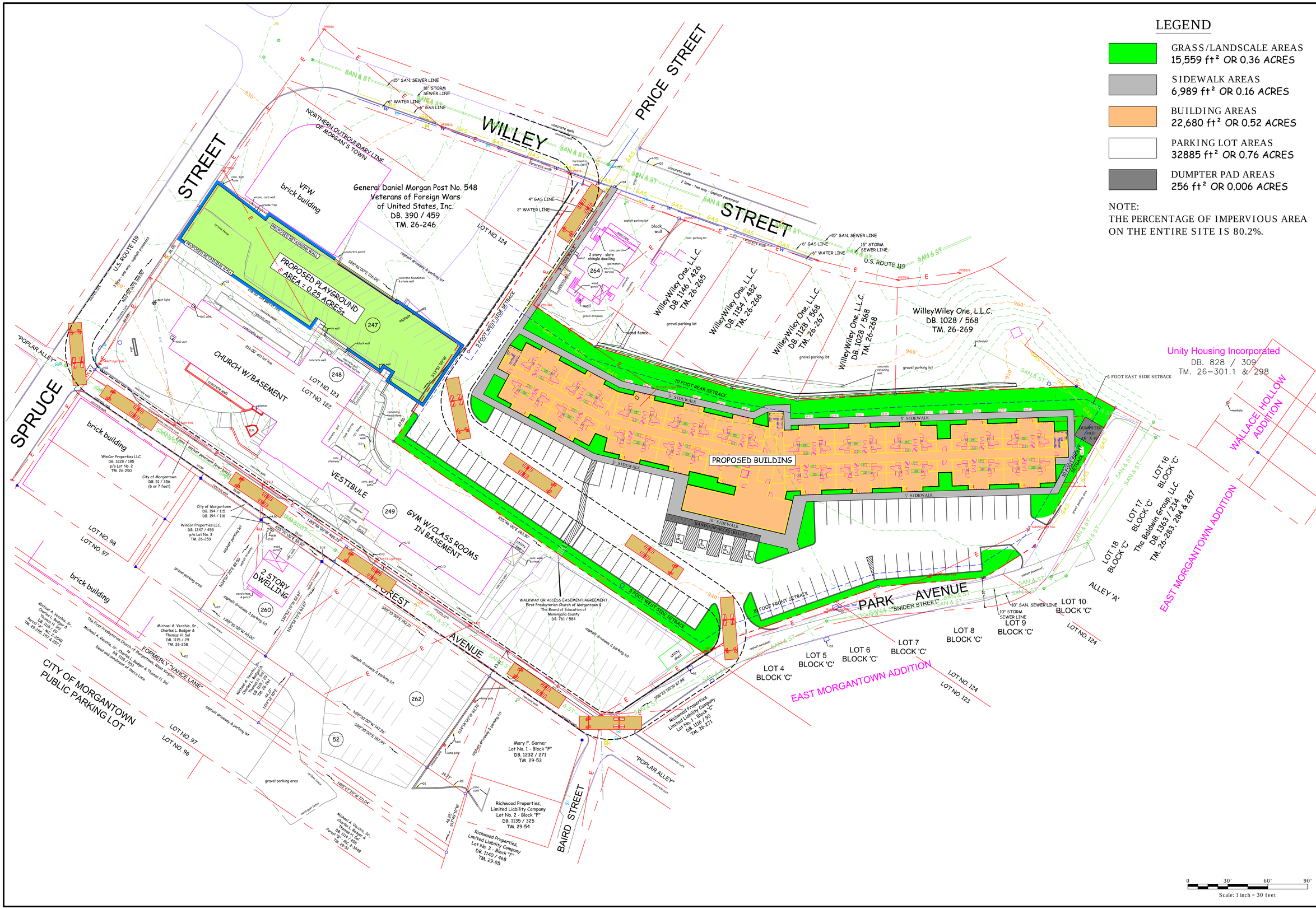
Date: 07/03/2013

Scale: 1" = 30'

Project No. 12100099MOR

Drawing Name CONCEPTUAL LAYOUT 06-10-2013.dwg

Sheet No. 1 of 1



CTL Engineering of West Virginia, Inc.
733 Fairmont Road
Morgantown, WV 26501
Phone: 304-296-1185
Fax: 304-296-5302
510 C Street
S. Charleston, WV 25303
Phone: 304-746-1140
Fax: 304-746-1143
CIVIL * SITE PLANNING * SURVEYING *
MARINE * ENVIRONMENTAL * TRAFFIC *
GEOTECHNICAL * TESTING &
CONSTRUCTION OBSERVATION *
LABORATORY

WESTMINSTER DORM BUILDING

CMC COMPANY, LLC

6200 MID ATLANTIC ROAD, MORGANTOWN, WEST VIRGINIA 26508

SITE LAND USAGE PLAN

MORGANTOWN, WEST VIRGINIA

REVISIONS				
Revision	Date	Description	Drawn By	Approved

Drawn By: MLN

Approved By: TAD

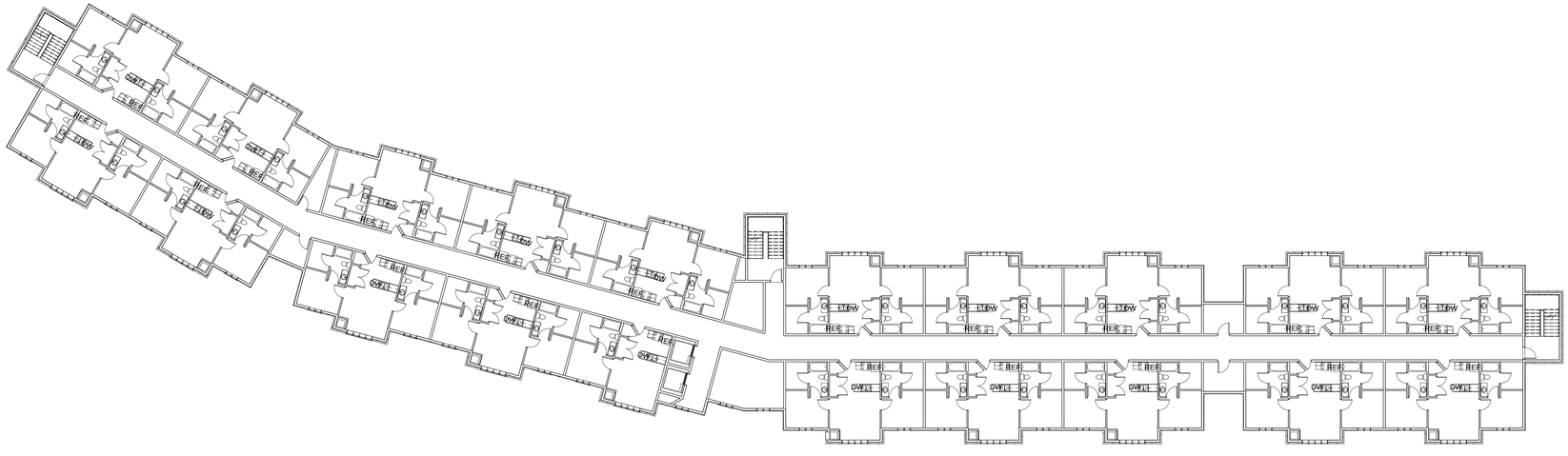
Date: 07/03/2013

Scale: 1" = 30'

Project No. 12100099MOR

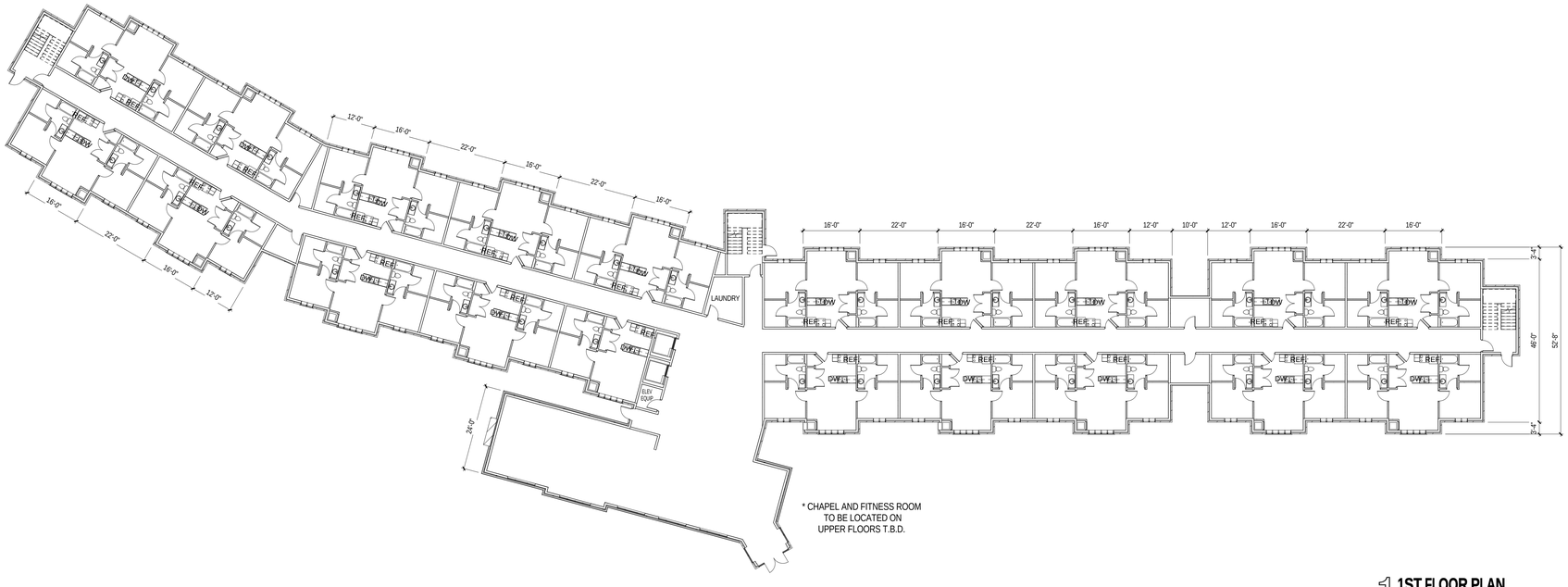
Drawing Name CONCEPTUAL LAYOUT 05-10-2013.dwg

Sheet No. 1 of 1



2 2ND - 6TH FLOOR PLAN (TYPICAL)

SCALE: 1/16" = 1'-0"
SHEET: A-1.1 REF. SHEET: A-2.1



* CHAPEL AND FITNESS ROOM
TO BE LOCATED ON
UPPER FLOORS T.B.D.

1 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"
SHEET: A-1.1 REF. SHEET: A-2.1

REVISIONS

CENTRAL PLACE

Morgantown, WV

NOT FOR CONSTRUCTION
07.11.13

omni associates architects
1543 FAIRMONT AVENUE
FAIRMONT, WV 26554
(toll free) 855.367.1417
omni411.com

PROGRESS DRAWINGS 07.11.13

FLOOR PLANS

A-1.1

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PROJECT No: 21259 DRAWN BY: ---

REVISIONS

CENTRAL PLACE

Morgantown, WV

NOT FOR CONSTRUCTION
07.11.13

omni
associates
architects
1543 FAIRMONT AVENUE
FAIRMONT, WV 26554
(toll free) 855.367.1417
omni411.com

PROGRESS DRAWINGS 07.11.13

EXTERIOR
PERSPECTIVES

A-2.0

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PROJECT No: 21259 DRAWN BY: rlg

4 EXTERIOR ELEVATION - NORTH

SCALE: 1/16" = 1'-0"
SHEET: A-2.1 REF. SHEET: A-7.1

3 EXTERIOR ELEVATION - EAST

SCALE: 1/16" = 1'-0"
SHEET: A-2.1 REF. SHEET: A-7.1

2 EXTERIOR ELEVATION - WEST

SCALE: 1/16" = 1'-0"
SHEET: A-2.1 REF. SHEET: A-7.1

1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"
SHEET: A-2.1 REF. SHEET: A-7.1

REVISIONS

CENTRAL PLACE

Morgantown, WV

NOT FOR CONSTRUCTION
07.11.13

omni associates architects
1543 FAIRMONT AVENUE
FAIRMONT, WV 26554
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omni411.com

PROGRESS DRAWINGS 07.11.13

EXTERIOR ELEVATIONS

A-2.1

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PROJECT No: 21259 DRAWN BY: ---