



MORGANTOWN PLANNING COMMISSION

November 8, 2012
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 Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Jennifer Selin, City Councilor

STAFF REPORT

CASE NO: S12-07-III / Tera, LLC / Protzman Street and Glenn Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Tera, LLC, for Development of Significant Impact Site Plan approval for property located along Protzman Street and Glenn Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 20, Parcels 452, 453, 454, 457, and 458; R-2, Single- and Two-Family Residential District

SURROUNDING ZONING:

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

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

BACKGROUND and ANALYSIS:

The petitioner seeks to raze three structures between 600 Protzman Street and 11 Glenn Street and construct two apartment buildings with required parking. Addendum A of this report illustrates the location of the subject development site.

The petitioner's proposed development program details include:

- Two, 2.5-story apartment buildings each having four habitable levels, which observes the maximum height standard in the R-2 District (2.5 stories or 35 feet, whichever is less).
- A total of 40 one-bedroom units (40 beds).
- A total of 45 on-site parking spaces.
- An existing twelve-foot, unopened public right-of-way separates the two sites. The right-of-way must remain as it appears, based on tax maps, to be sole means of access, once developed, to at least one neighboring parcel.
- Building A, as shown on the proposed site plan, will be located at the corner of Protzman Street and Glenn Street and comprises the following:
 - The development site will be approximately 12,260 square feet created through the combination of Parcels 452 and 453.
 - The building and parcel frontage will be along Protzman Street.
 - The front setback will be 10 feet; the north or interior side setback will be 5 feet; the south or corner setback will be 7.5 feet; and, the rear setback will be approximately 76.5 feet. The proposed setbacks meet or exceed the minimum setback requirements in the R-2 District.

DRAFT

Final report will be available 11/07/2012 with hard copies distributed at the Planning Commission's 11/08/2012 hearing

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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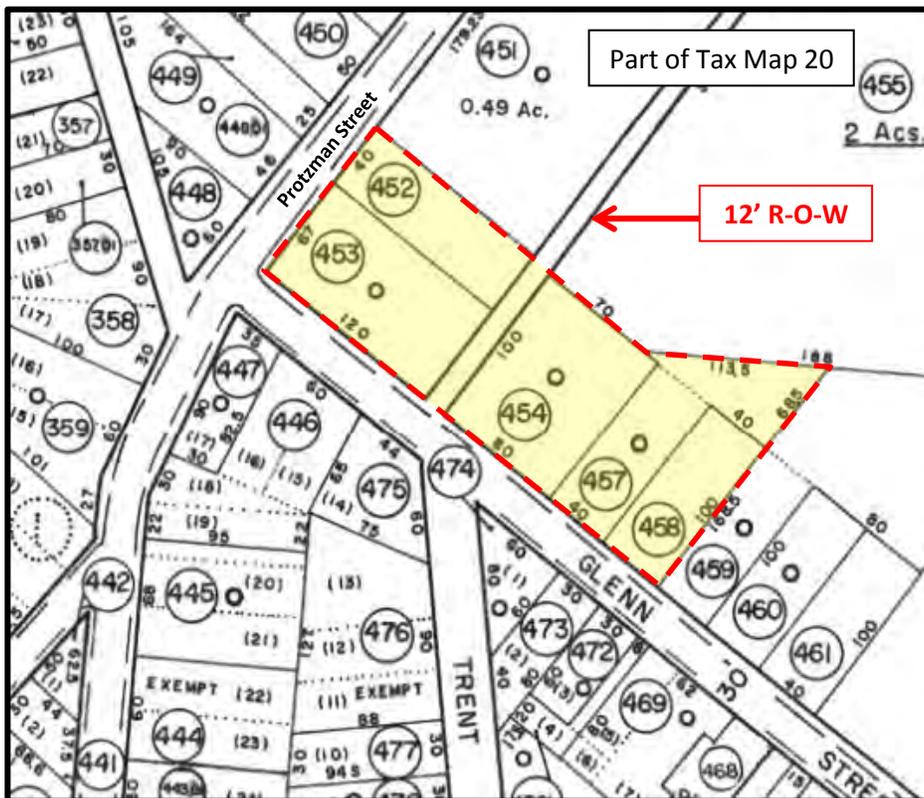
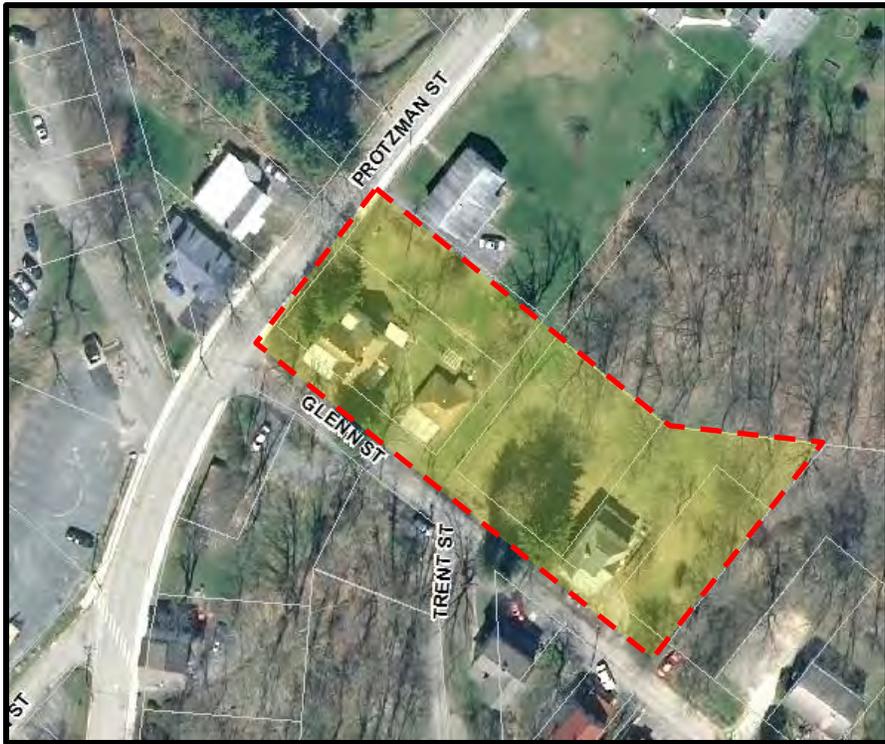
- The proposed apartment building will include sixteen (16) one-bedroom units for a total of 16 bedrooms.
- There are 19 proposed on-site parking spaces, three of which are designed as compact spaces, one as an accessible space, and one as a parallel space. The number of planned parking spaces exceeds the minimum parking requirement for the development based on the number of one-bedroom units (16 spaces).
- Building B, as shown on the proposed site plan, will be located along Glenn Street and comprises the following:
 - The development site will be approximately 17,737 square feet created through the combination of Parcels 454, 457 and 458.
 - The building and parcel frontage will be along Glenn Street.
 - The front setback will be 10 feet; the east side setback will be 5 feet; the west side setback will be approximately 16 feet; and, the rear setback will be approximately 60 feet. The proposed setbacks meet or exceed the minimum setback requirements in the R-2 District.
 - The proposed apartment building will include twenty-four (24) one-bedroom units for a total of 24 bedrooms.
 - There are 26 proposed on-site parking spaces, two of which are designed as accessible parking spaces and one as a parallel. The number of planned parking spaces exceeds the minimum parking requirement for the development based on the number of one-bedroom units (24 spaces).
- Access to the dwelling units will come directly from the respective parking areas with upper floors utilizing exterior but enclosed stair towers.
- The buildings will utilize a shared dumpster facility located toward the rear center portion of the entire development with access via the twelve-foot unopened public right-of-way.
- Residents will use a shared mailbox unit near one of the development's Glenn Street driveways. The petitioner will need to confirm in writing that the United States Postal Service will deliver mail to accessible units as needed.

The following Planning and Zoning Code related approvals are required for the development program as proposed.

Planning Commission (11/08/2012 hearing date):

- Case No. S12-07-III..... Development of Significant Impact Site Plan.
- Case No. MNS12-15 Minor subdivision to combine two existing parcels.
- Case No. MNS12-16 Minor subdivision to combine three existing parcels.

STAFF REPORT ADDENDUM A
S12-07-III / Tera, LLC / Protzman & Glenn





City of Morgantown, West Virginia

APPLICATION FOR TYPE III SITE PLAN REVIEW

OFFICE USE
CASE NO. 512-07-III
RECEIVED: 8/8/12
COMPLETE:

The Morgantown Planning Commission is responsible for approving Type III Site Plan Review Applications. There are two categories of Type III Site Plans Review Applications, 1) Developments of Significant Impact and 2) Major Developments of Significant Impact. Please check the category that best describes your proposed development:

Developments of Significant Impact (DSI):

- Residential Projects:..... 12 to 99 dwelling units
Commercial Projects: 15,000 square feet of gross floor area
Office / Institution Projects:.... 15,000 square feet of gross floor area
Industrial Projects.....0 square feet to 99,999 square feet of gross floor area
Mixed Use Projects 15,000 square feet of gross floor area

Major Developments of Significant Impact (Major DSI):

- Residential Projects:..... 100 or dwelling units
Commercial Projects: 100,000 or more square feet of gross floor area
Office / Institution Projects:.... 100,000 or more square feet of gross floor area
Industrial Projects..... 100,000 or more square feet of gross floor area
Mixed Use Projects 100,000 or more square feet of gross floor area

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT
Name: Tera Properties Phone: 304-692-9296
Mailing Address: 410 Stewart Street Office Morgantown WV 26505
II. AGENT / CONTACT INFORMATION
Name: Project Management Services Phone: 304.215.5256
Mailing Address: 160 Fayette Street Morgantown WV 26505
Mailings - Send all correspondence to (check one): [] Applicant OR [x] Agent/Contact
III. PROPERTY
Owner: Tera Properties Phone: 304-692-9296
Mailing Address: 412 Stewart Street Office Morgantown WV 26505 (PROTZMAN ST)

9606



City of Morgantown, West Virginia

APPLICATION FOR TYPE III SITE PLAN REVIEW

OFFICE USE	
CASE NO.	512-07-III
RECEIVED:	08/08/12
COMPLETE:	

IV. SITE			
Street Address (if assigned):	Protzman & Glenn	Zoning:	R-2
Tax Map(s) #:	20	Parcel(s) #:	445-447, 452-454, 457-458, (452 & 453) AND (454, 457, 458)
Existing Use of Structure or Land:	Rental properties		
Proposed Use of Structure of Land:	3 multi-family units TWO (2) MULTI-FAMILY STRUCTURES		

V. STRUCTURE			
Proposed Setbacks: Front:	10 ft.	Rear:	20 ft.
Side A:	5 ft.	Side B:	5 ft.
Proposed Height of Structure:	35ft	No. of Proposed Off-Street Parking Spaces:	44 45
No. of Dwelling Units (if applicable):	37 40	No. of Bedrooms:	48 40
No. of Employees:			
Square Footage of all Proposed Structures (please explain): Building A: 2870.1 sqft Building B: 5476 sqft Building C: 2603.7 sqft DEVELOPMENT PROGRAM REVISED FOLLOWING APPLICATION SUBMISSION AND TECHNICAL REVIEW TEAM MEETING. SEE STAFF REPORT FOR DETAILS			

* SEE STAFF REPORT FOR UPDATED SETBACKS

VI. SITE PLAN REQUIREMENTS	
All applications for Type III Site Plan Review must be accompanied by complete and accurate site plan exhibits that meet the requirements set forth in Article 510.08 of the Zoning Ordinance and provided herein as: Addendum A.....Developments of Significant Impact Addendum B.....Major Developments of Significant Impact	

IX. ATTEST		
I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.		
Lisa Mardis		8/1/12
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

- Applicants will be advised of the Technical Review Committee meeting date/time.
- Site Plan Review Fee – \$75 for first \$200,000 in construction costs; \$10 for each additional \$100,000



City of Morgantown, West Virginia

**TYPE III SITE PLAN REVIEW ADDENDUM A
DEVELOPMENTS OF SIGNIFICANT IMPACT**

Developments of Significant Impact are those that have a citywide impact. Such impacts would typically involve the transportation network, environmental features such as parks or stream corridor, and local schools.

- (1) All applications for a Development of Significant Impact shall be accompanied by the following:
- (a) A site plan (14 copies), drawn to scale, that includes the following for the use of the Planning Director:
 - (i) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a licensed land surveyor or registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law, said survey to be provided by the applicant.
 - (ii) The exact sizes and locations on the lot of existing structures, if any.
 - (iii) The location, square footage, and dimensions of the proposed structure or alteration.
 - (iv) The location of the lot with respect to adjacent rights-of-way.
 - (v) The existing and proposed uses of the structure and land.
 - (vi) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate.
 - (vii) The location and dimensions of off-street parking and means of ingress and egress for such space.
 - (viii) Height of structure;
 - (ix) Setbacks;
 - (x) Buffer yard and screening, if applicable;
 - (xi) Location of garbage collection area and screening;
 - (xii) Location of sign;
 - (xiii) Layout of all internal roadways;
 - (xiv) Location of stormwater management facilities;
 - (xv) Utility lines and easements; and
 - (xvi) Signature of applicant.
 - (b) Grading plans and drainage plans and calculations are not required for Planning Commission site plan review, but shall be required prior to issuance of any building permits. Such plans shall be prepared by a registered design professional licensed by the State of West Virginia, and as authorized by West Virginia State law; and shall also meet all applicable local, state and federal regulations.
 - (c) Parking plan
 - (d) Landscaping plan
 - (e) Sign plan
 - (f) Approved WV Division of Highways Access Permit, if applicable
 - (g) Any other such information concerning the lot or neighboring lots as may be required by the Planning Director to determine conformance with, and provide for the enforcement of, this ordinance; where deemed necessary, the Planning Director may require that in



City of Morgantown, West Virginia
TYPE III SITE PLAN REVIEW ADDENDUM A
DEVELOPMENTS OF SIGNIFICANT IMPACT

the case of accessory structures or minor additions, all dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey by a registered land surveyor or registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law, said survey to be provided by the applicant.

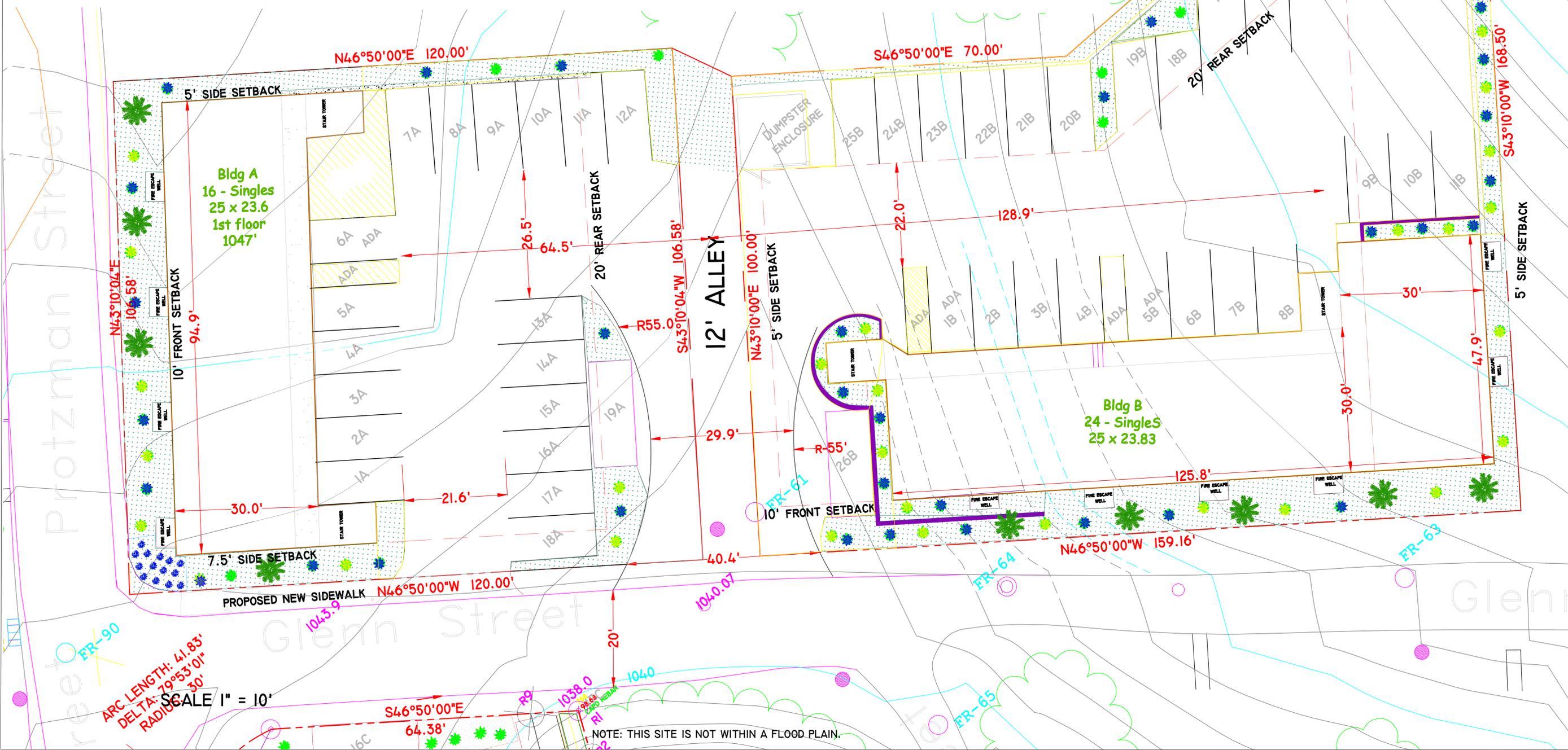
- (3) The Planning Director may require that the lot and location of the building(s) thereon shall be staked out on the ground before construction.
- (4) For uses which, in the opinion of the City Engineer, may create excessive negative traffic impacts on dedicated City streets in the immediate vicinity that serve the use, the City may require an analysis of the proposed development's impact on current or future traffic flows, at the developer's expense, prepared by a qualified professional engineer. The Planning Commission may also table consideration of a development and refer such development to the City Engineer to ask his or her opinion as to whether a traffic study may be warranted. If the study indicates that the projected traffic impact of the use would result in a two (2) full letter grade decline in the existing Level of Service (e.g., going from a Level of Service B to a Level of Service D) of any dedicated City street directly serving the use, such finding *may* be considered sufficient grounds for denial of the project, or a requirement that sufficient improvements be made to said streets, at the developer's expense, or that the project be reduced in size and scope to the point where no such negative impact on the Level of Service results. Level of Service refers to the traffic grading system described in the latest edition of the Highway Capacity Manual, published by the Transportation Research Board.
- (5) Site plans approved by the Planning Commission authorize only the use, arrangement, and construction set forth in such approved site plans and no other use, arrangement or construction. Furthermore, the approval of a site plan shall not be construed to be approval of any violation of the provisions of this ordinance. The issuance of a building permit based upon site plans given approval by the Planning Commission shall not prevent the Planning Director from thereafter requiring the correction of errors in said site plans or from preventing operations from being carried on thereunder when in violation with this ordinance. Site plan approval does not eliminate the need to obtain an approved building permit and the applicant's responsibility to meet all other requirements established by local, state and federal regulations.
- (6) One copy of the site plan submitted for a permit to the Planning Department shall be returned to the applicant after the Planning Director has marked such copy as either approved or disapproved as to the provisions of this ordinance and attested to same by his signature on such copy. The original, similarly marked, shall be retained by the Planning Director.

I hereby certify that I have read the site plan submission requirements provided herein and understand that failure to submit said exhibits constitutes an incomplete application which will result in application review delays.		
		8/7/12
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

LOT A - 12,790 SQ. FT.
 BUILDING A 3,036.39 SQ. FT.
 16 SINGLES
 49% OF 1ST FLOOR EXPOSED
 PARKING AREA 7,127.5 SQ. FT.
 LANDSCAPING WITHIN PARKING LOT
 393.07 SQ. FT. (5.5%)
 14 -9'x18' PK SPACES
 3 - 7' x 16' COMPACT SPACES
 1-ADA PK SPACE
 9' x 18' W/5' RAMP

- Legend
- Ex. contours minor
 - Ex. contours major
 - Pro. contours minor
 - Pro. contours major
 - Storm water lines
 - Storm water structure
 - Retaining Wall
 - Poured concrete Wall
 - Green Area

LOT B - 18,970 SQ.FT.
 BUILDING B - 4,525.26 SQ. FT.
 24- SINGLES
 48% OF 1ST FLOOR EXPOSED
 PARKING AREA 10,180.27 SQ. FT.
 LANDSCAPING WITHIN PARKING LOT
 686.37 SQ. FT. (6.7%)
 23-9'x18' PK SPACES
 1 - 9' x 22 PAR. SPACE
 2-ADA PK SPACES
 9' x 18' W/5' RAMP



ARC LENGTH: 41.83'
 DELTA: 79°53'01"
 RADIUS: 30'
 SCALE 1" = 10'

NOTE: THIS SITE IS NOT WITHIN A FLOOD PLAIN.

Stan Corp

Stan Corp
 Glem Street Apartment Project
 SITE PLAN LOT A & B

Revision	Description
9-9-12	revisions as per city review - MS

Date: 8/01/2012
 Scale: 1"=10'
 Drawn By: CB
 Drawing Number: 1

Building A - Front Elevation (view from Protzman Street)

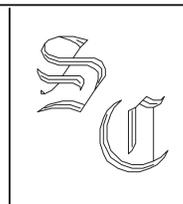


*Protzman Street Side
Elevation*

Revisions	
Description	Date

Date: _____

**Glenn Street Apartment Project
Building A - Elevation**



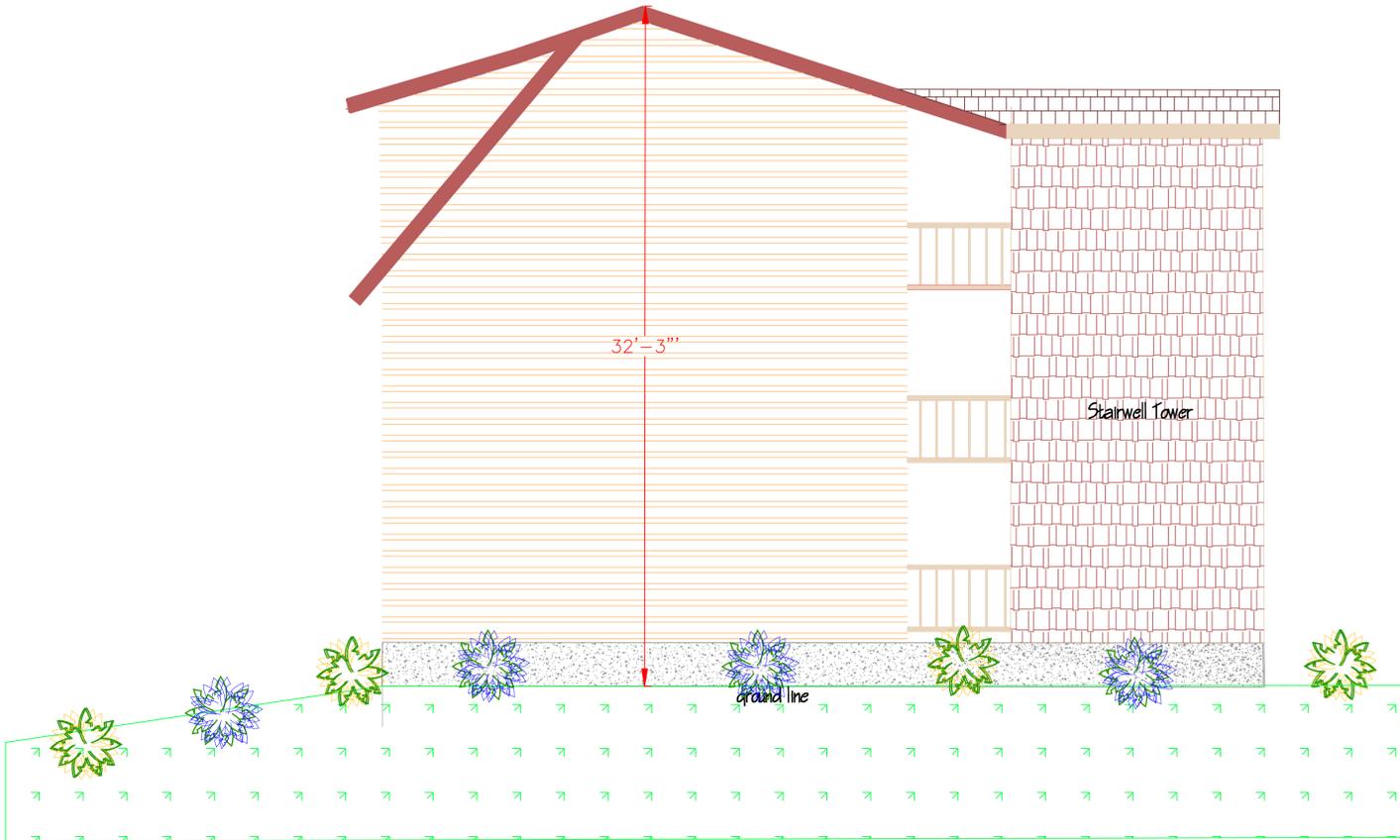
Stan Corp
General Contractor
106 Minner Hickory Road
Grantsville, Maryland 21536
301-245-4193
FAX: 301-245-4050

All Design of structures and site has been done by Stan Corp.
Topography purchased from Morgantown Utility Board .

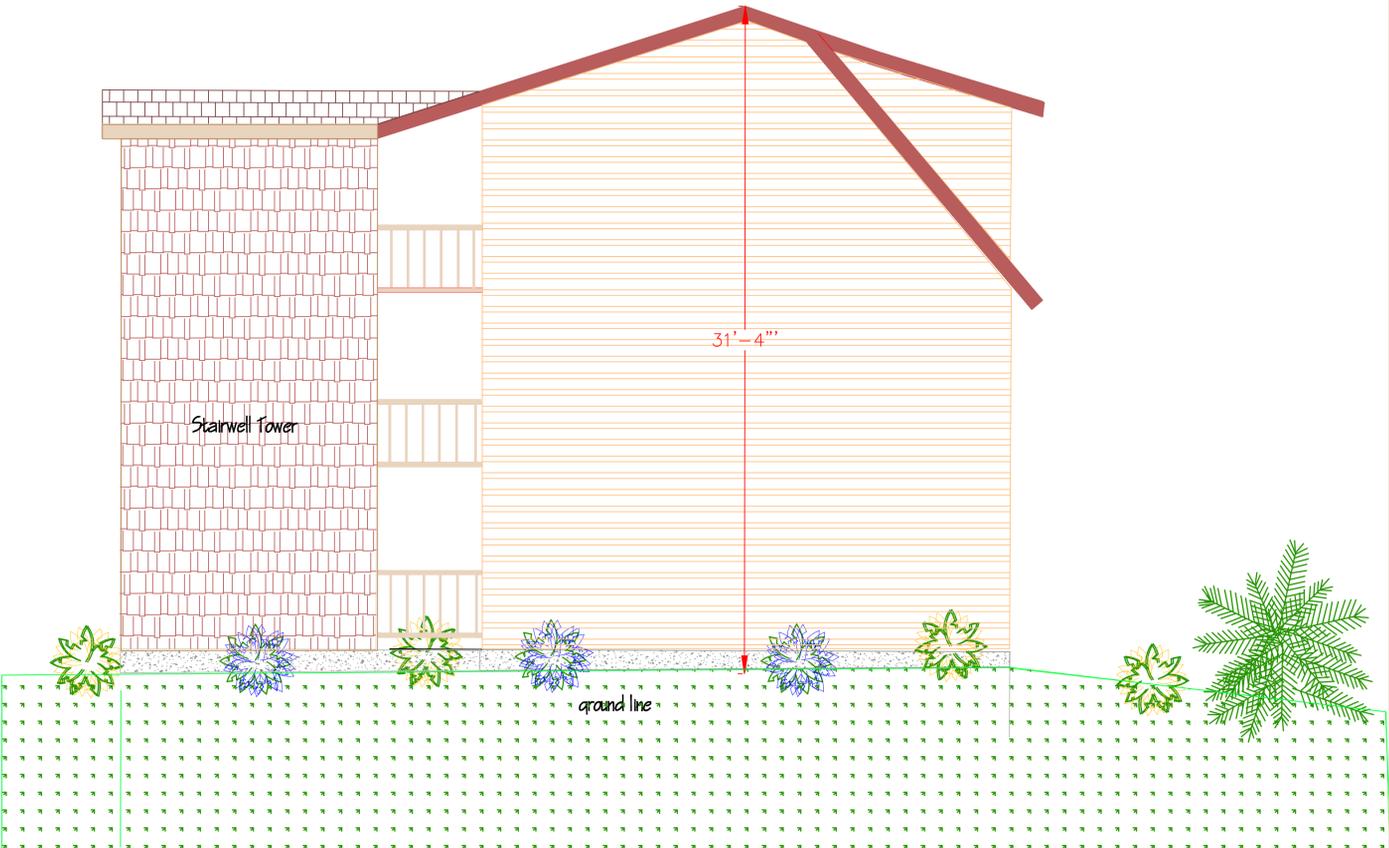
Date:	9/10/2012
Scale:	1/4" = 1'
Drawn By:	CT
Drawing Number:	1

Building A - Side Elevations

view from Glenn Street



view from neighboring property



Revisions	
Description	Date

Date: _____

Glenn Street Apartment Project
 Building A - Elevations
 Side Elevations



Stan Corp
 General Contractor
 106 Minner Hickory Road
 Grantsville, Maryland 21536
 301-245-4193
 FAX: 301-245-4050

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 Topography purchased from Morgantown Utility Board .

Date:	9/10/2012
Scale:	1/4" = 1'
Drawn By:	CT
Drawing Number:	3

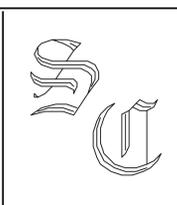
Building B - Front Elevation (view from Glenn Street)



Revisions	
Description	Date

Date: _____

Glenn Street Apartment Project
Building B
Glenn Street Side Elevation



Stan Corp
General Contractor
 106 Minner Hickory Road
 Grantsville, Maryland 21536
 301-245-4193
 FAX: 301-245-4050

*All Design of structures and site has been done by Stan Corp.
 Topography purchased from Morgantown Utility Board .*

Date: 9/10/2012
 Scale: 1/4" = 1'
 Drawn By: CJ
 Drawing Number: 2

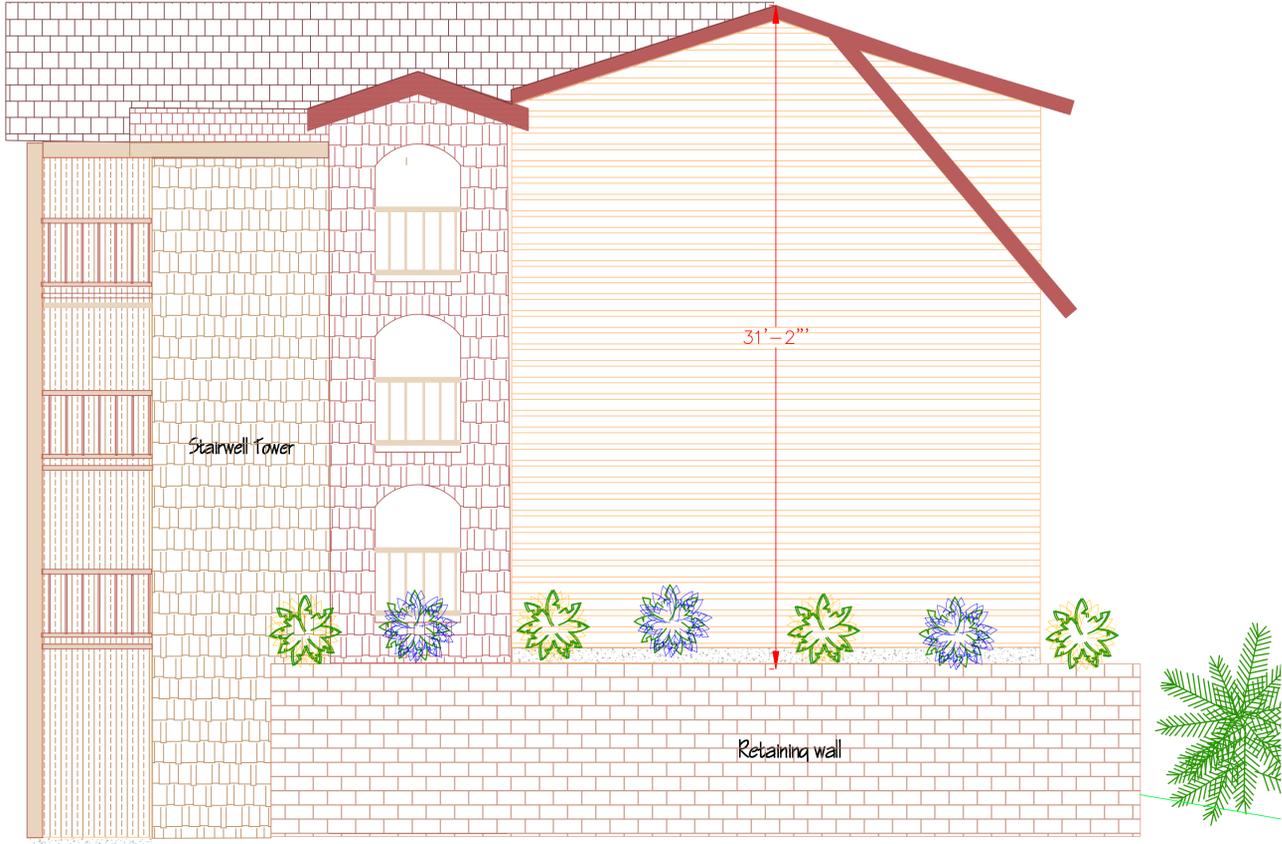
Building B - Side Elevations

view from neighboring property



North West Side Elevation

view from 12- R-O-W



North East Side Elevation

Revisions	Date
Description	Date

Date: _____

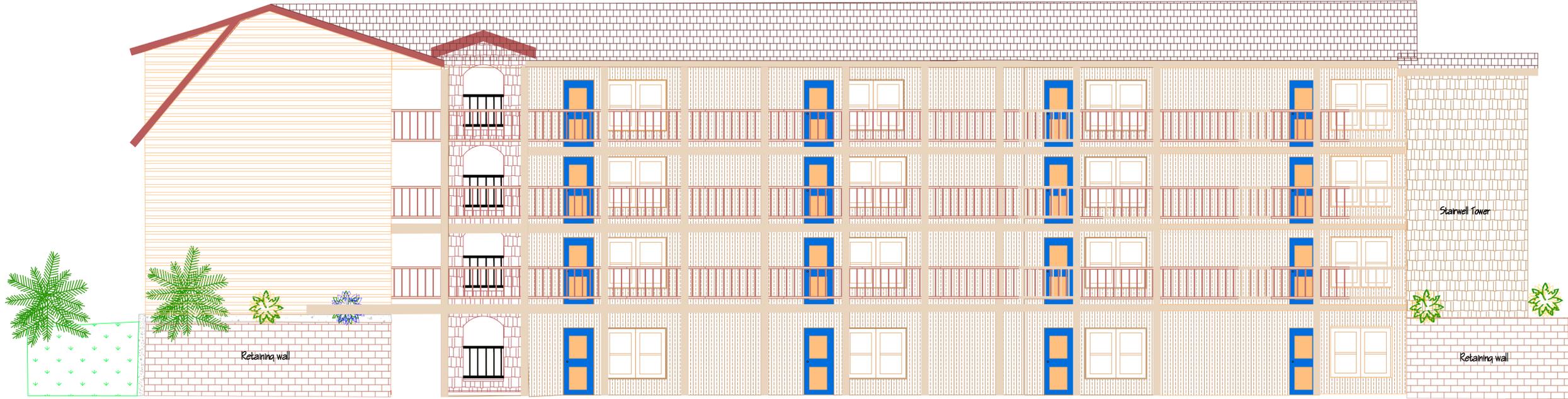
Glenn Street Apartment Project
Building B
North East & North West
Side Elevations



Stan Corp
General Contractor
 106 Minner Hickory Road
 Grantsville, Maryland 21536
 301-245-4193
 FAX: 301-245-4050

Date: 9/10/2012
 Scale: 1/4" = 1'
 Drawn By: CT
 Drawing Number: 2

Building B - Rear Elevation (view from parking area)



south view

<table border="1"> <thead> <tr> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Revisions	Date			<p>Glenn Street Apartment Project Building B = Stepped North Side Elevation</p>	 <p>Stan Corp General Contractor 106 Minner Hickory Road Grantsville, Maryland 21536 301-245-4193 FAX: 301-245-4050</p>	<p><i>All Design of structures and site has been done by Stan Corp. Topography purchased from Morgantown Utility Board .</i></p>	<p>Date: 9/10/2012</p>
Revisions	Date								
<p>Date: _____</p>		<p>Scale: 3/16" = 1'</p>							
<p> </p>		<p>Drawn By: CT</p>							
<p> </p>		<p>Drawing Number: 2</p>							