



MORGANTOWN PLANNING COMMISSION

November 12, 2015
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

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Bill Kawecki, City Council

STAFF REPORT

CASE NO: RZ15-11 / Administrative / Airpark, LLC Annexation

REQUEST and LOCATION:

Administratively requested Zoning Map Amendment to establish the zoning classification of I-1, Industrial District for Parcels 19.4, 19.5, and 19.7 of Tax Map 7 in Morgan District, which were a part of an annexation petition by Airpark, LLC included in Ordinance 15-67 adopted on October 20, 2015.

TAX MAP NUMBER(s):

Morgan District, Tax Map 7, Parcels 19.4, 19.5, and 19.7

SURROUNDING ZONING:

North & West: I-1, Industrial District

BACKGROUND and ANALYSIS:

On 20 OCT 2015, City Council enacted Ordinance No. 15-67 approving Airpark, LLC's annexation by petition for realty adjoining Morgantown Municipal Airport realty (see attached ordinance). Addendum A of this report better illustrates the location of the annexed tracts of realty.

West Virginia State Code 8A-7-1 provides that, "A zoning ordinance shall cover a municipality's entire jurisdiction." As such, municipalities must amend their respective zoning district maps to include realty annexed into their corporate limits.

The graphic to the right is clipped from the 2013 Comprehensive Plan Update (Comp Plan), Land Management Map [Page 39]. The purple circle depicts the general location of the Airpark, LLC annexation, which is within the "Limited Growth" concept area and adjacent to the "Encouraged Growth" concept area of the Morgantown Municipal Airport property.

The Comp Plan provides the following descriptions for the noted concept areas [Page 38]:

Limited Growth: Primarily rural areas that have value as open space but are subject to development. To the extent that development occurs, it should be clustered to retain open space and protect significant environmental features.



**Development Services
Department**

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Encouraged Growth: Areas where new growth is encouraged primarily for economic development. These areas may be special districts or mixed-use areas.

West Virginia State Code §8A-7-8(a) provides:

“Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body 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 those changes have substantially altered the basic characteristics of the area.”

Administratively proposed amendments to the Conceptual Growth Framework Map (Page 19) and the Land Management Map (Page 39) of the 2013 Comprehensive Plan Update modifying the boundaries of the “Encouraged Growth” general concept area adjacent to the Morgantown Municipal Airport have been submitted to the Planning Commission.

These proposed amendments recognize major changes in the physical landscape and economic development opportunities surrounding the Airport that were not known or anticipated when the current Comp Plan was adopted. Specifically, progress toward authorization, preliminary planning and environmental assessment, and material project delivery scheduling of the runway extension project has opened opportunities for significant earthwork adjacent to the Airport. This earthwork will result in developable acreage in addition to the 90 acres identified in the Comp Plan’s description of “Area of Opportunity No. 9 – Airport Technology Park” [Page 47]. This additional acreage should serve to further the development of light industry, manufacturing, and office uses intended to diversify the community’s employment and industry base.

It appears prudent and proper to establish the I-1, Industrial District zoning classification for the realty included in the subject Airpark, LLC annexation to correspond with the I-1 zoning classification of the planned business and industrial park site currently within the City’s corporate boundaries.

STAFF RECOMMENDATION:

It is the opinion of the Planning Division that this report responds to Article 1331.04 “Annexation” of Planning and Zoning Code by giving careful consideration of the principles of the 2013 Comprehensive Plan Update.

Staff advises the Commission to forward a recommendation to City Council to amend the Official Zoning District Map by classifying the property annexed into the City of Morgantown by Ordinance 15-67 as I-1, Industrial District.

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STAFF REPORT ADDENDUM A
RZ15-11 / Administrative / Airpark, LLC Annexation

