



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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.

Bill Kaweckí, City Councilor

STAFF REPORT

CASE NO: S13-05-III / Central Place, LLC / 475 Baird Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Central Place, LLC, for a Major Development of Significant Impact site plan approval of a "Multi-Family Dwelling" development at 475 Baird Street (former Central School site).

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 26, Parcels 263 and 270; R-2, Single- and Two-Family Residential District and B-2, Service Business District.

SURROUNDING ZONING:

North: B-1, Neighborhood Business District

East: B-2, Service Business District

West: B-4, General Business District

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

BACKGROUND and ANALYSIS:

The petitioner seeks to redevelop the former Central School site by razing all existing structures and constructing a multi-family apartment building. Addendum A of this report illustrates the location of the subject development site.

As the Planning Commission will recall, the redevelopment of the subject site was once a part of the "Westminster House" Planned Unit Development (PUD). Addendum B of this report provides a brief history of the related PUD.

The petitioner's proposed development program details include:

- One six-story building.
- 114 two-bedroom units and 6 one-bedroom units for a total of 120 dwelling units with 234 occupants.
- 86 on-site parking spaces and 37 off-site parking spaces.
- Conversion of the parking lot to the north of the First Presbyterian Church and fronting Spruce Street into an approximate 10,500 square foot recreational open space area for the benefit of the Presbyterian Child Development Center.
- The petitioner will describe the development's proposed ownership, property management, and leasing agent roles and responsibilities between the builder, owner, and First Presbyterian Church affiliation.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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.

Bill Kaweckı, City Councilor

- In addition to the site plan, elevation, and floor plan drawings submitted with the application, the petitioner will present a 3D simulation of the proposed structure within the surrounding built environment.

Required Planning and Zoning Code Approvals

The following Planning and Zoning Code related approvals are required for the development program as proposed. Each case number is followed with a related description.

Planning Commission

Case No. S13-05-IIIMajor Development of Significant Impact Site Plan.

Article 1329.02 and Article 1385 provide that developments with 100 or more dwelling units are considered “Major Developments of Significant Impact” (MDSI) which are of such scope and scale that they have an impact on the region in terms of the transportation network, the environment, the schools, etc. MDSI Site Plans are reviewed and approved by the Planning Commission.

Case No. MNS13-16Minor subdivision to combine Parcels 263 and 270 of Tax Map 26

A minor subdivision is required to combine the development site’s two parcels so that the proposed structure and related parking are situated on one parcel.

Board of Zoning Appeals

Case No. CU13-13.....“Multi-family Dwelling” uses require conditional use approval by the Board of Zoning Appeals.

“Multi-family dwelling” uses are permitted by-right in the B-2 District and by conditional use in the R-2 District. Because a portion of the development site is situated within the R-2 District, the petitioner must obtain related conditional use approval.

Case No. CU13-14.....“Off-Site Parking Facilities” requires conditional use approval by the Board of Zoning Appeals.

The minimum on-site parking requirement for the proposed development is 177 parking stalls. The site plan illustrates 86 on-site and 37 off-site parking stalls. The petitioner must obtain conditional use approval to provide the 37 off-site parking stalls as proposed.

Case No. V13-30Variance relief from minimum and maximum setback standards.

The subject development site’s lot frontage is along Baird Street. The petitioner’s proposed front and rear setbacks are ten (10) feet respectively, which do not observe the minimum rear setback requirements in the R-2 District (20 feet) or B-2 District (40 feet) and do not observe the minimum front setback in the B-2 District (15 feet). As such, variance relief is required.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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.

Bill Kaweckí, City Councilor

Case No. V13-31Variance relief to exceed maximum building height standards.

The proposed height of the building is six-stories and approximately 65 feet. The maximum building height standard in the R-2 District is 2 ½ stories or thirty-five (35) feet, whichever is less. The maximum building height standards in the B-2 District is seventy-two (72) feet. Because a portion of the development site is situated within the R-2 District, the petitioner must obtain variance relief from the related maximum building height standard.

Case No. V13-32Variance relief from minimum on-site parking requirements.

As noted above, minimum parking requirement for the proposed development is 177 parking stalls. The site plan illustrates 86 on-site and 37 off-site parking stalls, which, in addition to the conditional use approval for the off-site parking facility, requires variance relief from having to develop or secure 54 additional spaces.

Case No. V13-33Variance relief to develop parking between front façade and street and relief from minimum landscaping standards.

The development of parking spaces is prohibited between the front façade of a building and any street right-of-way within the B-2 District. The proposed parking lot, internal driveway, and driveway entrances have been designed and located to accommodate access by emergency responders and larger delivery vehicles. As such, variance relief is required. Additionally, the petitioner will be seeking variance relief from the minimum ten-foot wide landscape buffer along Baird Street (five-foot proposed); relief from developing landscape islands with concrete curbing every ten spaces for multi-family residential development (none proposed); and, relief from developing terminal islands for all rows of parking (terminal island not provided for one of the rows of parking).

Case No. V13-34Variance relief to develop an alternate sidewalk design.

Sidewalks must be developed along the frontage of a lot upon which a use is constructed. The minimum width for new sidewalks is five (5) feet in the R-2 District and six (6) feet in the B-2 District. Because the subject site's frontage is along the dead-end Baird Street and pedestrian linkages to Willey Street and Spruce Street appear to be more practical, the petitioner seeks relief from developing sidewalks along Baird Street and instead developing a five-foot sidewalk around the entire building connecting the site to the sidewalk running along Willey Street.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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

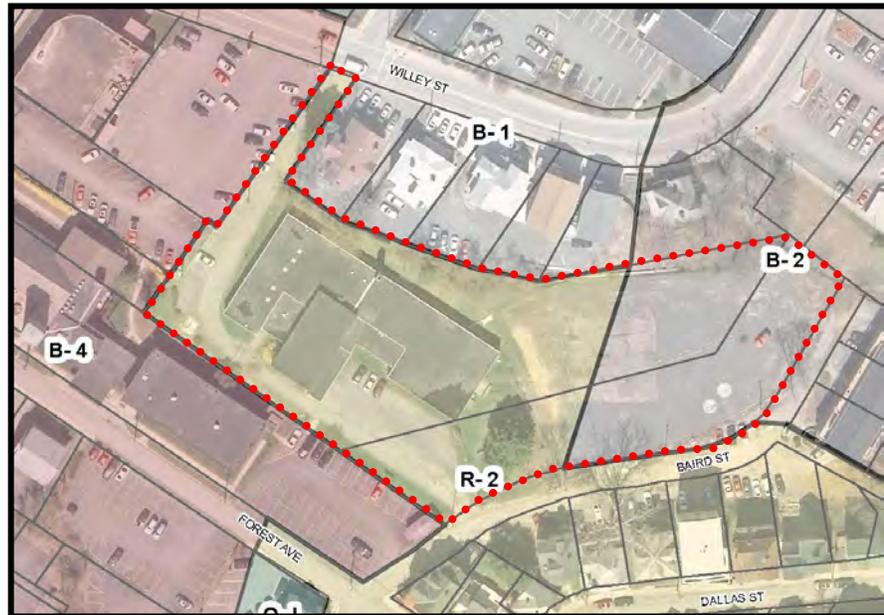
Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kawecky, City Councilor

Zoning Map Amendment

The following graphic illustrates that the subject development site is situated in two zoning districts – R-2 and B-2. Although not considered a required approval for the proposed development program, the petitioner is also requesting, separately, to amend the zoning classification for the subject realty from R-2 and B-2 to B-4, General Business District. Because the subject site adjoins the B-4 District, the reclassifying the property as requested would be considered a minor zoning district boundary adjustment.



Traffic Impact Study

As a required element in the review of the “Westminster House” Planned Unit Development (PUD) Outline Plan, a traffic impact study dated 01-Oct-2008 was prepared by Gannett Fleming. The study noted that the AM and PM peak period levels of service for the three intersections studied did not change as a result of the proposed development and that no mitigation actions were recommended. The City Engineer concurred with the study’s methodology, findings, and recommendations.

The City Engineer has reviewed the petitioner’s present development program along with the “Westminster House” traffic impact study. Given that the number of residents included in the “Central Place” development program is approximately half that proposed in the “Westminster House” development program and the fact that no mixed-uses are proposed now as before, the City Engineer has determined that a new or amended traffic impact analysis is not warranted at this time.

Comprehensive Plan Concurrence

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

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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.

Bill Kaweckí, City Councilor

STAFF RECOMMENDATION:

Staff recommends approval of Case No. S13-05-III with the following conditions:

1. That all required conditional use and variance petitions be approved by the Board of Zoning Appeals and all related conditions therein observed and/or addressed accordingly.
2. That a minor subdivision petition combining Parcels 263 and 270 of Tax Map 26 be approved and final plat recorded prior to the issuance of any certificate of occupancy.
3. That the Landscape Plan, Erosion Control Plan, and Lighting Plan be submitted with the building permit application for review and approval. Variance approval must be obtained should said plans not conform to the related performance standards set forth in the City Planning and Zoning Code. Additionally,
 - a. Landscape Plan. The use of stone, mulch, or other inert materials throughout the site must be insignificant with the greatest portion of landscaped areas devoted to grass, turf, and/or other plant materials.
 - b. Lighting Plan. The Lighting Plan must include details, heights, and cut-off (shielding) characteristics along with photometric plans illustrating footcandle intensities and distribution for all parking areas and exterior site lighting fixtures.
4. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards as determined by the City's Chief Building Code Official.
5. That internal and connecting concrete sidewalks must be constructed as illustrated on the site plan reviewed and approved herein.
6. That the external solid waste containment facility shall be enclosed with masonry materials and an opaque gate. Said facility must be designed so that it integrates with and compliments the architectural vocabulary of the principal structure. The enclosure must be at least six (6) feet in height and its opaque gate may not swing into the public right-of-way.
7. That fire lanes, if applicable, must be provided to the satisfaction of the City's Fire Marshall.
8. That the following elements and/or site plan modifications be included in final plans submitted with the building permit application:
 - a. Pedestrian Circulation Plan. Additional pedestrian connections must be provided as described and illustrated in Addendum D of this Staff Report and that perpetual access easements be provided where necessary. A separate Pedestrian Circulation Plan must be submitted with the building permit application that illustrates pedestrian circulation and safety improvements required by condition herein.

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN PLANNING COMMISSION

July 11, 2013
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.

Bill Kaweckı, City Councilor

- b. Parking Lot Layout Modifications. Minor design modifications must be provided as described and illustrated in Addendum D of this Staff Report.

Enclosures: Application, Site Plan, and Elevation Drawings

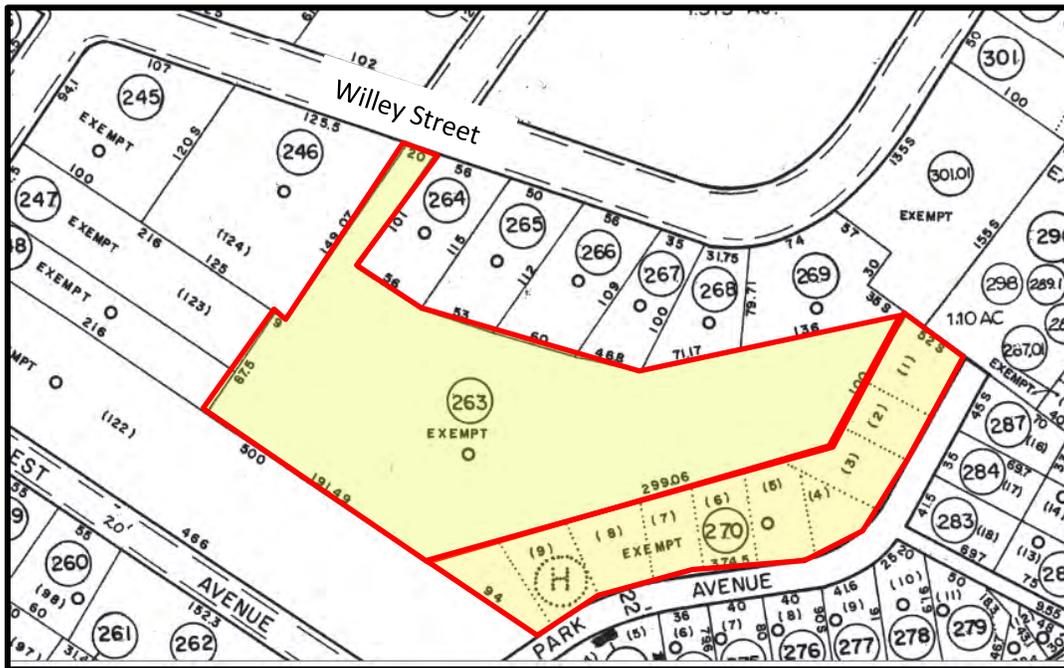
Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
S13-05-III / Central Place, LLC / 475 Baird Street



STAFF REPORT ADDENDUM B
S13-05-III / Central Place, LLC / 475 Baird Street

“Westminster House” Planned Unit Development – PUD Summary

- Two six-story buildings with each floor containing approximately 11,400 square feet of gross floor area.
- The first floor of the building closest to the First Presbyterian Church facilities was to be occupied by the Presbyterian Child Development Center. The five upper floors were to contain 40 multi-family dwelling units.
- The first floor of the building furthest from the First Presbyterian Church facilities was to be occupied by Campus Ministry’s offices and programming space as well as study lounges, recreation facilities, and common areas for use by development residents and quests. The five upper floors were to contain 40 multi-family dwelling units.
- The residential component contained 80 dwelling units with 470 occupants.
- 230 parking spaces within new and existing parking areas scattered throughout the site and within First Presbyterian Church’s adjoining realty.

“Westminster House” PUD Timeline

- Circa 1955.....The existing Central Elementary School building was constructed to replace previous education facilities situated at the site.
- Circa 2003.....The existing Central Elementary School closed and became the “Central Center” serving as the school district’s hub for nurses, motor team, and other alternative programs.
- Apr 2008.....Central Elementary School site purchased by Presbytery of West Virginia from the Board of Education.
- Oct 2008.....Planning Commission recommended approval of “Westminister House” PUD Outline Plan to City Council.
- Dec 2008.....City Council approved “Westminister House” PUD Outline Plan.
- Nov 2009.....Planning Commission approved Outline Plan Amendment 1 extending PUD Development Plan submission deadline.
- Feb 2011.....Planning Commission approved Outline Plan Amendment 2 extending PUD Development Plan submission deadline.
- Oct 2011.....Planning Commission approved Outline Plan Amendment 3 extending PUD Development Plan submission deadline.
- Dec 2011.....Planning Commission approved Outline Plan Amendment 4 extending PUD Development Plan submission deadline.
- Aug 2012.....Planning Commission, with the support of the petitioner, initiated action to amend the Zoning Map so as to rescind the PUD designation and reclassify the subject realty to its previous R-2, B-2, and B-4 designations.
- Nov 2012.....City Council rescinded the PUD designation and reclassified the subject realty to its previous R-2, B-2, and B-4 designations.

STAFF REPORT ADDENDUM C

S13-05-III / Central Place, LLC / 475 Baird Street

Concurrence with the 2013 Comprehensive Plan Update

The following narrative identifies where, in the opinion of the Planning Division, the proposed zoning map amendment proposal or development of significant impact proposal 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 redevelopment of the former Central School site as proposed represents a unique opportunity to remove a vacant structure that no longer serves a public educational purpose. Over the past few years, the property's current owner has been unable to sustain the financial wherewithal to address deterioration and increased vandalism to the structure and property, which is now contributing to blighting conditions. The proposed development program increases residential density at a site that is strategically situated near the University's campus and the downtown central business district. The proposed development program appears to include appropriate building placement; is within the density, scale, scope, and intensity of neighboring multi-family and mixed-use developments; does not present unreasonable traffic impact; does not appear to present identifiable negative consequences; and, delivers a higher, better, and contributing use of the realty.</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 subject site is located within the central urban core and not considered a "greenfield development." The site appears to be supported by existing transportation and utility infrastructure capacity.</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 proposed development program leverages its proximity with the University's downtown campus that should further the strengthening of the city's urban core in terms of walkability, customer-base, and proximity to residents' primary destinations.</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
<p><i>The proposed development program will strengthen pedestrian connections between the site and adjoining area to the University's downtown campus and the central business district; will improve the quality and appearance of the site and its related contribution to the surrounding built environment; remedy a blighted property; and, will not diminish community valued viewsheds.</i></p>		
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
<p><i>The proposed development program will balance function, form, and appearance within the surrounding built environment; will introduce new quality and strategically situated housing opportunities within an immediate area characterized as aged, deteriorating, and functionally obsolete transient housing stock; will further housing diversity by increasing the number of available units accessible to persons with disabilities; and, appears to creatively address site constraints and challenges unique to the former elementary school property.</i></p>		
Principal 6	Development that integrates mixed-uses (residential, commercial, institutional, civic, etc.) and connects with the existing urban fabric is encouraged.	<input type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Other
<p><i>Given the subject site's relative topographic isolation, narrow service streets, lack of supporting pedestrian traffic, and close proximity to the downtown business district, market absorption of on-site nonresidential uses and commercial establishments does not appear compatible or sustainable. Additionally, on-site commercial activity may result in unintended consequences that would adversely impact the immediate area (e.g. congestion along neighboring service streets, undersupply of parking, etc.). The increase in residential density as proposed does serve to further pedestrian activity to and within the central downtown business district.</i></p>		
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
<p><i>The site is well served by public transit along Spruce Street and Willey Street and is within walking and biking distance of the University campus, downtown PRT station, the downtown central business district. Redevelopment of the site to a higher residential density links residents to alternate modes of transportation thereby reducing auto dependency within the City and mitigating increased traffic congestion created by commuting traffic from outside the City.</i></p>		
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
<p><i>The proposed development program increases housing choice and diversity in the context of the immediate residential area, which includes a former hospital that has been converted into multi-family units; a ten-story age-restricted high-rise multi-family</i></p>		

building; duplexes and triplexes; and, converted single-family residential units. Given the infancy of the 2013 Comprehensive Plan adoption, zoning ordinance dictates and/or guidelines concerning desired tenancy, affordability, and workforce opportunities have not been developed or enacted.

- 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.
- Concurrence
 Inconsistent
 Other

The subject site adjoins the B-4, General Business District and a two to five minute relatively flat walk to basic retail goods and services, civic, institutional, and public spaces located within the central downtown business district and University's downtown campus.

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

The proposed development program includes the conversion of a parking lot north of the First Presbyterian Church into an approximate 10,500 square foot recreation facility and open space area for the benefit of the Presbyterian Child Development Center. The subject site is less than 1,000 feet from Whitmore Park, which is approximately 8.6 acres and provides connections to the Caperton/Deckers Creek Trail facility. The redevelopment of the subject site should positively influence master-planned redevelopment interests along Forest Avenue, Dallas Street, and Richwood Avenue that can and should include enhanced pedestrian linkages between the downtown district and Woodburn Neighborhood.

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

The significant decrease in impervious hardscape as a result of the conversion of the parking lot north of the First Presbyterian Church will meaningfully increase pervious landscaping and softscape and thereby further desired water and air quality improvements, heat island effect reductions, urban tree canopy densification. Current stormwater management best practices will be required for a large site lacking such measures.

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 **Land Management Map** included in the 2013 Comprehensive Plan Update. The subject development site is located within the “**Downtown Enhancement**” and “**Neighborhood Revitalization**” concept areas within which continued infill and redevelopment, stabilization, reinvestment, and adaptive reuse within areas of mixed residential types and supporting uses are desired.



- Downtown Enhancement:** Continued infill and redevelopment in the Downtown core with a mix of employment, civic, commercial and residential uses as described in the 2010 Downtown Strategic Plan Update.
- 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.

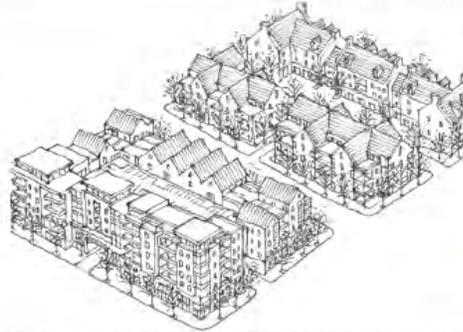
PATTERN AND CHARACTER

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 proposed development program furthers the following development type that is desired in the “**Downtown Enhancement**” and “**Neighborhood Revitalization**” concept areas.

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 in 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.



STAFF REPORT ADDENDUM D

S13-05-III / Central Place, LLC / 475 Baird Street

Staff recommended conditions relating to additional design elements and/or site plan modifications.

Condition 6.a – Pedestrian Circulation Plan

6.a.1 – Pedestrian connection to adjoining First Presbyterian Church rear parking lot.

The steps illustrated in the photograph below and highlighted in the site plan clip to the right must be improved if in substandard condition and handrails installed.

A perpetual access easement agreement must be recorded at the Monongalia County Courts and run with the affected tracts of realty. A certified recorded copy of the agreement must be submitted to the Planning Division.



6.a.2 – Pedestrian connection from adjoining First Presbyterian Church rear parking lot through parking lot.

The width of all or a portion of stalls in the subject row of 29 parking spaces may be reduced to 8.5 feet so that a pedestrian way can be created without a net loss in the number of proposed parking stalls.

The pedestrian way must be concrete with a minimum width of 4 feet and an elevation of approximately 6 inches above the parking lot pavement level.

Flanking the minimum 4-foot concrete pedestrian way must be at least 3-foot landscape islands on each side with approximately six-inch concrete curbs.

An illustrative cross-section is provided below.

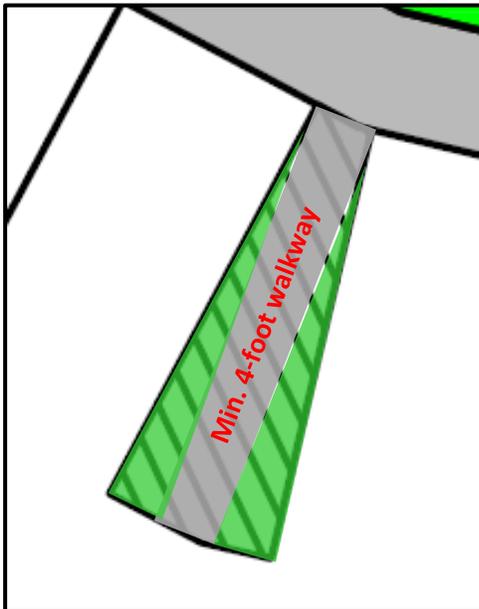


6.a.3 – Pedestrian connection through parking lot.

The width of all or a portion of stalls in the subject row of 16 parking spaces may be reduced to 8.5 feet so that a pedestrian way can be created without a net loss in the number of proposed parking stalls.

The pedestrian way must be concrete with a minimum width of 4 feet though the center and an elevation of approximately 6 inches above the parking lot pavement level.

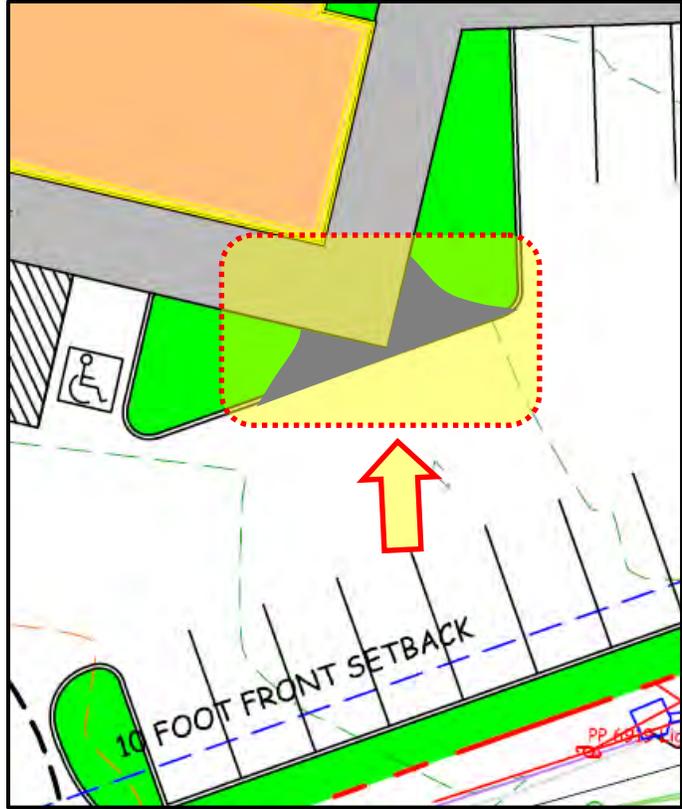
Any additional area beyond the 4-foot wide concrete walkway must be landscaped as generally illustrated below.



The pedestrian connection between facility 6.a.2 and facility 6.a.3 through the parking lot drive aisle must be marked.

6.a.4 – Pedestrian connection from southwestern row of parking spaces to main building entrance.

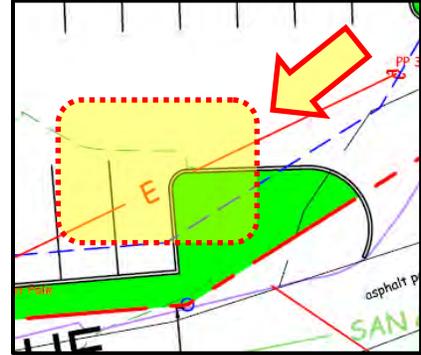
The 10-foot sidewalk along the front of the main entrance must be extended to the curb line as generally illustrated to the right; the purpose of which is to direct and channel residents and visitors parking in the opposite row of 10 parking spaces without be obstructed by or damaging landscaping.



Condition 6.b – Parking Lot Layout Modifications

6.b.1 – Depth of terminal landscape islands.

The depth of all proposed terminal landscape islands must be equal to or greater than the depth of the adjoining parking stall; provided, said terminal(s) may be designed as a mountable facility to the satisfaction of the City Engineer to ensure access for emergency response vehicles. The site plan clip to the right illustrates an example of a terminal island with a depth less than the adjoining parking stall.



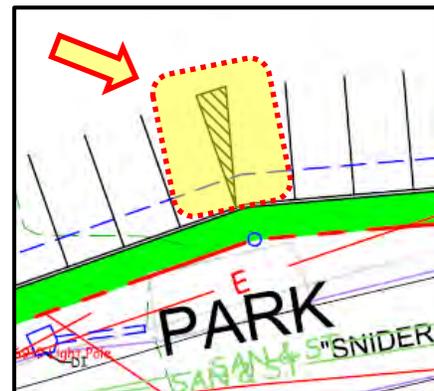
6.b.2 – Designated compact parking stalls.

To ensure that parking stalls do not encroach into the drive aisle required for emergency response vehicles, the two furthest parking stalls at the southwest corner of the principal building must be designated as “compact cars only” and accordingly reserved with pavement stenciling and/or signage.



6.b.3 – Internal Landscape Island.

The width of all or a portion of two divided rows of parking stalls along Baird Street may be reduced to 8.5 feet so that an internal landscape island can be developed without a net loss in the number of proposed parking stalls. The landscape island must include concrete curbs and be as close to 130 square feet or more as practicable given the triangular / quadrangular shape of the residual area separating the two rows of parking.





City of Morgantown, West Virginia

APPLICATION FOR TYPE III SITE PLAN REVIEW

OFFICE USE	
CASE NO.	SI3-05
RECEIVED:	6/14/13
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:	Central Place, LLC	Phone:	304-276-5100
Mailing Address:	6200 Mid Atlantic	Mobile:	304-276-5100
	Street Morgantown, WV 26508 City State Zip	Email:	metro50@aol.com
II. AGENT / CONTACT INFORMATION			
Name:	Lisa Mardis	Phone:	304-212-5256
Mailing Address:	160 Fayette Street, Ste 101	Mobile:	304-692-7116
	Street Morgantown WV 26505 City State Zip	Email:	pms160@comcast.net
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:		Phone:	
Mailing Address:		Mobile:	
	Street City State Zip	Email:	

est \$12mil



City of Morgantown, West Virginia

APPLICATION FOR TYPE III SITE PLAN REVIEW

OFFICE USE	
CASE NO.	913-05
RECEIVED:	
COMPLETE:	

IV. SITE			
Street Address (if assigned):	475 Baird Street	Zoning:	B-2 & R-2
Tax Map(s) #:	26	Parcel(s) #:	263 & 270
Existing Use of Structure or Land:	vacant / closed school		
Proposed Use of Structure of Land:	Multi-Family		

V. STRUCTURE			
Proposed Setbacks: Front:	51-67 ft.	Rear:	18'5" - 22'3" ft.
		Side A:	ft.
		Side B:	32.5 ft.
Proposed Height of Structure:	71'	No. of Proposed Off-Street Parking Spaces:	90
No. of Dwelling Units (if applicable):	120	No. of Bedrooms:	234
		No. of Employees:	
Square Footage of all Proposed Structures (please explain):			
114 (2br) & 6 (1br) / on site - 86 PK SP (+4 HC) 86 TOTAL carpt. 37 off premise plking spaces			

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		5/22/13
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

\$12 million CONSTRUCTION COST ACCORDING TO LISA MARDIS (copy) 20-JUN-2013

\$1,255 APPLICATION FEE



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

The review process for all **Major Developments of Significant Impact** shall be identical to that for Developments of Significant Impact, except as otherwise noted in the plan submission requirements listed below.

Major Developments of Significant Impact are those that are of such scope and scale that they have an impact on the region in terms of the transportation network, the environment, the schools, etc. Such projects could include regional shopping centers and large scale residential developments. **All** applications for a **Major Development of Significant Impact** shall be accompanied by a site plan submitted under the seal and signature of a registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law. All sheets shall be 24" x 36" size drawn to scale at a minimum 1"=50' and a maximum 1"=10' with the exception of the maps on Sheet One, unless otherwise approved by the City Engineer. Eighteen (18) copies of the site plans shall be submitted for review and shall observe the following format:

(1) Sheet One (Title Sheet)

The following information shall be submitted as part of Sheet One:

- (a) Full legal description with sufficient reference to section corners and boundary map of the subject project, including appropriate benchmark references;
- (b) Name of the project;
- (c) Name and address of the owner, developer, and person who prepared the plans;
- (d) Total acreage within the project and the number of residential dwelling units or the gross square footage of non-residential buildings whichever is applicable;
- (e) Existing zoning of the subject land and all adjacent lands;
- (f) Boundary lines of adjacent tracts of land, showing owners of record;
- (g) A key or vicinity map at a scale of one inch equals four hundred feet or less, showing the boundaries of the proposed project and covering the general area within which it is to be located;
- (h) A statement of the proposed uses, stating the type and size of residential and non-residential buildings, and the type of business, commercial or industry, so as to reveal the effect of the project on traffic, fire hazards, or congestion of population;
- (i) Any existing or proposed covenants and restrictions affecting property owners and/or homeowners associations; and
- (j) Statement of proposed starting and completion dates for the project, including any proposed phasing and sequencing.

(2) Sheet Two (Existing Site Conditions)

The following information shall be submitted as part of Sheet Two:

- (a) Location, widths, and type of construction of all existing streets, street names, alleys, or other public ways and easements, street classifications as per the approved regional transportation plan, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to



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

flooding, permanent buildings, bridges, and other data considered pertinent by the Planning Commission or the Planning Director for the subject land, and within three hundred (300) feet of the proposed project;

- (b) Existing water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records;
- (c) Existing contours based in U.S.G.S. datum with intervals of not more than two (2) feet. Elevations shall be based on sea level datum; and
- (d) The water elevation at the date of the survey of rivers, lakes, streams, or designated wetlands within the project or affecting it, as well as the approximate high and low water elevation of such rivers, lakes, streams, or designated wetlands. The plan shall also show the boundary line of the regulatory 100-year flood. The plan shall also show the base flood elevation of the regulatory 100-year flood at any building location along with the elevation of the lowest finished floor. All elevations shall be based on sea level datum;

(3) Sheet Three (Proposed Site Conditions)

The following information shall be submitted as part of Sheet Three:

- (a) Location, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Planning Commission or the Planning Director for the subject land, and within three hundred (300) feet of the proposed project;
- (b) Existing and proposed water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records;
- (c) Building setback lines, showing dimensions;
- (d) Full description and details, including engineering calculations, for provision of storm water drainage plans and facilities, as required by the City's stormwater management ordinance;
- (e) Internal and perimeter sidewalk system/pedestrian circulation plan; and
- (f) Proposed contours with intervals of not more than two (2) feet. The plan shall also show the contour line for the floodway fringe boundary.
- (g) Show the location and detail plans for all trash dumpsters.



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

(4) Sheet Four (Erosion Control Plan)

The following information shall be submitted as part of Sheet Four and shall be reviewed prior to issuance of a building permit:

- (a) Location, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Planning Commission or the Planning Director for the subject land, and within three hundred (300) feet of the proposed project;
- (b) Proposed contours with intervals of not more than two (2) feet.
- (c) Details of terrain and area drainage, including the identity and location of watercourses, intermittent and perennial streams, receiving waters, and springs, and the total acreage of land that will be disturbed.
- (d) The direction of drainage flow and the approximate grade of all existing or proposed streets.
- (e) Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with, or as part of, the proposed project, together with a map showing drainage area, the complete drainage network, including outfall lines and natural drainage ways which may be affected by the proposed development, and the estimated runoff of the area served by the drains.
- (f) A description of the methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.
- (g) Measures for soil erosion and sediment control which must meet or exceed the methods and standards adopted by the West Virginia Department of Natural Resources and/or set forth in the West Virginia Handbook For Erosion Control in Developing Areas and which must comply with the design principles, performance standards, and requirements set forth in this chapter.
- (h) A schedule of the sequence of installation of planned erosion and sediment control measures as related to the progress of the project, including the total area of soil surface that is to be disturbed during each stage, the anticipated starting and completion dates, and a schedule for the maintenance of such measures.
- (i) Include the following notes on the sheet:
 - (i) "All erosion control practices shall be in accordance with the WVDNR "West Virginia Handbook For Erosion Control In Developing Areas" dated October 1992 and the SCS "Field Office Technical Guide."
 - (ii) "The City Engineer has the right to require additional erosion control measures in the field as conditions warrant."
- (j) Copies of the letter of intent and response from the Monongalia County Soil and Water Conservation District office for compliance, when required.
- (k) Any other information reasonably required by the Planning Commission or Planning Director to properly evaluate the plan.



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

(5) Sheet Five (Landscape Plan)

A landscape plan prepared to the standards specified in this zoning ordinance.

(6) Sheet Six (Plat-like dedication sheet, if necessary)

The following information shall be submitted as part of Sheet Five if a plat-like dedication document for easements and rights-of-way is deemed necessary by the Planning Commission or its authorized designee:

- (a) Parcels of land proposed to be dedicated or reserved for public use, or reserved for common use of all property owners within the project, with the proposed conditions and maintenance requirements, if any, shall be designated as such and clearly labeled on the plans;
 - (i) Radii, internal angles, points of curvature; tangent bearings and lengths of all arcs, chord, and chord bearings; and
 - (ii) Accurate location of all survey monuments erected, corners and other points established in the field in their proper places.

(7) All sheets shall contain the following information:

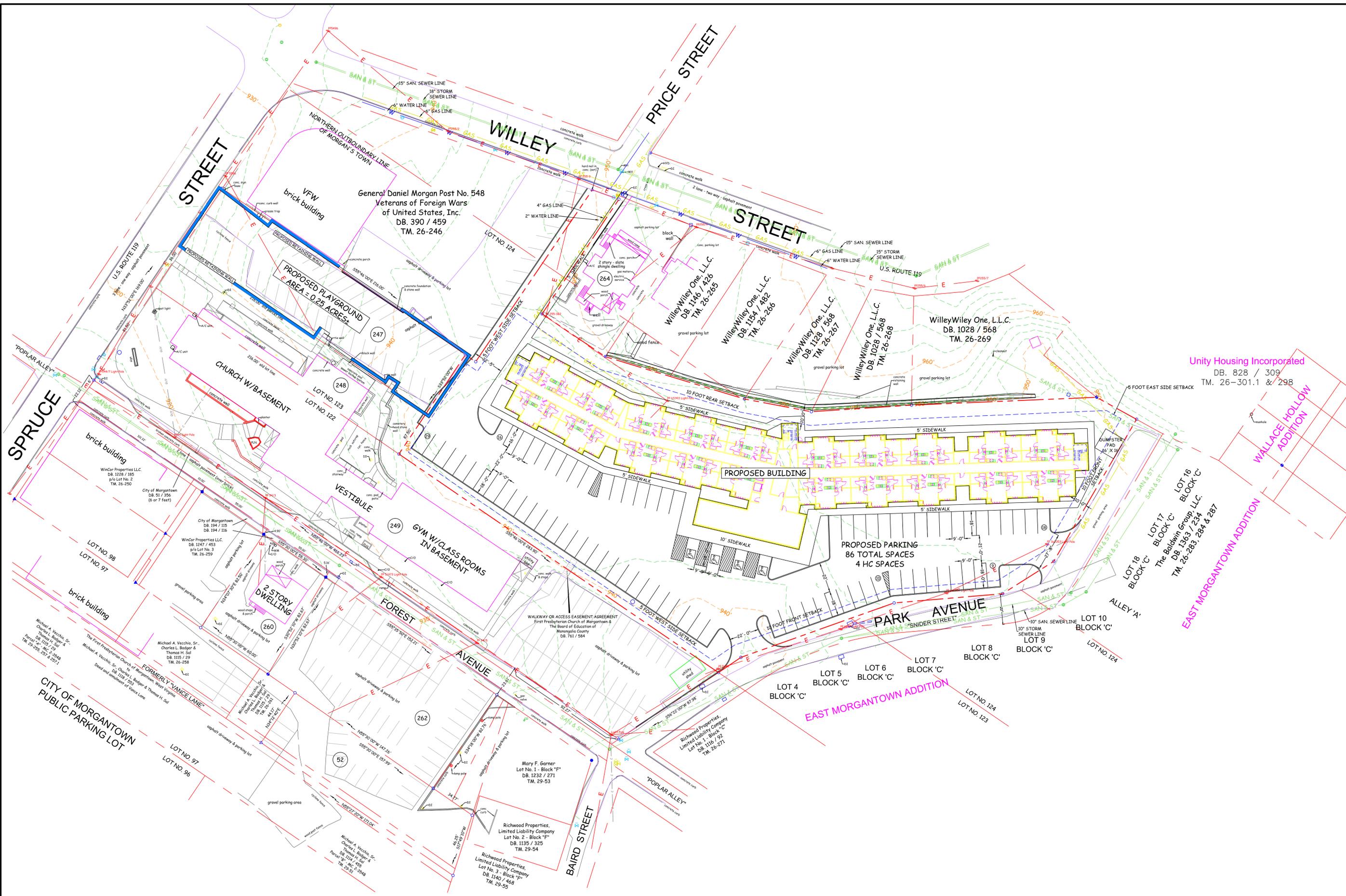
- (a) The proposed name by which the project shall be legally and commonly known;
- (b) Date of survey, scale, and north point;
- (c) All lots or outlots intended for sale or lease shall be designated with boundary lines and numbered or labeled for identification purposes;
- (d) Private parks, common areas, or excluded parcels shall be designated as such and clearly labeled on the plans;
- (e) A traffic impact study, if required by the City Engineer;
- (f) Such other information as may be deemed necessary for proper review of the site plan by the Planning Director, City Engineer, or Planning Commission;
- (g) All necessary reference points tying the subject property to the appropriate section corners;
- (h) Each sheet shall be sealed and signed by the professional preparing the drawings;
- (i) All sheets shall be tied to state plane coordinates for horizontal and vertical controls;
- (j) Names and addresses of the parties within 200 feet of the property; and,
- (k) The applicant must provide self-addressed stamped envelopes in sufficient quantities to provide notification to the parties identified in the item above. Return address is not required.

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.		
<p style="font-size: 1.5em; margin: 0;">Lisa Mardis</p>	<p style="font-size: 1.5em; margin: 0;">Lisa Mardis</p>	<p style="font-size: 1.5em; margin: 0;">5/22/13</p>
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date



CTL Engineering of West Virginia, Inc.
 810 C Street
 Morgantown, WV 26503
 Phone: 304-296-9325 Fax: 304-296-1148
 738 Fairmont Road
 Morgantown, WV 26501
 Phone: 304-296-9325 Fax: 304-296-1148
 CIVIL & SITE PLANNING, SURVEYING & MAPPING
 GEOTECHNICAL TESTING & CONSTRUCTION OBSERVATION LABORATORY

WESTMINSTER DORM BUILDING
 CMC COMPANY, LLC
 6200 MID ATLANTIC ROAD, MORGANTOWN, WEST VIRGINIA 26508
CONCEPTUAL SITE PLAN
 MORGANTOWN, WEST VIRGINIA

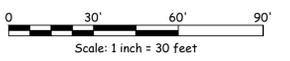


Unity Housing Incorporated
 DB. 828 / 309
 TM. 26-301.1 & 298

LOT 16
 BLOCK 'C'
 The Baldwin Group, LLC
 DB. 1363 / 234
 TM. 26-283, 284 & 287

EAST MORGANTOWN ADDITION

EAST MORGANTOWN ADDITION



Revision	Date	Description	Drawn By	Approved

Drawn By: MLN
 Approved By: TAD
 Date: 06/05/2013
 Scale: 1" = 30'
 Project No. 12100099MOR
 Drawing Name CONCEPTUAL LAYOUT 05-10-2013.dwg
 Sheet No. 1 of 1



CTL Engineering of West Virginia, Inc.
 810 C Street
 Morgantown, WV 26503
 Phone: 304-296-9325
 Fax: 304-296-9326
 CIVIL & SITE PLANNING, SURVEYING & MAPPING
 GEOTECHNICAL TESTING & CONSTRUCTION OBSERVATION LABORATORY

WESTMINSTER DORM BUILDING
 CMC COMPANY, LLC
 6200 MID ATLANTIC ROAD, MORGANTOWN, WEST VIRGINIA 26508
SITE LAND USAGE PLAN
 MORGANTOWN, WEST VIRGINIA

Revision	Date	Description	Drawn By	Approved

Drawn By: MLN
 Approved By: TAD
 Date: 06/05/2013
 Scale: 1" = 30'
 Project No. 12100099MOR
 Drawing Name CONCEPTUAL LAYOUT 05-10-2013.dwg
 Sheet No. 1 of 1

LEGEND

- GRASS/LANDSCAPE AREAS
15,559 ft² OR 0.36 ACRES
- SIDEWALK AREAS
6,989 ft² OR 0.16 ACRES
- BUILDING AREAS
22,680 ft² OR 0.52 ACRES
- PARKING LOT AREAS
32885 ft² OR 0.76 ACRES
- DUMPTER PAD AREAS
256 ft² OR 0.006 ACRES

NOTE:
 THE PERCENTAGE OF IMPERVIOUS AREA ON THE ENTIRE SITE IS 80.2%.

