



MORGANTOWN PLANNING COMMISSION

June 11, 2015
6:30 PM
City Council Chambers

Planning Commissioners:

Sam Loretta, 1st Ward
Tim Stranko, 2nd Ward
William Wyant, 3rd Ward
Bill Petros, 4th Ward
Mike Shuman, 5th Ward
Peter DeMasters, 6th Ward
Carol Pyles, 7th Ward
Ken Martis, Admin.
Bill Kaweckki, City Council

STAFF REPORT

CASE NO: RZ15-06 / Stan Corp / Glenn Ridge Apartments

REQUEST and LOCATION:

Request by Marlin L. Stanczyk, Sr. of Stan Corp, on behalf of Rob Lynch, for a Zoning Map Amendment to reclassify property from R-1A, Single-Family Residential District to PUD, Planned Unit Development District.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 14, Parcels 478, 479, and 492 and Tax Map 20, Parcels 455 and 456; R-1A, Single-Family Residential District.

SURROUNDING ZONING:

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

South and West: R-1A, Single-Family Residential District and R-2, Single- and Two-Family Residential District

BACKGROUND:

The petitioner seeks approval to reclassify the subject parcels, the area of which is approximately 2.12 acres, from R-1A to PUD. Addendum A of this report illustrates the location of the subject property in detail along with the site's relationship to surrounding zoning districts and land uses.

The "Glenn Ridge Apartments" PUD Outline Plan highlights include:

- The significant redevelopment of approximately 2.12 acres which, according to visual survey, is currently occupied by two single-family structures.
- The proposed development program includes three (3) structures ranging from four (4) to five (5) stories. Buildings "A" and "B" are closest to Protzman Street and building "C" is in the rear of the property closest to Keyser Street. Building "A" is the smallest of the three (3) buildings, listed at 18,087 square feet and four (4) stories. Building "B" is listed at 44,032 square feet and five (5) stories. Building "C" is shown at 84,604 square feet and five (5) stories. Each of the three (3) structures has first-level parking included.
- Residential – 149 one- and two-bedroom units with a maximum number of 157 occupants. Dwelling unit occupancy will be based on West Virginia Building Code standards. Apartments will be accessed from internal hallways with each building having elevator service. Building and dwelling unit design will exceed minimum Federal Fair Housing, Federal Americans with Disabilities Act (ADA), American National Standards Institute (ANSI), and West Virginia Building Code accessibility standards. A dwelling unit and bedroom composition schedule for each of the three (3) buildings can be found on Page 17 of the Outline Plan.
- Non-residential – Approximately 750 square feet of gym/exercise space will be provided in Building "C." No additional non-residential space is programmed.

Development Services Department

Christopher Fletcher, AICP
Director

Planning Division

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- **Parking** – Approximately 173 total spaces will be provided in the development. Approximately 114 spaces will be provided as covered spaces beneath the three (3) buildings. Between the buildings, the Outline Plan specifies an additional 46 spaces, plus another 13 visitor spaces at the entrance to the development from Protzman Street. Minimum residential parking requirements will be based on 0.5 spaces per occupant. Eight (8) spaces are planned as accessible spaces including two van-accessible spaces.
- **Open Space** – Overall permanent open space comprises approximately 28% of the development area, which exceeds PUD requirements. Some of the open space will be in the form of natural vegetated areas along property lines and steep slopes. A large portion of open space will be improved in the form of an outdoor recreation area adjacent to Building “B.”
- **Architectural Design Detail** – The exterior façade of the buildings will be clad in a combination of stone or brick veneer and vinyl siding. Vinyl soffit, metal fascia and 30 year asphalt architectural shingles will also be utilized. The Outline Plan includes several elevations and renderings that illustrate these architectural details.
- **Pedestrian Amenities** –The Outline Plan includes the development of five-foot wide sidewalks connecting each of the buildings and providing a connection to the existing sidewalk on the east side of Protzman Street.
- **Vehicular Access** – Buildings have been designed so that vehicular circulation and building entrances are restricted to an internal center surface parking area plus the first-level parking under each of the residential structures. This design layout with proposed building masses and the center parking area should adequately buffer noise from the development into the surrounding neighborhood. Additionally, emergency response vehicle maneuvering has been modeled to ensure access.
- **Environmentally Responsible Design** – Although the petitioner does not plan to pursue certification under the U.S. Green Building Council’s LEED Certification Program, the Outline Plan states that environmentally-conscious guidelines relating to site work, water efficiency, and energy usage will be incorporated into the project. The development’s urban location, proximity to the downtown campus, access to alternative transportation modes, re-use of a previously developed site, and proposed densities and uses are in harmony with sustainable development principles. The developer also stated an interest in re-use of grey water collected on-site for landscaping maintenance.
- **Waste Management** – The proposed site plan identifies one dumpster location that appears to be strategically situated within the center parking area. The petitioner has taken the lead in working with City and waste management providers to develop single-stream recycling at this location along with normal trash pickup.
- **Traffic Impact** – A Traffic Impact Study, dated May 2015, was prepared by French Engineering, LLC and submitted to the City Engineer. The City Engineer concurs with the report’s scope, findings, conclusions, and the following statement in the report’s Executive Summary:

“It is known that in this section of Morgantown, traffic congestion with long queues and delays are prevalent during the peak hours. In this traffic study, the amount of vehicular traffic projected to be added to the street network by the proposed development is negligible, and traffic analysis demonstrates that the proposed development will not have an adverse impact on the street network. In reality, because the proposed project is adding housing units in an area that is within walking distance of the WVU Downtown Campus, the proposed development may result in a slight reduction of vehicular traffic. Given the duration of the walk to University Avenue relative to anticipated travel times (including locating parking) on this congested street

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network, it is anticipated that the overwhelming majority of peak hour trips from this development will be via pedestrian, bicycle, or transit.”

“There are no LOS-, queue-, or capacity-related issues expected at the site driveway.”

The PUD Ward Meeting was held on Tuesday, June 2 at 6:00 PM in the Wiles Hill Senior Center. Attached hereto are the sign-in sheet and Staff’s general notes from the meeting.

ANALYSIS:

PUD Process

Some commentary about the Planned Unit Development (PUD) process is in order... The PUD process consists of three procedural steps.

Step 1 is preliminary consultations with Staff.

Step 2 is the *Outline Plan Phase*, which is the issue before the Planning Commission now. During this step, the petitioner sets forth the “vision” or master plan for how the project will evolve. A significant amount of planning is necessary during this phase to establish the overall character of the development, how it interfaces with its spatial context, the types of and intensities of land uses, the amenities being offered, how the project will affect transportation and pedestrian patterns in the area, and general rules for how the buildings will look and how they will be arranged.

Equally important is what is NOT required during this phase. Such things as detailed engineering studies of stormwater control, utility services, detailed engineering drawings of road improvements, detailed site and building plans, etc. are NOT required at this stage of the process. It is simply unreasonable to expect that the petitioner commit significant resources to dotting every “i” and crossing every “t” at this point, on the *hope* that City Council reclassifies the property to allow the development to proceed. During the Outline Plan phase, Council simply decides whether or not to accept the “vision” presented, based on the reasonable levels of supporting data required. If the answer is yes, then Council merely amends the zoning map, in this case from R-1A to PUD, in order for the detailed analysis to go forward.

The attached “Glenn Ridge Apartments” PUD Outline Plan for the proposed zoning map amendment represents the land uses, development standards, and other applicable specifications of the Planning & Zoning Code that will govern the proposed PUD. If the Outline Plan is silent on a particular land use, development standard, or other specification of the Planning & Zoning Code, then the standard of the underlying district or applicable regulations will apply.

Step 3 is the *Development Plan Phase*. During this phase, the petitioner has the confidence to go forward with a detailed analysis of the project, knowing that the zoning reclassification is in place. At this point, construction plans are produced, drainage calculations are provided, detailed engineering analyses of infrastructure improvements are completed, final site and building plans are prepared, etc. Staff will compare the Development Plan components to ensure they conform to the parameters of the Outline

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Plan in terms of densities, architectural styles, land uses, open space, etc. If the Development Plan substantially complies with the Outline Plan, then building permits may be issued at the end of the review. If, however, the plans are substantially *different* from what was proposed in the Outline Plan, then the petitioner will be required to seek an amendment to the approved Outline Plan – a process that is fully vetted by the Planning Commission and provides the usual opportunities for public participation. If the Outline Plan ultimately does not work and cannot be satisfactorily amended, then the City will simply initiate a zoning map amendment to return the property back to its original classification (R-1A). The zoning ordinance also gives the Planning Commission the discretion to review or not review the PUD Development Plan for the proposed project.

Desired PUD Advantages

Addendum B of this report restates Article 1357.01 of the Planning and Zoning Code, which provides the general provisions and anticipated advantages of Planned Unit Developments. The petitioner addressed each of the nine (9) anticipated advantages in the proposed PUD Outline Plan beginning on Page 5 of 35.

Comprehensive Plan Concurrence

As recommended in Chapter 9 “Implementation” of the 2013 Comprehensive Plan Update, Addendum C of this report identifies how the proposed development program relates to the land management intent, location, and pattern and character principles of the current Comprehensive Plan.

It should be noted that “shall” statements within the Comprehensive Plan must be understood as desired objectives and strategies that do not have the force or effect of law unless incorporated into the City’s Planning and Zoning Code.

It appears that the proposed zoning classification change from R-1A to PUD as proposed in the petitioner’s PUD Outline Plan is in general concurrence with the Plan’s principles for land management and encouraged growth objectives including:

- LM 2.1 Identify and prioritize sites for infill and redevelopment.
- LM 2.3 Develop incentives to encourage the consolidation of parcels for redevelopment.
- LM 5.2 Permit higher density development in areas that are well-supported by existing or planned transportation infrastructure or transit services.
- LM 9.1 Adopt an open space dedication requirement for major subdivisions and planned unit developments (PUDs).
- EN 6.3 Establish a program to encourage recycling participation by commercial uses, which includes two-family and multi-family residential developments under the City’s 2012 Solid Waste Contract.
- NH 3.1 Require adequate and attractive street lighting to be incorporated as part of all new multi-family residential development, major subdivisions created for residential and/or mixed-use developments, and planned unit developments.
- NH 4.1 Provide incentives to developers to encourage development of alternative housing types (i.e. higher density, live-work, mixed-use) in designated growth areas.

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Staff encourages the Planning Commission to review the Comprehensive Plan for guidance as Addendum C is not intended to represent a complete comparative assessment.

STAFF RECOMMENDATION:

City plans reviewing Departments worked closely with the petitioner's design professionals to prepare a development program and Outline Plan that highlight the project's observance of the PUD objectives and opportunities. In so doing, the proposed "Glenn Ridge Apartments" PUD Outline Plan appears to adequately address the PUD general provisions provided in Article 1357.01 of the Planning & Zoning Code (see Section 1, "Statement of Character of the Planned Unit Development" of the subject Outline Plan).

The Planning and Zoning Code provides that in their consideration of a Planned Unit Development Outline Plan, the Planning Commission and City Council shall evaluate the project in light of as many of the fourteen (14) objectives enumerated in Article 1357.05 as may be relevant to the specific proposal. Addendum D of this report restates said objectives and provides Staff's review considerations.

Based on the content of the Outline Plan, Staff advises the Planning Commission to submit an affirmative recommendation to City Council to approve the "Glenn Ridge Apartments" PUD Outline Plan and the zoning reclassification of the subject realty from R-1A to PUD with the following considerations and conditions:

1. That the "Glenn Ridge Apartments" PUD Outline Plan dated 30 APR 2015 be supplemented by the petitioner's presentation to the Planning Commission, this Staff Report, and the considerations and conditions recommended herein as the convention to be used in evaluating and approving the petitioner's Development Plan.
2. That review and approval of the petitioner's Development Plan be waived by the Planning Commission and delegated to Staff. However, should the Development Plan substantially differ from the approved Outline Plan, then the applicant must submit an Outline Plan amendment to the Planning Commission for approval.
3. That the petitioner must obtain minor subdivision approval to combine all parcels within the subject development site prior to the issuance of building permits relating to the subject Planned Unit Development
4. That the petitioner shall remove all improvements and facilities from the right-of-way and the site associated with existing structures situated within the development site (i.e. sidewalks, steps, retaining walls, driveway curb cuts, etc.). Further, should said removal affect existing improvements within the right-of-way (i.e., removal of driveway curb cut), right-of-way improvements must be made to the satisfaction of the City Engineer.
5. The Development Plan shall include final grading, erosion and stormwater, landscaping, lighting, and signage plans.

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6. That pedestrian-scaled lighting shall, to the satisfaction of the Development Services Director, be developed along all internal and public right-of-way sidewalks fronting the development site.
7. That footer, foundation, and related facilities for all retaining walls and buildings adjacent to a public right-of-way shall be designed and constructed, to the satisfaction of the City Engineer, so that any future right-of-way widening and/or improvements are safeguarded.
8. That the proposed pedestrian walkways connecting the development to Protzman Street and also designated for internal circulation, be constructed by the petitioner to the satisfaction of the Development Services Director and the City Engineer prior to occupancy. Said pedestrian walkways must consist primarily of concrete sidewalks and steps along the edge of internal roads and parking spaces. Any crosswalks within the center surface parking area shall be designed and constructed by the petitioner to the satisfaction of the City Engineer as raised crosswalks to establish a pedestrian zone and slow vehicular traffic within the development. The petitioner shall be responsible, by agreement with the City, for the perpetual maintenance, repair, and replacement of said pedestrian walkways within both the development site and related frontage public rights-of-way.
9. That the petitioner, by restrictive covenants, shall describe and guarantee by perpetual dedication the improved and natural open space and landscaping illustrated in the PUD Outline Plan, running with the land for the benefit of residents and guests of the Planned Unit Development.
10. That the petitioner, by agreement with the City, shall assume the responsibility of perpetual maintenance, repair, and replacement of all existing and proposed retaining wall systems that are a part of the subject PUD project and situated at or near the property boundaries separating the project site and public rights-of-way.
11. That the petitioner shall advise any and all successors and future project development owners of conditions 8, 9, and 10 noted above and that said conditions shall run as restrictive covenants with the subject land. Further, specific explanation of these obligations shall be included by the petitioner in any future deed transferring ownership of the subject realty.
12. That the following schedule shall serve as the "Permitted Land Use Table" for the "Glenn Ridge Apartments PUD" where "P" is a use permitted by-right, "A" is a use permitted as an accessory use, "C" is a use allowed only as a conditional use, and uses not listed below are not permitted within the subject PUD District.

- | | |
|--------------------------------|---|
| a. Agriculture, Home..... | A |
| b. Administrative Office..... | A |
| c. Community Garden | P |
| d. Dwelling, Multi-Family..... | P |

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- e. Essential Services and Equipment..... P
- f. Home Occupation, Class 1 P
- g. Home Occupation, Class 2 C
- h. Park and Recreational Services..... P
- i. Parking Lot, Private P
- j. Telecommunications, Class 1 A
- k. Telecommunications, Class 2 P

13. That advertisement signage within the subject PUD shall be restricted to the project name, logo, and/or address only; may only be a ground monument type sign; may not exceed a maximum area of 24 square feet or exceed six (6) feet in height from adjoining grade; the sign face shall be opaque and may not be internally illuminated; and, shall be made of wood, sculpted "sign foam," ornamental metals, painted aluminum panels, and/or natural or veneer brick/stone.
14. That the PUD Development Plan shall be submitted to the City not more than eighteen (18) months following City Council approval of the Outline Plan; that phased development shall, to the greatest extent practicable, follow the proposed construction schedule provided on Page 15 of 35 of the subject Outline Plan; and, that all site improvements, building construction, and right-of-way improvements shall be determined complete by the City not later than 01 AUG 2018.
15. That all agreements and restrictive covenants referenced above shall be executed by the petitioner and the City as a part of the PUD Development Plan prior to the issuance of building permits relating to the subject Planned Unit Development.
16. That the petitioner maintains adequate commercial garbage service with the City's contractor.

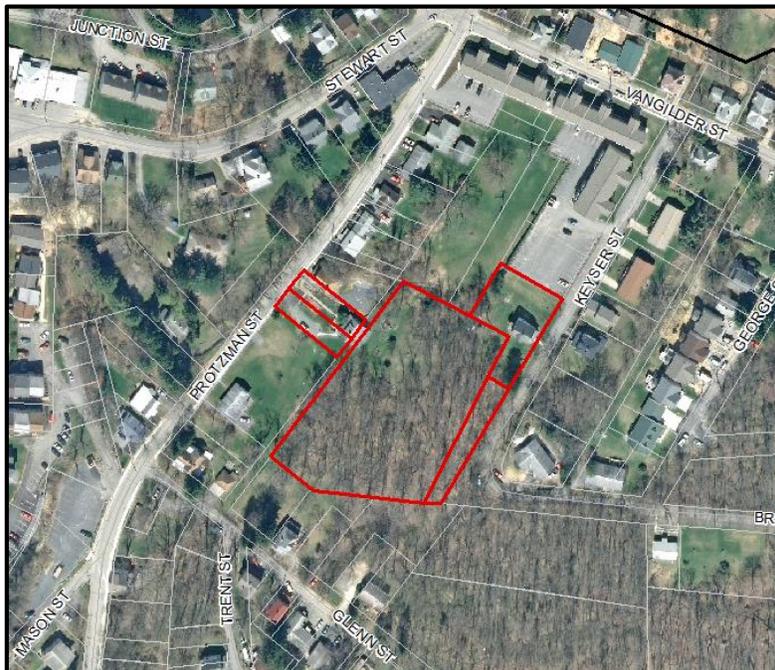
Enclosure(s): Addenda and exhibits noted above; petitioner's application, PUD Outline Plan, and related drawings

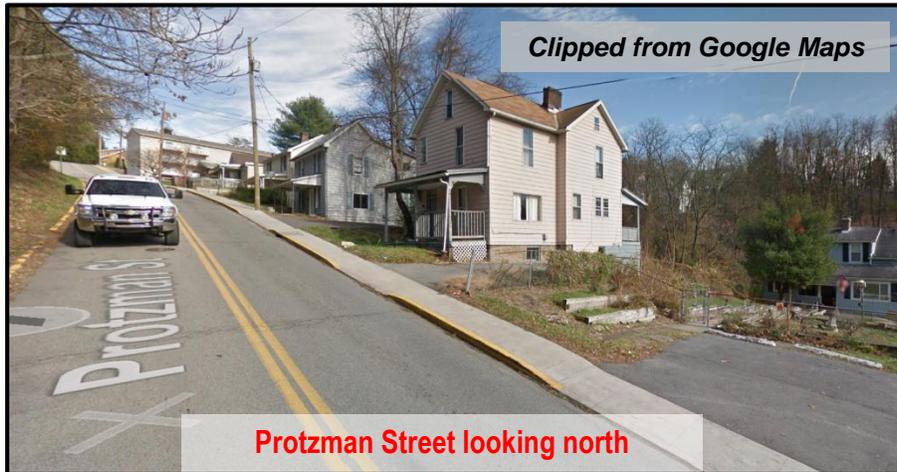
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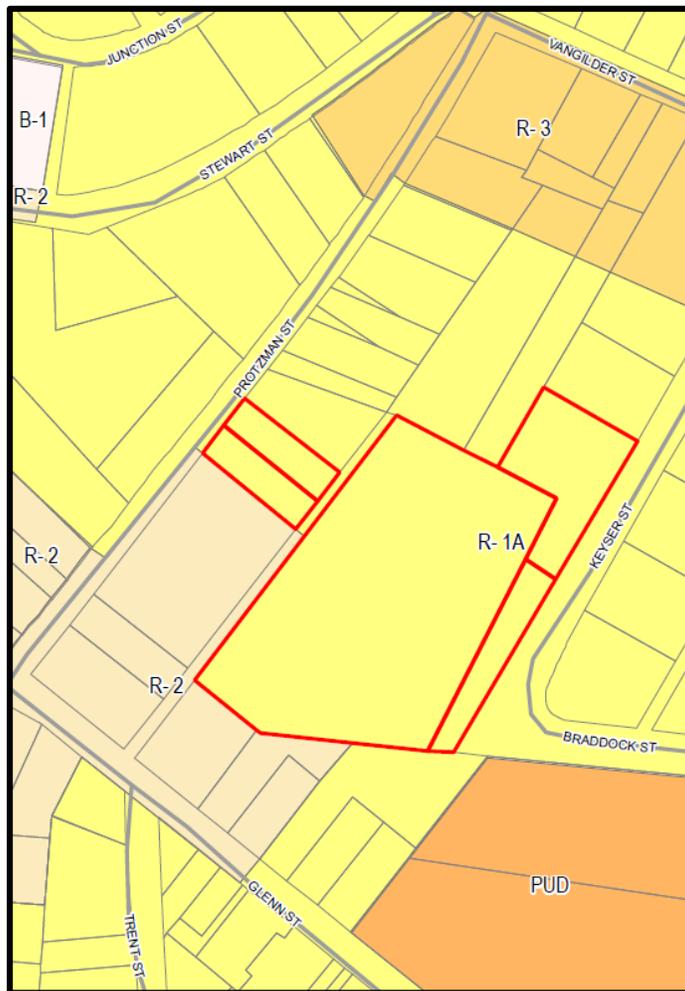
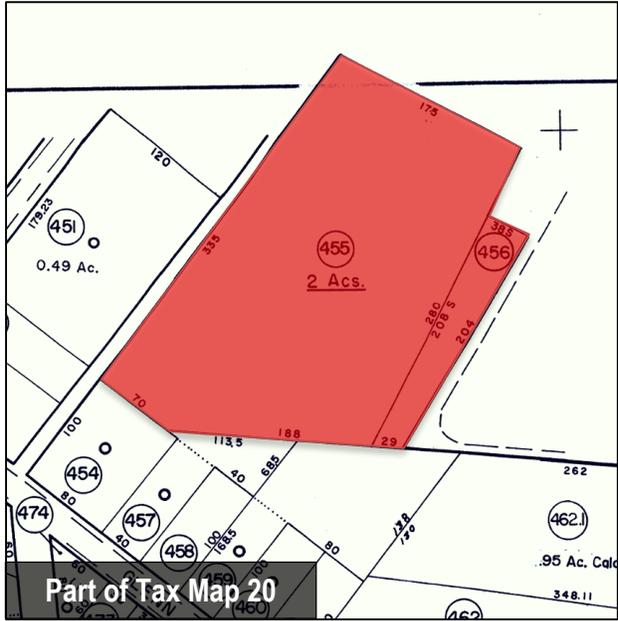
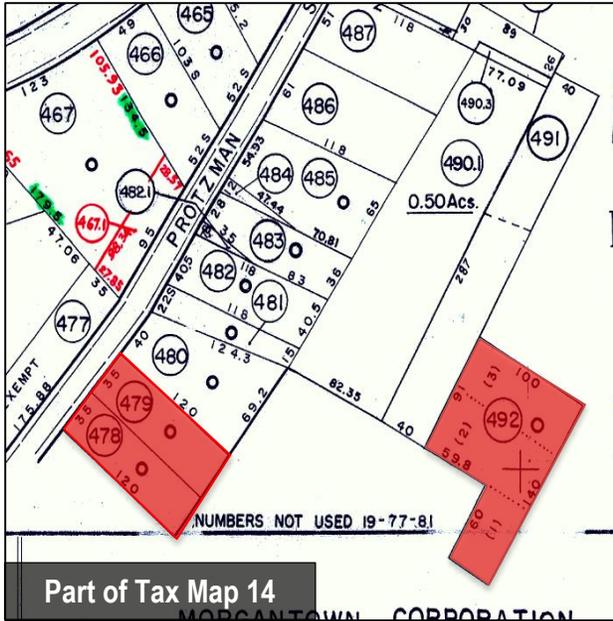
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STAFF REPORT ADDENDUM A
RZ15-06 / Stan Corp / Glenn Ridge Apartments







Glenn Ridge Apartments PUD

Staff Analysis

Surrounding Land Use Characteristics

Legend

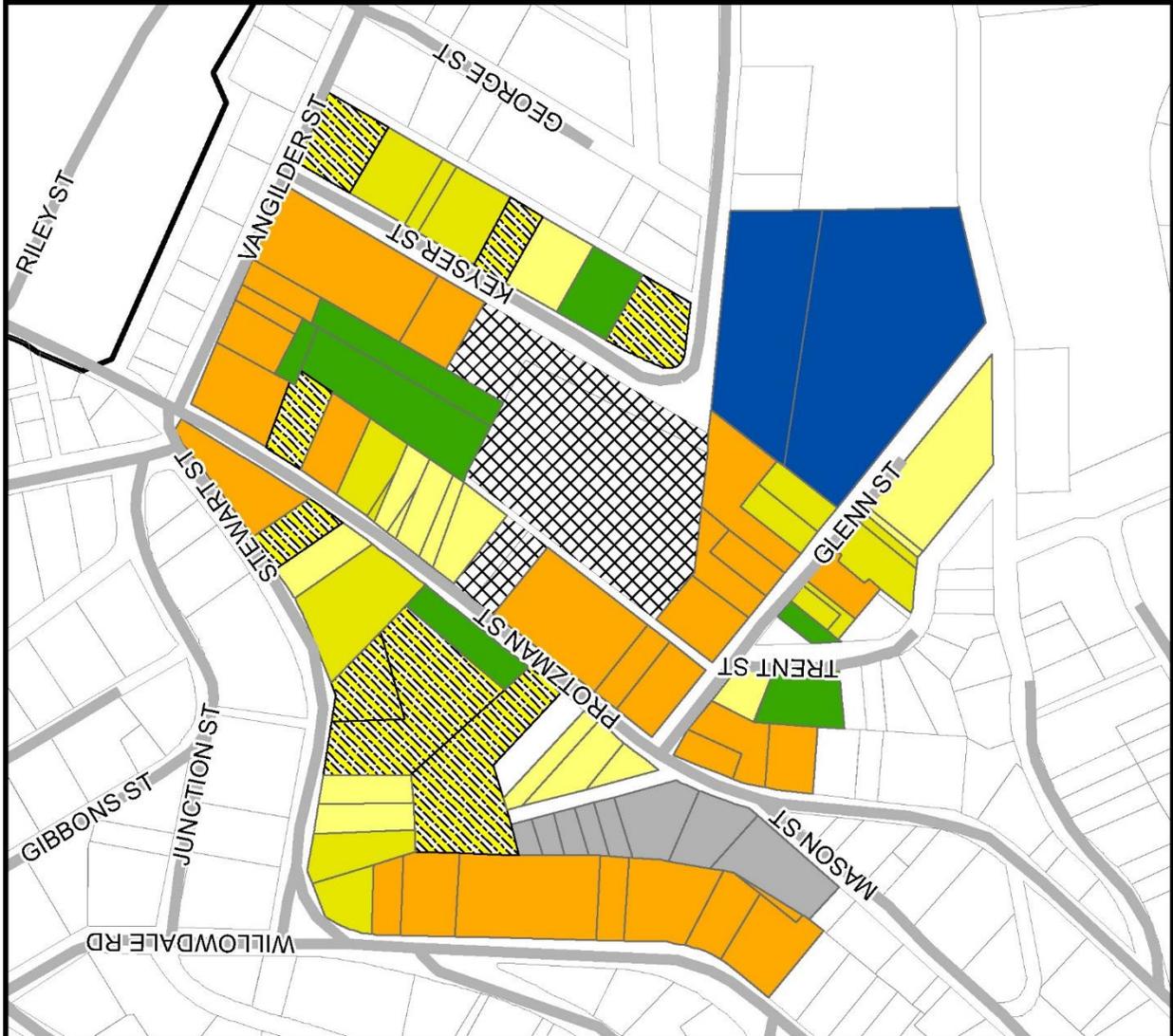
-  Parcels (1997)
-  PUD Project Site - 2.1 acres

Land Uses

-  Single-Family (not registered)
-  Single-Family (registered)
-  Two-Family
-  Multi-Family
-  WWU owned
-  Parking
-  Vacant / Undeveloped

Surrounding Land Use Characteristics

Study Area (excluding project site and rights-of-ways).....	16.2 acres.....	100%
Single-Family (not registered rental).....	2.3 acres.....	14%
Single-Family (registered rental).....	1.9 acres.....	11.7%
Two-Family (rental).....	1.8 acres.....	11.1%
Multi-Family (rental).....	5.3 acres.....	33.0%
WWU owned.....	2.6 acres.....	16.1%
Parking.....	0.9 acres.....	5.2%
Vacant / Undeveloped.....	1.4 acres.....	8.7%



STAFF REPORT ADDENDUM B

RZ15-06 / Stan Corp / Glenn Ridge Apartments

The following restates Article 1357.01 “General Provisions” for PUD, Planned Unit Development Districts.

1357.01 GENERAL PROVISIONS.

The purpose of the planned unit development is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses and/or housing types; to facilitate the adequate and economic provision of streets, utilities and city services; to preserve critical natural environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements and sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that Planned Unit Developments will offer one or more of the following advantages:

- (A) Serve to implement the goals, objectives, and strategies of The Morgantown Comprehensive Plan specific to the district or neighborhood in which the PUD is to be located;
- (B) Apply the design principles of new urbanism, neo-traditionalism, and other emerging smart growth principles, urban development patterns and best management practices;
- (C) Promote development patterns that maximize compatibility of differing adjacent land uses to avoid the necessity of extensive buffering;
- (D) Enhance the appearance of neighborhoods by conserving areas of special natural beauty, steep slopes, ecological importance, flood prone areas, and natural green spaces where appropriate, while understanding that land within urban areas is best suited for urban densities and development patterns;
- (E) Counteract poor urban design and mitigate congestion on streets;
- (F) Promote architecture that is compatible with the community vernacular, and/or the surroundings;
- (G) Promote design principles that allow differing types of land uses to coexist while preserving property values and minimizing potential negative consequences;
- (H) Promote appropriate urban densities that will help make alternative forms of transportation economically and socially feasible; and
- (I) Promote and protect the environmental integrity of the site and its surroundings by providing suitable design responses to the specific environmental constraints of the site and surrounding area.

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STAFF REPORT ADDENDUM C

RZ15-06 / Stan Corp / Glenn Ridge Apartments

Concurrence with the 2013 Comprehensive Plan Update

The following narrative identifies where, in the opinion of the Planning Division, the proposed Planned Unit Development (PUD) Outline Plan is in concurrence and/or is inconsistent with the 2013 Comprehensive Plan Update.

INTENT	Development proposals will reflect the spirit and values expressed in the Plan's principals.
---------------	--

Principles for Land Management

Principal 1	Infill development and redevelopment of underutilized and/or deteriorating sites takes priority over development in green field locations at the city's edge.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The existing structures within the proposed PUD are older stock and have begun deteriorating. It appears that approximately 33% of the land area within the immediate area of the proposed PUD is currently multi-family dwellings and approximately 61% of the land area is occupied by registered rental units or parking serving rental units.</i>		
Principal 2	Expansion of the urban area will occur in a contiguous pattern that favors areas already served by existing infrastructure.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The development site is contiguous to multi-family, student housing structures, especially to the north, which is further away from the WVU campus. New housing units within the immediate area represent residential densities that are more consistent with R-2 and R-3 development patterns.</i>		
Principal 3	Downtown, adjacent neighborhoods and the riverfront will be the primary focus for revitalizations efforts.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The site is located within 2,000 feet of WVU's downtown campus and is surrounded by both new and older student housing stock.</i>		
Principal 4	Existing neighborhoods throughout the city will be maintained and/or enhanced.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The site is located in the Falling Run valley well below adjacent neighborhoods and has a physical buffer from those neighborhoods due to terrain and existing streets such as Stewart Street. Both ends of this section of Protzman Street have already experienced redevelopment and this project should blend with previously built improvements.</i>		

Principal 5	Quality design is emphasized for all uses to create an attractive, distinctive public and private realm and promote positive perceptions of the region.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The proposed development will match the styles of neighboring redevelopment efforts and promote the current efforts underway near the WVU Downtown campus to provide updated rental housing for students.</i>		
Principal 6	Development that integrates mixed-uses (residential, commercial, institutional, civic, etc.) and connects with the existing urban fabric is encouraged.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The PUD District is designed to promote flexibility to promote the land's most appropriate use. The existing urban fabric in the immediate area is predominantly residential rental housing and this project integrates well with that pattern.</i>		
Principal 7	Places will be better connected to improve the function of the street network and create more opportunities to walk, bike and access public transportation throughout the region.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The site is located at the edge of WVU's downtown campus and is accessible to the Mountain Line Transit's Purple route along Stewart Street and University Avenue. Connections from the site and utilization of sidewalks along Protzman Street to University Avenue will be significantly improved through higher density development and associated onsite pedestrian improvements.</i>		
Principal 8	A broad range of housing types, price levels and occupancy types will provide desirable living options for a diverse population.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The assembly of and redevelopment of dilapidating and functionally obsolete structures will serve to improve the quality, character, and age of the housing stock within the immediate area and at the edge of WVU's downtown campus.</i>		
Principal 9	Residential development will support the formation of complete neighborhoods with diverse housing, pedestrian-scaled complete streets, integrated public spaces, connection to adjacent neighborhoods, and access to transportation alternative and basic retail needs.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The scale of proposed development on the site will serve to significantly improve the quality, character, attractiveness, and livability of new student housing opportunities at the edge of campus and continue the pattern of redevelopment and rebirth of the student neighborhoods within the immediate area at higher residential densities consistent with the R-2 and R-3 Districts. Redevelopment will revitalize a deteriorating area and will provide for public infrastructure improvements including roadway enhancements, construction of sidewalks and/or pedestrian ways, stormwater management, etc. While the actual number of connections to the public realm are limited due to the site layout, the improvements listed should catalyze future investment in the immediate area.</i>		

-
- Principal 10 Parks, open space, and recreational areas are incorporated as part of future development. Concurrence
 Inconsistent
 Other

The proposed development includes roughly 26,000 square feet of open space. Most of that area is included in landscaping and perimeter areas, but the development does include 3,000 square feet of recreation area adjacent to Building B; an amenity seldom realized unless development is approved through the PUD process.

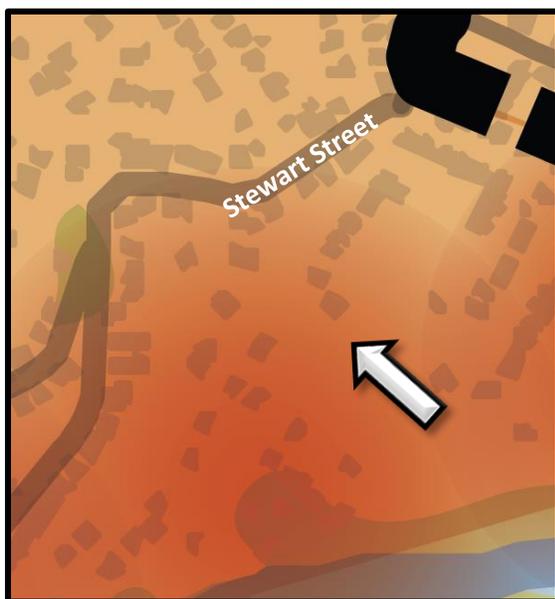
-
- Principal 11 Environmentally sensitive and sustainable practices will be encouraged in future developments. Concurrence
 Inconsistent
 Other

The developer's goals and objectives concerning sustainable design and construction techniques and industry accepted best practices are not above and beyond industry accepted practices. Additional considerations have been shared with the developer for consideration.

LOCATION

Development proposals will be consistent with the Land Management Map. If the proposal applies to an area intended for growth, infill, revitalization, or redevelopment, then it should be compatible with that intent and with any specific expectations within Areas of Opportunity. If the proposal applies to an area of conservation or preservation, it should be compatible with and work to enhance the existing character of the immediate surroundings.

The following graphic is clipped from the **Conceptual Growth Framework Map** included on Page 19 of the 2013 Comprehensive Plan Update. The subject development site is located within the “**Encouraged Growth**” area.

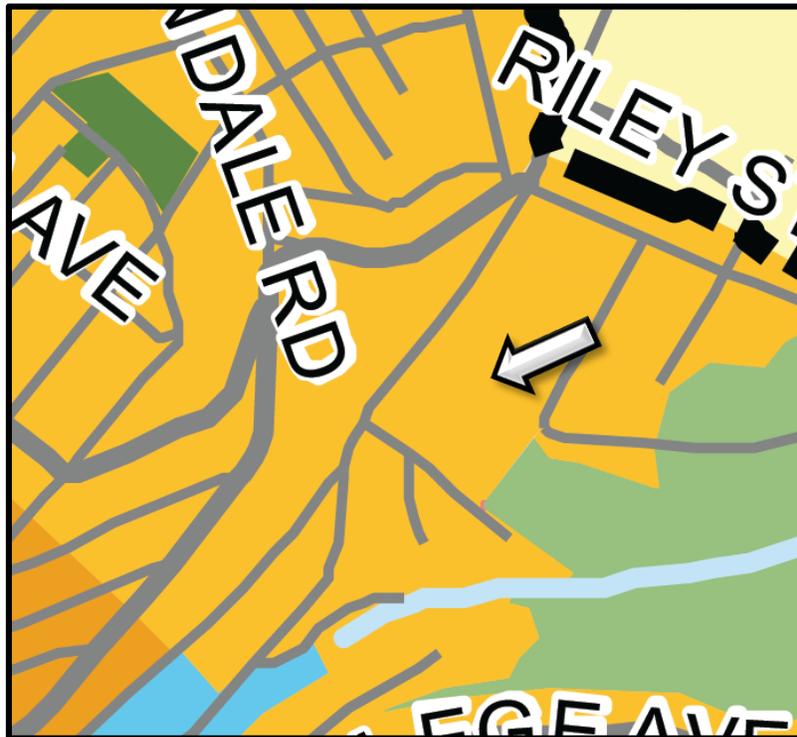


Encouraged Growth

**PATTERN
AND
CHARACTER**

Development proposals in growth areas will be consistent with preferred development types. Development in areas where growth is not intended should be compatible with the relevant Character Areas description and expectations for how those areas should evolve in the future.

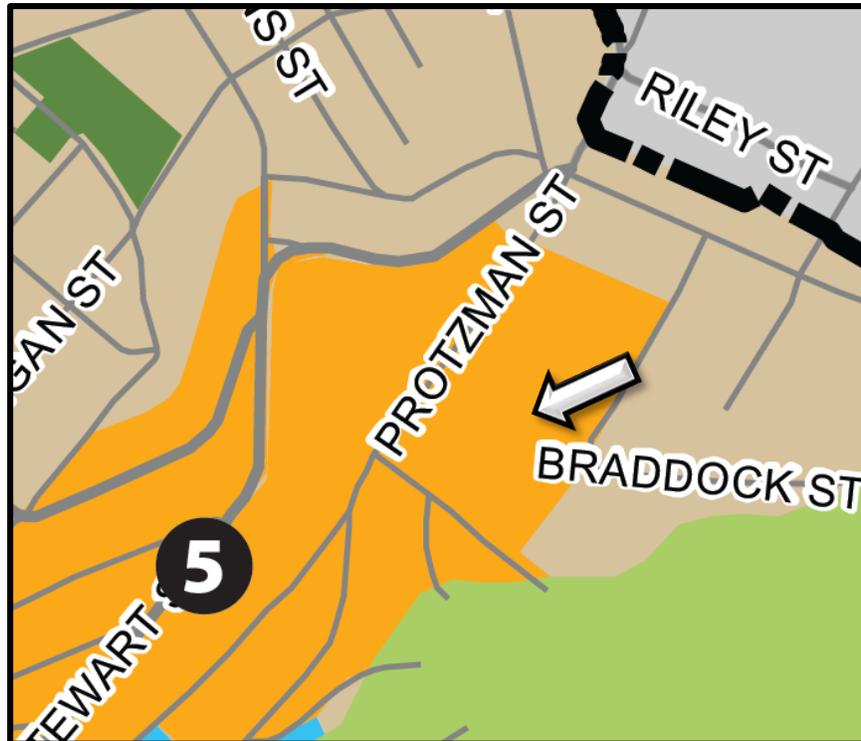
The following graphic is clipped from **Map 3 – Pattern and Character** included on Page 27 of the 2013 Comprehensive Plan Update. The subject development site is located within the “**Neighborhood 2**” pattern and character area.



Neighborhood 2. Neighborhood 2 is relatively lower density than neighborhood 1 with longer blocks and slightly larger lots. This district is primarily single-family residential but also includes some small-scale multi-family residential and commercial uses. The street pattern is generally a modified grid with more variety of block sizes, but still retaining a high degree of connectivity. The neighborhoods have multiple entry points with walkable access to transit, although many of these areas lack sidewalks. The multi-family buildings are either single-family structures that have been divided into multiple dwellings or small and isolated multi-unit buildings.



The following graphic is clipped from **Map 4 – Land Management** included on Page 39 of the the 2013 Comprehensive Plan Update. The subject development site is located within the “**Neighborhood Revitalization**” concept area.



Neighborhood Revitalization: Stabilization and reinvestment in existing neighborhoods that includes improvements to public and private buildings and infrastructure, and support for infill development, adaptive reuse and redevelopment that offers a mix of residential types and supporting uses.

The following graphics are clipped from Pages 41 through 43 of the 2013 Comprehensive Plan Update and identify the development types desired within the “Neighborhood Revitalization” concept area.

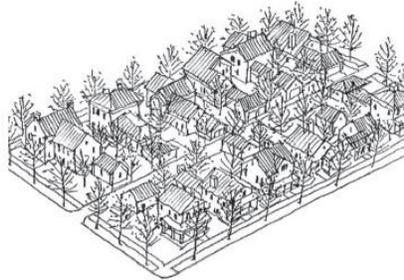
CONCEPT AREA	Appropriate Development Types											
	SF	TF	MF	C	NX	UC	CC	O	I	CD	OS	
 Neighborhood Revitalization	•	•	•	•	•							•

DEVELOPMENT TYPE DESCRIPTIONS

PATTERN AND CHARACTER EXAMPLES

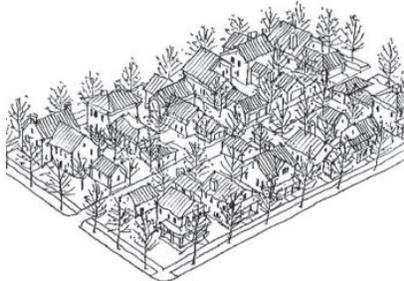
SF Single Family Residential

Detached 1-2.5 story residential structures each intended for one family. Densities range from six to twelve units per acre.



TF Two Family Residential

Detached structures that each contain two separate residential dwellings and townhouse dwelling types. May be built in a similar pattern as single-family structures and integrated in neighborhoods with other single-family structures and/or at the edge of single-family neighborhoods. Densities range from six to twenty units per acre.



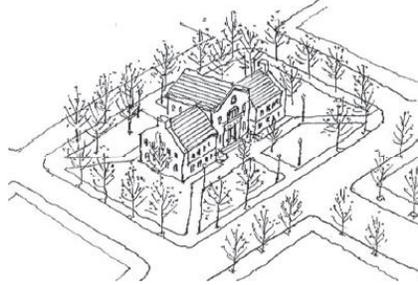
MF Multi-family Residential

Includes various forms such as apartment buildings where three or more separate residential dwelling units are contained with a structure and townhouse dwelling types. They vary considerably in form and density depending on the context – from four-story or larger buildings set close to the street and at the edge of the downtown core and along major corridors, to smaller two- to four-story buildings with greater street setbacks in areas between the downtown core and single-family neighborhoods.



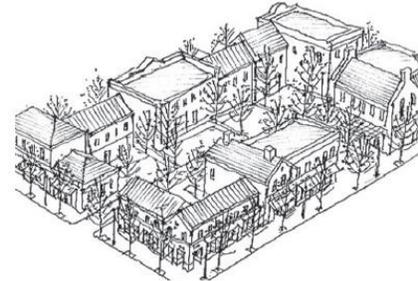
C Civic and Institutional

These sites include both public uses (government buildings, libraries, community recreation centers, police and fire stations, and schools) and semi-public or private uses (universities, churches, hospital campuses). Public uses should be strategically located and integrated with surrounding development. Civic and Institutional sites may be distinctive from surrounding buildings in their architecture or relationship to the street.



NX Neighborhood Center Mixed-Use

A mix of housing, office, commercial, and civic uses adjacent to one another or contained within the same structure (such as offices or apartments above ground-floor retail). Such uses should be compatible with and primarily serve nearby neighborhoods (within 1/2 mile). Parking should be located behind or to the side of buildings and may be shared between multiple uses.



OS Greenspace

Includes formal parks, recreation areas, trails, and natural open space.



OBJECTIVES AND STRATEGIES

Land Management

A. Goal

Efficient and attractive use of land resources that strengthens the quality, character, and upkeep of the built environment while balancing redevelopment and strategic expansion with open space preservation.

Objective 2. Promote strategic infill and redevelopment of underutilized or functionally obsolete areas.

LM 2.1 Identify and prioritize sites for infill and redevelopment.

LM 2.3 Develop incentives to encourage the consolidation of parcels for redevelopment.

LM 5.2 Permit higher density development in areas that are well-supported by existing or planned transportation infrastructure or transit services.

**OBJECTIVES
AND
STRATEGIES**

Neighborhoods and Housing

A. Goal

Attractive, well-maintained neighborhoods that offer a broad mix of desirable housing options and convenient access to services and amenities.

Objective 4. Promote the development of a broad range of housing types and prices.

NH 4.1 Provide incentives to developers to encourage development of alternative housing types (i.e. higher density, live-work, mixed-use) in designated growth areas.

Appendix A

Resource Documents

1. Areas for Future Study

The following table and accompanying map identify areas for future study throughout the City of Morgantown. These areas are places where the existing zoning does not align with the existing land uses or the existing pattern of development. It may also be an area where the existing zoning is not compatible with, or does not fully support the desired future of the area as indicated in the Comprehensive Plan's Land Management Map. These areas require further land use and development study by the Planning Commission to enable zoning map amendment and/or zoning text amendment recommendations to City Council that will advance the goals, objectives, strategies, and consistency principles of this Comprehensive Plan Update.

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




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STAFF REPORT ADDENDUM D

RZ15-06 / Stan Corp / Glenn Ridge Apartments

The following restates Article 1357.05 “Review Considerations” for PUD, Planned Unit Development Districts. Each objective is followed by Staff’s evaluation in *italics*.

1357.05 REVIEW CONSIDERATIONS.

In their consideration of a Planned Unit Development Outline Plan, the Planning Director in his report to the Municipal Planning Commission, the Municipal Planning Commission in their recommendation to City Council, and the City Council in its decision, shall evaluate the project in light of as many of the following objectives as may be relevant to the specific proposal:

-
- (A) The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City of Morgantown.
-

Addendum A of this Staff Report illustrates the contextual relationship between the subject PUD site and surrounding zoning districts and existing land uses. Of particular note is that approximately 33% of the land area within the immediate area of the PUD site is currently multi-family dwellings and approximately 61% of the land area is occupied by registered rental units or parking serving rental units. Addendum C of this Staff Report responds to how the proposed PUD is in concurrence with the 2013 Comprehensive Plan’s land management principles; identifies the site as being located within an “Encouraged Growth” area and a “Neighborhood Revitalization” concept area; and, identifies how the proposed PUD supports several land management goals, objectives, and strategies.

- (B) The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.
-

The proposed Outline Plan exceeds application submittal requirements and includes the majority of Development Plan submittal requirements; the purpose of which is to aid and support the Planning Commission’s delegation of Development Plan review and approval to Staff. The petitioner appears to have well addressed each of the nine (9) anticipated advantages in the Outline Plan beginning on Page 5 of 35.

- (C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.
-

The proposed PUD Outline Plan does not depart from subdivision regulations. The proposed PUD Outline Plan appears to follow density, dimension, bulk, use, improvements, and construction and design standards most similar to those set forth for the R-3, Multi-Family Residential District. The proposed PUD Outline Plan’s departure from the existing R-1A District development standards appears to be consistent with the Comprehensive Plan’s “Encourage Growth” and “Neighborhood Revitalization” objectives, particularly when considering existing zoning classifications and existing land uses within the immediate area.

- (D) The proposal will not be injurious to the public health, safety, and general welfare.
-

The proposed PUD appears to be consistent with the Comprehensive Plan’s land management principles, goals and objectives for the immediate area. Additionally, several plan implementation strategies are reflected in and supported by the proposed PUD Outline Plan.

-
- (E) The physical design of the Planned Unit Development and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic and promotes alternative forms of transportation, provides for and protects designated permanent open space, and furthers the amenities of urban ambience, light and air, recreation and visual enjoyment.
-

The proposed access to the site has been planned to restrict vehicular trip generation to Protzman Street thereby ensuring no additional traffic will result on Vangilder Street and Keyser Street where lower density single- and two-family dwelling units exist. The site is located at the edge of WVU's downtown campus and is accessible to the Mountain Line Transit's Purple rout along Stewart Street and University Avenue. Connections from the site and utilization of sidewalks along Protzman Street to University Avenue will be significantly improved through higher density development and onsite pedestrian improvements. The proposed Outline Plan appears to exceed minimum PUD natural and improved open space requirements and the scale and massing of the buildings appears to be consistent with adjoining and nearby multi-family development. The Outline Plan's design layout with proposed building masses and the center parking area should adequately buffer noise from the development into the surrounding neighborhood. Additionally, emergency response vehicle maneuvering has been modeled to ensure access.

- (F) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.
-

Addendum A of this Staff Report illustrates the contextual relationship between the subject PUD site and surrounding zoning districts and existing land uses. Of particular note is that approximately 33% of the land area within the immediate area of the PUD site is currently multi-family dwellings and approximately 61% of the land area is occupied by registered rental units or parking serving rental units.

- (G) The desirability of the proposed plan to the City of Morgantown's physical development, tax base and economic well-being. At the discretion of the Planning Commission and City Council, special consideration in the form of increased development flexibility may be given to projects that are intended to rehabilitate or replace dilapidated areas, brownfields, or other areas of general visual or economic blight. Such special consideration shall not be granted to projects intended for construction on lands that consist of 60 percent or more previously undeveloped lands.
-

Although special consideration of increased development flexibility does not appear warranted in terms of removing blighting and/or brownfields conditions, the existing structures on the development site appear to have become functional obsolete given surrounding development patterns, deferred maintenance, and diminished market interest in new detached single-family structures on the subject site. The proposed Outline Plan appears to be consistent with the uses, massing, and scale characteristics within the immediate area.

- (H) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.
-

The traffic study found that the amount of vehicular traffic projected to be added to the street network by the proposed development is negligible and traffic analysis demonstrates that the proposed development will not have an adverse impact on the street network.

- (I) The proposal preserves significant ecological, natural, historical, and architectural resources to the extent possible.
-

No such resources on the subject site have been identified by the developer or Staff.

-
- (J) The proposal will enhance the appearance, image, function, and economic sustainability of the community at large.
-

The subject site and the proposed residential use and density appears to be consistent with the 2013 Comprehensive Plan's land management principles and "Encouraged Growth" and "Neighborhood Revitalization" objectives. It has been well reported that the University's continued enrollment growth and retention objectives result in a high level of market interest and demand for the delivery of new rental housing stock within close proximity to university campuses. Although the proposed PUD results in a reduction of R-1A District land area within the City, the subject site is strategically situated between the downtown campus, where hundreds of millions of dollars has been invested over the last several years to modernize and expand academic facilities, and the Wiles Hill – Highland Park Neighborhood, where the City has remained committed to protecting the predominantly single-family area through the creation of the R-1A District in the mid-1990's, the acquisition and transformation of the former Wiles Hill School into a senior and community center, traffic calming improvements, its partnership with the Fairmont-Morgantown Housing Authority to purchase-rehab-resell homes with owner-occupancy deed restrictions, the reduction in the number of unrelated occupants permitted within dwelling units, and the establishment of a permit parking district.

- (K) Projects which are designed to a more human scale, support multi-modal transportation options, preserve useful open space, provide significant amenities to residents, and incorporate architectural detailing, massing and scale that is consistent with historical community norms shall have a significant advantage in the review process over those that merely seek to maximize inappropriate forms of density, circumvent customary development standards, or promote a pattern of development that can be generally recognized as "urban sprawl," as defined in the definition section of the zoning ordinance. Projects that fail to achieve these objectives will likely result in a recommendation for denial by the Planning Director and/or Planning Commission.
-

The proposed PUD will not contribute to "urban sprawl." The site furthers the Comprehensive Plan's parcel consolidation and infill development objectives within "Encouraged Growth" and "Neighborhood Revitalization" areas. The proposed higher density development is in an area that is well-supported by existing transportation infrastructure and transit services. The proposed density, scale, and massing is consistent with by-right development patterns set forth in the R-3 District.

- (L) The proposal makes reasonable accommodations in housing, recreational amenities, and pedestrian facilities for individuals with disabilities.
-

The proposed development will increase the supply of housing accessible to persons with disabilities supported by accessible parking spaces.

- (M) The proposal dedicates and provides a percentage of the total number of dwelling units to be offered at sale or rental prices deemed affordable to individuals of low and moderate income, as defined by the U.S. Department of Housing and Urban Development. Generally, between 3 to 5 percent of all units should meet this goal.
-

Dedicating a percentage of the proposed units as affordable is not proposed.

- (N) For PUD's containing only residential uses, clustering of units should be utilized (and may be required by the City) in order to preserve meaningful open space and/or recreational amenities for the residents. In addition, such projects shall be required to provide a mixture of different dwelling types and sizes. Examples of dwelling types include townhouses, row houses, patio homes, zero lot line houses, single-family detached housing, apartments, duplexes, condominiums, etc.
-

Of the 49 proposed dwelling units, 8 units are two-bedroom and the rest are one-bedroom units. The configuration and geometry of the site may challenge design incorporation of various dwelling types. It should be noted the housing stock within the immediate area appears to be very diverse and includes owner-occupied single-family dwellings and for-rent single-, two-, and multi-family dwelling units.

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Meeting Notes

Purpose: Glenn Ridge Apartments PUD Ward Meeting

Date: 6/2/2015

Time: 6:00 PM

Place: Wiles Hill Community Center

Prepared by: C. Fletcher, S. Hollar, C. Parsons

Stan Corp was represented by Merlin Stanczyk, David Robertson, and Stephanie Jano. City Administration was represented by Chris Fletcher and Stacy Hollar and Chet Parson, AECOM. The attendee sign-in sheet is attached hereto.

C. Fletcher opened the presentation with introductions and an explanation of the Planned Unit Development process. S. Jano presented development program details referring to several site and elevation drawings.

The following notes generally characterize the comments, questions, and/or concerns expressed by the PUD Ward Meeting attendees.

- Will the development result in an increase in traffic volume and congestion; particularly through the intersection at Protzman, Stewart, Hoffman, Vangilder.
- How will the development benefit the community.
- There is not enough visitor parking (13 spaces). Can visitors use any excess parking spaces around the development in addition to those identified along the entrance?
- There is an over emphasis on proposed bike racks as students do not ride bicycles and walk.
- How will the building be managed and what types of security will provided? Who handles maintenance on a long-term basis?
- Will transportation services be provided similar to other higher density apartments such as a shuttle to campus or other destinations?
- Stormwater management and potential problems are a concern.
- The market needs more single-family homes and less construction of multi-family housing for students; the site should stay R-1A so affordable single-family homes can be constructed.
- Land costs nears university campuses are an obstacle to constructing lower density housing for permanent residents – more focus is needed on starter homes for younger families and non-tenured faculty at WVU.
- The Wiles Hill – Highland Park Neighborhood has been overrun by students and the City is not helping to protect the neighborhoods.

- Are there any decks/patios or personal outside spaces for each of the units?
- How is it determined that this type of development is a need for the community?
- Can young professionals and other non-students live there?
- What is the likelihood that the plans as presented will change between now and construction?

Fletcher fielded several questions concerning the development and City policies, practices, and investments. Attendees were asked to view the drawings that were displayed and discuss specific questions/concerns one-on-one with Stan Corp and City representatives.

The meeting ended at approximately 7:30 PM.

Glen Ridge Apartments

PUD

6/2/15

Sign In

William Blosser

Jennie Simmons

CHET PARSONS

Jan Linn

Larry W. Wood / Ray W. Wood

Lois Kovac

S. Shrum

Bill Kawecky

Eda Fogetta

Carol Pyles

Janessa Pyles

Mike & Enna Casazza

FRANK SCAFFELA

William Burton

~~William Burton~~

Ann Dacey

Wes Nugent

Nicole Panaccio