



# MORGANTOWN PLANNING COMMISSION

March 10, 2016  
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 Blosser, 3<sup>rd</sup> Ward

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

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

Bill Kawecky, City Council

VACANT, Admin.

## **STAFF REPORT**

**CASE NO:** RZ16-03 / Administrative / Future Study Area 17

**REQUEST and LOCATION:**

Administratively requested Zoning Map Amendment, as recommended in the Small Area 17 Plan, to reclassify property from R-1, Single-Family Residential District to R-1A, Single-Family Residential District; Tax Map 22, Parcels 21, 22, 24, 25, 25.1, & 26 and Tax Map 24, Parcels 10, 11, 12, 12.1, 14, 15, & p/o 17.1.

**SURROUNDING ZONING:**

North: R-3, Multi-Family Residential District

South, East, & West: R-1A, Single-Family Residential District

**BACKGROUND & ANALYSIS:**

As presented in the preceding agenda item, the “Small Area Plan – Area 17 – Darst Street and Jerome Street – Recommendations Report – February 1, 2016” has been prepared and submitted to the Planning Commission for acceptance. The Report describes the process undertaken in this planning project, the neighborhood’s preferences for single-family development in the future, and recommendations based on stakeholder input, best practices, and professional planning experience. The general consensus of project participants was agreement with the draft recommendations.

Because the Report was included with the Staff Report for the preceding agenda item, it was not attached hereto to reduce meeting packet volume. However, the Report is a part of the Commission’s record for this administratively requested zoning map amendment.

One of the recommendations in the Report was to change the zoning classification for all the parcels within “Future Study Area 17” from R-1, Single-Family Residential District to R-1A, Single-Family Residential District. This zoning reclassification ensures the study area and immediate environs remain single-family homes as desired by a majority of the participants in the planning project.

As prioritized in the 2013 Comprehensive Plan Update, this zoning map amendment recommendation will direct new single-family growth into infill situations, where possible, to increase density within City limits. The potential increase in single-family density results from a minimum lot size requirement reduction from 7,200 square feet (R-1) to 3,500 square feet (R-1A). Additionally, the minimum building envelope (setbacks) is more liberal in the R-1A District than the R-1 District as illustrated in the following table.

Setback Standard	R-1	R-1A
Minimum Front	25	8
Maximum Front	30	20
Minimum Side	10	5
Minimum Rear	25	20

**Development Services  
Department**

Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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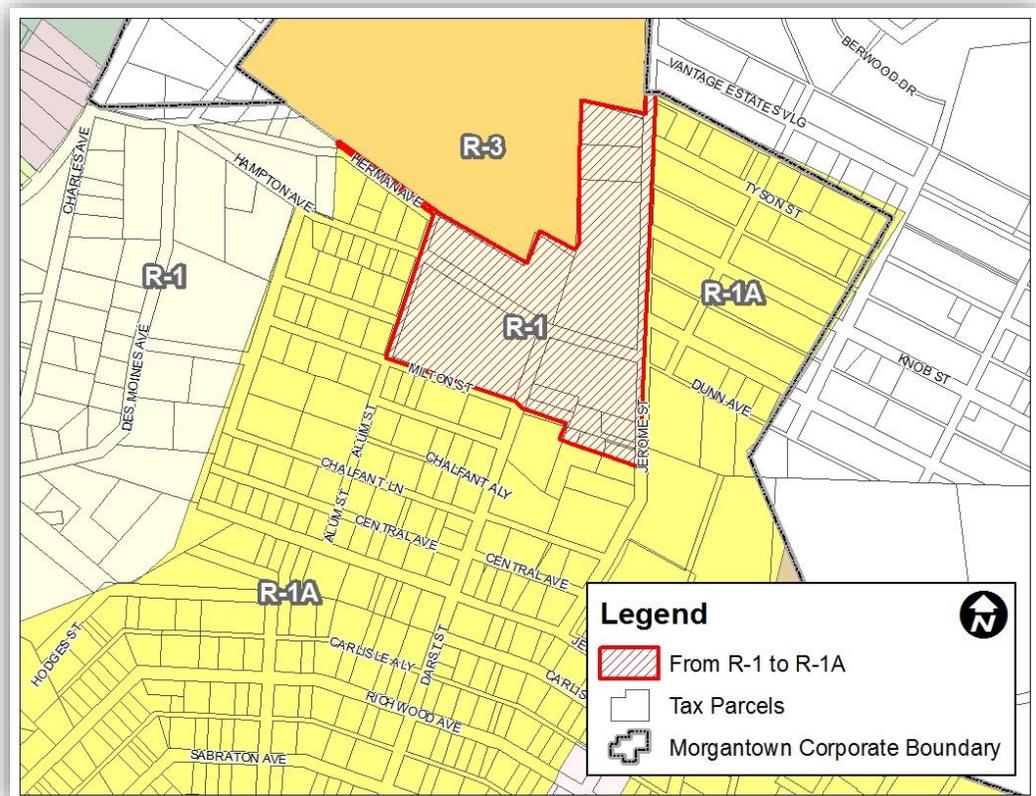
Bill Kawecki, City Council

VACANT, Admin.

**STAFF RECOMMENDATION:**

Staff advises the Planning Commission to submit a recommendation to City Council to reclassify the following Parcels from R-1, Single-Family Residential District to R-1A, Single-Family Residential District as illustrated on the graphic below and recommended in the "Small Area Plan – Area 17 – Darst Street and Jerome Street – Recommendations Report – February 1, 2016" accepted by the Planning Commission on 10 MAR 2016:

- Tax Map 22, Parcels 21, 22, 24, 25, 25.1, & 26; and,
- Tax Map 24, Parcels 10, 11, 12, 12.1, 14, 15, & p/o 17.1.



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**STAFF REPORT ADDENDUM A**  
**RZ16-03 / Administrative / Future Study Area 17**

