



# MORGANTOWN PLANNING COMMISSION

September 13, 2012  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Wyant, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Ken Martis, Admin.

Jennifer Selin, City Councilor

## **STAFF REPORT**

**CASE NO:** RZ12-04 / Morgantown Engineering & Construction / 101 Fourth Street

**REQUEST and LOCATION:**

Request by Lisa Mardis of Project Management Services, on behalf of Morgantown Engineering and Construction, Inc., for a Zoning Map Amendment from the R-3, Multi-Family Residential District to the B-2, Service Business District and the removal of the SSOD, South Sunnyside Overlay District for property addressed as 101 Fourth Street.

**TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 19, Parcels 7 and 8; R-3, Multi-Family Residential

**SURROUNDING ZONING:**

North and East: R-3, Multi-Family Residential District  
PUD, Planned Unit Development (Beech View Place Apartments)  
B-2, Service Business District

West: I-1, Industrial District

South: R-3, Multi-Family Residential District

**BACKGROUND:**

The petitioner seeks to reclassify Parcels 7 and 8 of Tax Map 19 from the R-3, Multi-Family Residential District to the B-2, Service Business District as well as remove the SSOD, South Sunnyside Overlay District designation from the subject realty.

The approximate 3.646 acre property is locally known as the former Beaumont Glass Factory site. The property's principal structure contains the *Surplus City* warehouse and building supplies establishment. Addendum A of this report illustrates the location of the subject realty.

The zoning classification for the subject property was the Industrial District prior to the major zoning ordinance and zoning map amendments enacted in January 2006. A number of zoning map amendments were contained within this revision including, among several others, the elimination of B-3 District citywide, the creation of the three (3) Sunnyside Overlay Districts and the Interstate Sign Overlay District, and various zoning district boundary adjustments.

The associated creation of the Sunnyside Overlay Districts and the zoning district boundary adjustment affecting the petitioner's subject property were recommended in the 2004 Sunnyside-Up Comprehensive Revitalization Plan prepared by Environmental Planning and Design, LLC for Sunnyside-Up Campus Neighborhoods Revitalization Corporation and funded, in part, by the City of Morgantown.

**Development Services**

Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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One of the several Sunnyside-Up Plan recommendations was to evaluate and update zoning districts in Sunnyside based upon desired densities highlighted in said Plan. The zoning constraints identified in the Plan were emphasized as contributing to the perpetuation of development stagnation and general disinvestment. As such, certain zoning reclassifications, including the one affecting the petitioner's subject property, were enacted in hopes of creating market opportunities to realize desired residential densities. Of particular note in the 2006 zoning ordinance the elimination of residential development as a permitted use in the I-1, Industrial District.

Another Sunnyside-Up Plan recommendation concerning the petitioner's subject property was the development of a "Power Plant Park" between the Monongahela River and a contemplated multi-modal PRT/transit center, which incorporated 750+ structured parking spaces, high intensity residential, retail, and an overhead pedestrian connection referred to as the Beechurst Skywalk.

The "Power Plant Park" was conceived primarily as a natural landscape within the floodplain area of the Monongahela River as well as to provide a passive recreation area and stormwater management facilities for a large portion of the Sunnyside neighborhood. The contemplated park was intended to include open space, ball fields, a marina, boat ramp, and associated parking. It appears that the petitioner's property was identified as the most favorable location for these use types due in large part:

- To mitigate potential adverse impacts to the river's floodplain that may occur as a result of residential and/or commercial development of the petitioner's subject property.
- To provide an opportunity to serve a cumulative need for recreation and open space within the Sunnyside neighborhood resulting from the desired increase in residential density of the neighborhood's built environment.
- To provide an opportunity of integrating the site with the adjoining Caperton Trail facility and the Monongahela River.
- To provide increased market value and benefit that these recreational and open space uses would bring to more dense residential redevelopment within the Sunnyside neighborhood, particularly between Beechurst Avenue and the Monongahela River.
- To provide an opportunity to plan infrastructure, particularly stormwater management, in a more comprehensive manner rather than by individual developments thereby potentially reducing private sector redevelopment hard and opportunity costs.
- To recognize market absorption challenges of residential and/or commercial redevelopment of the petitioner's subject property given the adjacent power plant.
- To mitigate significant traffic generation and congestion created by higher traffic volumes to and from the petitioner's subject property via Beechurst Avenue as well as related vehicular crossings on the Caperton Trail facility.

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- To mitigate costly site remediation by working towards lesser recreational standards given present soil contamination attributed to the former glass manufacturing process and onsite storage of unrelated contaminants.

Concerning the environmental remediation of the petitioner's subject property, attached herewith is the "Cost Development for Site Remediation Report" prepared by Triad Engineering, Inc. on January 31, 2012, which Staff understands is the most current remediation cost evaluation to recreational standards of the subject site. The report was commissioned by Sunnyside-Up and funded through the City's Community Development Block Grant (C.D.B.G.) program. In addition to this information, Staff understands that the petitioner's subject property may be encumbered by federally-funded contaminant removal work performed in the mid-1990s.

In 2007, the Sunnyside-Up Board of Directors adopted an update to their 2004 Sunnyside-Up Comprehensive Revitalization Plan. Highlights of the 2007 update related to the petitioner's subject property along with the surrounding area include:

- Upgrades to water, sanitary sewer, and stormwater systems remain a priority. However, the availability of funds will most likely shape the timing and extent of improvements.
- Combined sewer and overall infrastructure capacity will continue to hamper redevelopment efforts within Sunnyside.
- The detailed exploration or pursuit of a new PRT and/or multi-modal station is not currently seen as a high priority. However, the issue will be revisited from time-to-time.

Although not discussed in the 2007 Sunnyside-Up Plan Update, but relevant, is the fact that West Virginia University has since identified the need for nearly \$1 billion to fund a complete PRT system modernization. Additionally, the site of the Sunnyside-Up Plan's contemplated new PRT and/or multi-modal station has been redeveloped for the Beech View Place Apartments mixed-use project. Integration of the Beech View Place site with a new PRT station was explored but deemed by WVU Facilities as cost prohibitive and unachievable at the time. Further, earmarked multi-modal funding once focused to the downtown site behind the County Courthouse, which is now the new Sheriff's Department building, has since been redirected to the September 2009 completion of WVU's Mountaineer Station along Van Voorhis Road below the Health Sciences Campus.

- The Board prioritized the creation of a Tax Increment Financing (TIF) District. The TIF District has since been established; however, Phase 1 projects have been focused on streetscape improvements along Grant Avenue. Staff understands that Phase 2 funded projects will continue streetscape improvement priorities.
- The Plan Update does not reference the originally conceived "Power Plant Park"; however, property acquisition to support "Public Realm" improvements including "green space" remains an organizational priority.

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It is important to note that although the 2004 Sunnyside-Up Comprehensive Revitalization Plan identified the petitioner’s subject property as a desirable open and passive recreational development opportunity, the property owner must be willing to pursue same. Given the probable market value, private-sector opportunity costs, and site remediation, it is the opinion of the Planning Division that a governmental entity or a not-for-profit organization will most likely need to own and control the subject property to achieve the Sunnyside-Up Plan’s desired public recreational reuse objectives.

Moreover, the City’s zoning ordinance should not be used to direct the Sunnyside-Up Plan’s desired public recreational reuse objectives in this case as doing so could certainly be considered a regulatory taking.

A “regulatory taking” is the regulation of a property to such a degree that the standards or requirements effectively amount to an exercise of the government’s eminent domain power causing a substantial reduction in property value without actually divesting the property’s owner of title to the property or compensating the owner for the loss in market value.

**ANALYSIS:**

According to Article 1339.01 of the Planning and Zoning Code, the purpose of the R-3, Multi-Family Residential District is to:

- (A) Provide for a variety of housing density and types, and customary accessory uses at a density higher than in other city neighborhoods, and
- (B) Preserve the desirable character of existing high density residential neighborhoods, and
- (C) Provide for adequate light, ventilation, quiet, and privacy for neighborhood residents.

According to Article 1347.01 of the Planning and Zoning Code, the purpose of the B-2, Service Business District is to:

Provide areas that are appropriate for most kinds of businesses and services, particularly large space users such as department stores. Typically B-2 districts are located along major thoroughfares.

According to Article 1361.01 of the Planning and Zoning Code, the purpose of the Sunnyside Overlay Districts is to:

The Sunnyside neighborhood, pursuant to recommendations contained within the Sunnyside-Up Comprehensive Revitalization Plan (Fall 2004), will be divided into three (3) overlay districts: the Sunnyside Central (SCOD), Sunnyside South (SSOD), and Beechurst Corridor (BCOD) overlay districts. The design and performance standards herein shall supersede or supplement those provided in other parts of this Ordinance where conflicts exist.

Because the B-2, Service Business District adjoins the northern-most corner of petitioner’s subject property, the requested zoning map amendment is considered a zoning district boundary adjustment.

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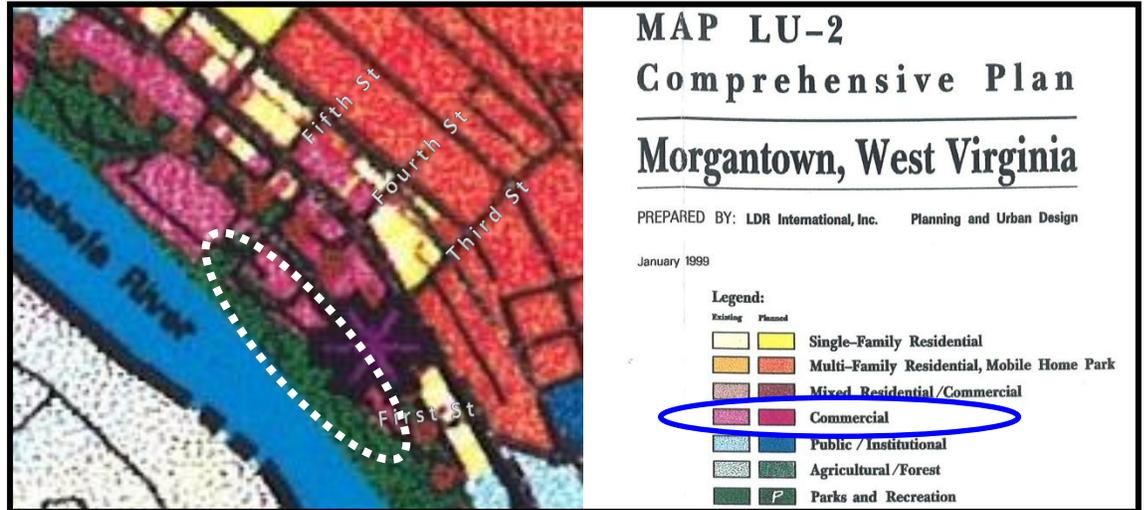
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The following figure is a portion of Map LU-2 of the 1999 Comprehensive Plan and illustrates the planned use for the subject property.



Although it is difficult to discern on Map-LU the separation of the planned “Commercial” uses from the planned “Parks and Recreation”, it appears from the text of the adopted 1999 Comprehensive Plan that the area identified as “Parks and Recreation” in this case most likely followed the floodplain of the Monongahela River. As such, it is the opinion of the Planning Division that the petitioner’s subject property outside the floodplain was planned for “Commercial” uses.

The petitioner has not stated nor explained to Staff the merits of or how reclassifying the subject property from the R-3 District to the B-2 District and the removal of the subject property from the SSOD, South Sunnyside Overlay District will benefit current or future property owners, the immediate area, the neighborhood, or the community.

It is important to call attention to the fact that should the zoning classification of the petitioner’s subject property be amended as requested, there will remain one (1) privately-owned parcel (Parcel 128, Tax Map 19) with an R-3 District classification and surrounded by the B-2 and the PUD classified properties.

The remaining adjoining properties are owned by the City of Morgantown as a part of the Caperton Trail facility and may only be used by the City as permitted under the railroad right-of-way acquisition covenants, easements, and restrictions.

Zoning map amendment requests should be evaluated on their land-use merits alone. The petitioner’s development intentions are extraneous and the Commission should consider the request on its merits as a land-use decision. In conducting such an analysis, the Commission should determine if the B-2, Service Business District is the appropriate zoning classification for the subject realty, weighing all possible future development and land use scenarios as permitted by the Planning and Zoning Code; particularly, Article 1347 “B-2, Service Business District” and Table 1331.05.01 “Permitted Land Uses”.

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Staff remains acutely concerned with the potential impact of higher volumes of vehicular traffic that could be generated from the redevelopment of the petitioner's subject property regardless of whether the zoning classification for same is R-3 or B-2.

Specifically, and in the absence of a traffic impact analysis, substantial increases in left turn movements at the intersections connecting the petitioner's subject property with Beechurst Avenue are anticipated to burden the corridor's operations and contribute to existing congestion. Additionally, higher traffic volumes entering and exiting the petitioner's subject property and crossing the Caperton Trail facility will increase conflict between vehicles and trail users.

A key land-use policy question concerning the subject petition is...which zoning classification of the petitioner's subject property, based on permitted densities and uses, presents the lesser potential impact to adjoining roadways and public facilities?

In reviewing the setback and building height standards of the R-3 and B-2 Districts, it appears that the scale and density for permitted development is comparatively similar. The following table illustrates the respective building envelope standards.

Standard	R-3 District	B-2 District
Min. Lot Size	4,000 sq. ft.	6,000 sq. ft.
Max. Lot Coverage	60%	60%
Min. Front Setback	10 feet	15 feet
Max. Front Setback	20 feet	30 feet
Min. Side Setback	5 feet	5 feet (access drive side: 20 feet)
Min. Rear Setback	20 feet	40 feet
Max. Building Height (principal)	55 feet (up to 80 feet with conditional use approval)	72 feet

To illustrate the comparative similarity between the building envelope standards within the R-3 and B-2 Districts, the following hypothetical example is offered.

Please note that the following hypothetical example has no relation to site geometry, development constraints, or conditions that may or may not exist for the petitioner's subject property. Further, it assumes that the hypothetical site does not contain constraints restricting potential development (i.e., floodplain, steep slopes, overhead limitations to building height, soil bearing capacity, available utilities, traffic generation, parking, etc.).

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**Hypothetical Site:**

- Site Dimensions ..... 100 ft. X 400 ft.
- Site Area ..... 40,000 sq. ft.
- R-3 Building Envelope
  - Dimensions ..... 90 ft. X 260 ft.
  - Area ..... **23,400 sq. ft.**
  - Resulting Lot Coverage (%) ..... 58.5%
- B-2 Building Envelope
  - Dimensions ..... 75 ft. X 320 ft.
  - Area ..... **24,000 sq. ft.**
  - Resulting Lot Coverage (%) ..... 60%

Table 1331.05.01 "Permitted Land Uses" of the Planning and Zoning Code provides that the development of multi-family dwellings is permitted by-right in both the R-3 and B-2 Districts. As such, the Sunnyside-Up Plan's desire to increase multi-family dwelling densities within the Sunnyside neighborhood remains achievable regardless of the R-3 or B-2 zoning classification of the petitioner's subject property.

The primary difference between the zoning districts is the extent of non-residential development permitted within the B-2 District.

The following aspects of future site plan review for the redevelopment of the petitioner's subject property are relevant regardless of its R-3 or B-2 zoning classification.

- Any site plan review of a development of significant impact, as defined in the Planning and Zoning Code, for the subject property can and should require a thorough traffic impact and operational analysis including necessary roadway improvements.
- Site and trail operational design solutions can and should be developed as a part of site plan review process to mitigate adverse impacts to the Caperton Trail facility and conflicts between vehicles and trail users.
- Floodplain protection and preservation will most likely limit the scale and scope of redevelopment.
- Privately-funded site remediation and related costs will most likely affect the scale and scope of redevelopment.

West Virginia State Code §8A-7-8 provides that if a zoning amendment is inconsistent with the adopted Comprehensive Plan, then City Council, with the advice of the Planning Commission, must find that there have been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and that those changes have substantially altered the basic characteristics of the area.

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It is the opinion of the Planning Division that the petitioner's zoning map amendment request appears to be consistent with the 1999 adopted Comprehensive Plan Update as it relates to the R-3 and B-2 Districts.

It is the opinion of the Planning Division that, with the exception of the removal of the petitioner's property from the SSOD, South Sunnyside Overlay District, the proposed zoning map amendment appears to be consistent with the 2004 Sunnyside-Up Neighborhood Comprehensive Revitalization Plan.

In the absence of an explanation and a discussion of the merits supporting the removal of the petitioner's subject property from the SSOD, South Sunnyside Overlay District, Staff maintains that the redevelopment incentives and design and performance standards provided under the Sunnyside Overlay Districts should be maintained to ensure continuity with the desired and future redevelopment within the Sunnyside neighborhood.

### **STAFF RECOMMENDATION:**

The Planning Division advises the Commission that, should it move to forward a favorable recommendation to City Council, it determine the following:

1. That the petitioner's zoning map amendment request RZ12-04, as it relates to the reclassification of Parcels 7 and 8 of Tax Map 19 from the R-3 District to the B-2 District, appears to be consistent with the 1999 adopted Comprehensive Plan Update.
2. That the petitioner's zoning map amendment request RZ12-04, as it relates to the reclassification of Parcels 7 and 8 of Tax Map 19 from the R-3 District to the B-2 District, appears to support the 2004 Sunnyside-Up Neighborhood Comprehensive Revitalization Plan.
3. That the development incentives and design and performance standards provided under the Sunnyside Overlay Districts should be maintained to ensure continuity and stability of future redevelopment as desired and planned under the 2004 Sunnyside-Up Neighborhood Comprehensive Revitalization Plan.
4. That the removal of Parcels 7 and 8 of Tax Map 19 from the SSOD, South Sunnyside Overlay District will serve to diminish the purpose of Article 1361 "Sunnyside Overlay Districts" and its intended redevelopment incentives, design and performance standards, and planning objectives provided in the 2004 Sunnyside-Up Neighborhood Comprehensive Revitalization Plan.
5. That Parcel 128 of Tax Map 19 should also be included in the reclassification of Parcels 7 and 8 of Tax Map 19 from the R-3 District to the B-2 District so as not to create or contribute to disjointed zoning district geography and incongruous future development patterns.

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The Planning Division advises the Commission that, should it concur with Staff recommended findings enumerated above and act to forward a favorable endorsement, it forward the following recommendation to City Council relating to zoning map amendment RZ12-04:

1. That the zoning classification for Parcels 7 and 8 of Tax Map 19 be amended from the R-3, Multi-Family Residential District to the B-2, Service Business District.
2. That, and with the written consent of the respective owner(s), the zoning classification for Parcel 128 of Tax Map 19 also be amended from the R-3, Multi-Family Residential District to the B-2, Service Business District.
3. That Parcels 7 and 8 of Tax Map 19 remain within the Sunnyside Overlay Districts.

**Development Services**

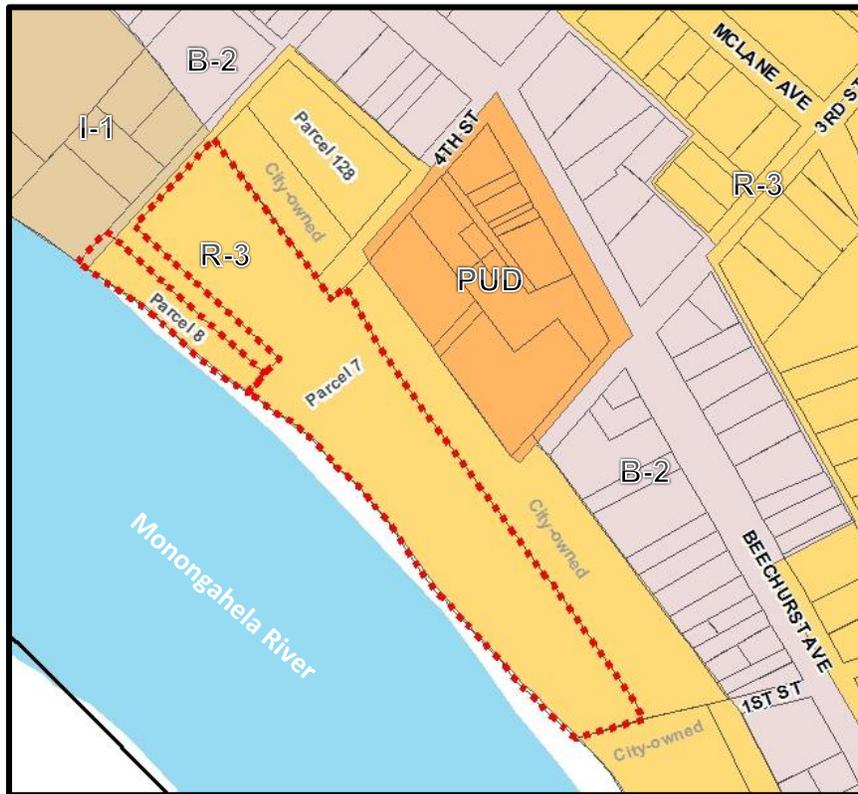
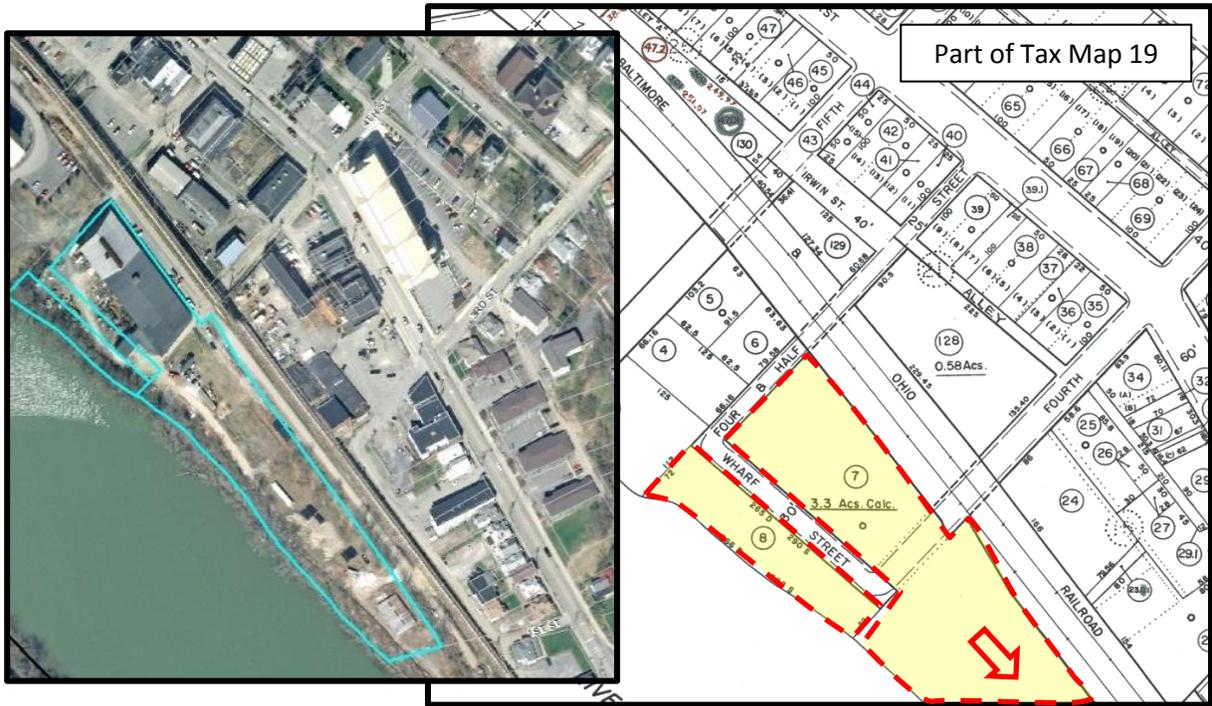
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# STAFF REPORT ADDENDUM A

RZ12-04 / Morgantown Engineering and Construction / 101 Fourth Street





appear most prevalent near the Surplus City building. Groundwater was also tested and found to exceed drinking water standards for arsenic and antimony.

Therefore, remediation in the form of soil removal and disposal are proposed in order to reduce or eliminate exposure scenarios for the above listed contaminants of concern based on the potential future use of the property as recreational. In addition, estimated costs are provided for demolition of the existing building on the northern parcel.

Our agreed upon scope of services included a file review of readily available records and reports, meetings, a field investigation with demolition/remediation contractors to obtain costs estimates, and the submittal of this report. We have presented the remediation cost estimates as two parcels for clarity and decision making purposes. The first parcel, referred to as the Southern Parcel, is the land located south of Fourth Street. The second parcel, referred to as the Northern Parcel, is the land located north of Fourth Street that includes the Surplus City building.

Since the actual extent of contamination has not been fully delineated, some assumptions were made in estimating soil removal and disposal amounts. The cost estimate provided includes remediation of the following areas of concern:

- An area 50 feet wide by 50 feet long by 4 feet deep on the Northern Parcel (refer to the attached Site Plan for a more exact location) for a total of approximately 370 cubic yards or 550 tons of material. This area is designated on the attached map as Area A.
- An area 20 feet wide by 40 feet long by 4 feet deep on the Southern Parcel (refer to the attached Site Plan for a more exact location) for a total of approximately 120 cubic yards or 180 tons of material. This area is designated on the attached map as Area B.
- An area 50 feet wide by 50 feet long by 4 feet deep on the Southern Parcel (refer to the attached Site Plan for a more exact location) for a total of approximately 370 cubic yards or 550 tons of material. This area is designated on the attached map as Area C.

Cost estimates summarized in the attached table include nine confirmatory soil samples. These samples are needed in order to demonstrate remediation goals have been met and provide analytical data for disposal. The analytical suite includes RCRA 8 Metals, Volatile Organic Compounds, PCB's and Semi-Volatile Organic Compounds (which includes PAHs).

The itemized cost estimates are presented in the table on the following page. We appreciate the opportunity to provide these cost estimates. If you have any questions or require any additional information, please do not hesitate to contact me at (304) 296-2562.

Sincerely,



Jim Maurin

Northwest Regional, Environmental Services Manager

**Cost Estimate Table**

Description	Demolition/Remediation Contractors			
	<i>Orange Construction</i>	<i>Reclaim Company</i>	<i>AMI Demolition &amp; Environmental Contracting</i>	<i>Green River Group</i>
Building Demolition and Disposal	\$60,000.00	\$42,000.00	Advised that they were not interested in providing a Cost estimate on a project that may not happen	Advised that they were not interested in providing a cost estimate on a project that may not happen
<b>Soil Excavation and return to grade (Northern Parcel-Area A)</b>				
Area A (185 cubic yards)	\$17,020.00	\$18,500.00	N/A	N/A
<b>Soil Excavation and return to grade (Southern Parcel-Areas B&amp;C)</b>				
Area B (60 cubic yards)	\$5,520.00	\$6,000.00	N/A	N/A
Area C (185 cubic yards)	\$17,020.00	\$18,500.00	N/A	N/A
<b>Soil Cap over Contaminated areas</b>				
Area A (cubic yards)	\$5,550.00	\$6,660.00	N/A	N/A
Area B (cubic yards)	\$1,800.00	\$2,160.00	N/A	N/A
Area C (cubic yards)	\$5,550.00	\$6,660.00	N/A	N/A
Building Foundation	\$28,125.00	\$28,125.00	N/A	N/A
<b>Soil Trucking Costs</b>				
Total Costs	\$19,610.00	\$22,200.00	N/A	N/A
<b>Landfill Disposal Costs</b>				
Total Costs	\$38,700.00	\$38,700.00	N/A	N/A
<b>Sub Totals</b>				
	\$198,895.00	\$189,505.00	N/A	N/A
<b>Business and Occupation Taxes for Morgantown</b>				
Estimated as 2% of Sub Totals	\$3,978.00	\$3,558.00	N/A	N/A
<b>Soil Testing</b>				
Analytical costs	\$6,000.00	\$6,000.00	N/A	N/A
<b>Grand Totals</b>				
	\$208,873.00	\$199,295.00	N/A	N/A

In summary, a remediation cost estimate of the Northern Parcel ranges from \$121,000 to \$136,000. A remediation cost estimate of the Southern Parcel ranges from \$78,000 to \$81,000.



**City of Morgantown, West Virginia**  
**APPLICATION FOR**  
**FOR ZONING MAP AMENDMENT**

<b>OFFICE USE</b>	
CASE NO.	<u>RZ12-04</u>
RECEIVED:	<u>07/06/12</u>
COMPLETE:	_____

Zoning Map Amendment Process – See Addendum A of this Application

(PLEASE TYPE OR PRINT IN BLACK INK)

RESUBMITTED WITH A  
 REVISED REQUEST FOR  
 B-2 RATHER THAN IND *CMF*

I. OWNER / APPLICANT			
Name:	<u>Morgantown Engineering &amp; Construction</u>	Phone:	<u>304-599-2751</u>
Mailing Address:	<u>729 Baker's Ridge Road</u>	Mobile:	
	<u>Morgantown WV 26505</u>	Email:	
II. AGENT / CONTACT INFORMATION			
Name:	<u>Project Management Services</u>	Phone:	<u>304-212-5256</u>
Mailing Address:	<u>1600 Fayette Street, Suite 101</u>	Mobile:	<u>304-692-7116</u>
	<u>Morgantown WV 26505</u>	Email:	<u>pms1600@comcast.net</u>
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
IV. PROPERTY			
Street Address (if assigned):	<u>101 Fourth Street</u>		
Tax Map(s) #:	<u>19</u>	Parcel(s) #:	<u>728</u>
		Size (sq. ft. or acres):	<u>3.6446 acres</u>
Current Zoning Classification:	<u>R-3 &amp; SSOD</u>	Proposed Zoning Classification:	<u>B-2</u>
Current Land Use:	<u>Warehouse/building supply</u>	Proposed Land Use*:	
*The Planning Commission does not take proposed use into consideration. The question is asked merely for staff to determine if the proposed district allows the intended 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 and I agree to conform to all applicable laws of this jurisdiction, whether specified herein or not. I certify that I have read and examined this document and know the same to be true and correct. 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.			
<u>LISA MARDIS</u>	<u>Lisa Mardis</u>	<u>8/1/12</u>	
Type/Print Name of Applicant/Agent	Type/Print Name of Applicant/Agent	Date	

Zoning Map Amendment Fee - \$75 **PAID 07/06/12 (201211567)**  
 15:44:06



City of Morgantown, West Virginia  
**APPLICATION FOR  
 FOR ZONING MAP AMENDMENT**

<b>OFFICE USE</b>	
CASE NO.	RZ12-04
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**ADDENDUM A - Zoning Map Amendment Process**

