



# MORGANTOWN PLANNING COMMISSION

February 12, 2015  
6:30 PM  
City Council Chambers

## **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  
Peter DeMasters, 6<sup>th</sup> Ward  
Carol Pyles, 7<sup>th</sup> Ward  
Ken Martis, Admin.  
Jennifer Selin, City Councilor

## **STAFF REPORT**

**CASE NO:** S15-02-III / Stan Corp / Evans Street

### **REQUEST and LOCATION:**

Request by David Robertson, on behalf of Stan Corp, for a Development of Significant Impact site plan approval of a "Multi-Family Dwelling" development on Evans Street

### **TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 15, Parcels 86, 87, 88, 89, 90, 92.1 and 93; O-I, Office and Industrial District

### **SURROUNDING ZONING:**

North, West and South: R-3, Multi-Family Residential District  
East: R-1A, Single Family Residential District

### **BACKGROUND:**

The petitioner seeks to develop 49 one-bedroom apartments, which requires Development of Significant Site Plan approval by the Planning Commission. Addendum A of this report illustrates the location of the subject site. Additionally, a Planning and Zoning Code Conformity Report dated 05 FEB 2015 is attached hereto.

### **Proposed Development Program**

The following generally summarizes the proposed development program illustrated in the petitioner's application documents.

- 49 one-bedroom multi-family dwelling units.
- The structure includes five (5) levels with parking on the lowest level.
- 58 parking spaces planned in the basement and as surface spaces, two (2) of which are van accessible.
- The developer's design team has been working with the City Engineer, Fire Marshal, and MUB to identify, plan, and design requisite roadway and utility improvements, including the widening of Evans Street.

### **DSI Application Exhibits**

The following list identifies documents submitted by the petitioner as a part of the subject Development of Significant Impact Site Plan petition.

- Type III Development of Significant Impact Site Plan Application.
- Drawings prepared by Cheat Road Engineering dated 30 DEC 2014
- Drawings prepared by LAI Architecture Studio dated 01 DEC 2014.

## **Development Services**

Christopher Fletcher, AICP  
Director

## **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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## Required Planning and Zoning Code Approvals

The following Planning and Zoning Code related approvals are required for the development program as proposed with modifications noted in the attached Conformity Report. Each case number is followed with a brief description.

### *Planning Commission*

Case No. S15-02-III .....Development of Significant Impact Site Plan.

Article 1385.05 provides that developments with 12 to 99 dwelling units are considered “Developments of Significant Impact” (DSI) which are those that have a neighborhood or citywide impact and involve the transportation network, environmental features such as parks or corridor streams, and local schools. DSI Site Plans are reviewed and approved by the Planning Commission.

Case No. MNS15-02.....Minor Subdivision.

The development site includes seven (7) parcels that have been assembled, which must be combined so that the proposed structure is situated on one (1) parcel rather than crossing parcel boundaries.

### *Board of Zoning Appeals*

Case No. CU15-02.....Conditional use approval relating to “Multi-Family Dwelling” uses.

Table 1331.05.01 provides that “Multi-Family Dwelling” uses required conditional use approval in the OI District.

Case No. V15-10 .....Variance relief from minimum setback requirements.

Article 1343.04(A)(1) provides a minimum front setback requirement of fifteen (15) feet. The proposed site plan illustrates a ten (10) foot setback, which requires variance relief. Article 1343.04(A)(3) provides a minimum side setback requirement of thirty (30) feet. The proposed site plan illustrates an eight (8) foot west side setback, which requires variance relief.

## ANALYSIS:

### *Comprehensive Plan Concurrence*

As recommended in Chapter 9 “Implementation” of the 2013 Comprehensive Plan Update, Addendum B 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.

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With the exception of Principal 10 concerning parks, open space, and recreational areas, the proposed development program appears to be in concurrence with the Plan's principles for land management.

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

### *Site Location*

The subject site is located in an "Infill and Redevelopment" concept area. The plan notes that "Infill" describes the development of land in existing urban and suburban areas that is vacant but is near existing development and infrastructure. "Redevelopment" is improving or utilizing buildings or sites that have been developed (are not vacant), but are not reaching their highest and best use.

Some of the parcels that comprise the subject development site are undeveloped. Two (2) parcels contain single-family dwellings, which are not permitted in the OI District. Based on the Plans guidance for "Infill" and "Redevelopment", it appears that the subject site represents an opportunity to address underutilization and reaching a higher and better use.

The subject development site represents a unique opportunity to strategically locate higher residential density along the University Avenue corridor that is linked to West Virginia University's Evansdale and Downtown campuses. Because the site is well served by public transit and is within walking and biking distance of primary educational and commercial destinations, residents can access alternate modes of transportation thereby reducing auto dependency and mitigating increased traffic congestion created by commuting traffic from higher density residential development outside the City of Morgantown.

To this point, Land Management Objective LM 5.2 of the 2013 Comprehensive Plan Update provides, "Permit higher density development in areas that are well-supported by existing or planned transportation infrastructure or transit services."

Appendix A of the Plan includes the subject site in "Future Study Area 7." These areas are places where the existing zoning does not align with the existing land uses or the existing pattern of development. Some of the Plans considerations for "Future Study Area 7" include:

- Consider zoning reclassifications that allow for higher residential density patterns.
- Provide incentives to assemble and consolidate realty.
- Discourage continued added density of converted single-family dwellings.
- Improve infrastructure supporting higher densities including sidewalks...increased supply of on-site parking.

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### *Residential Density*

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



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### *Traffic Impact Analysis*

The City Engineer has determined that the number of one-bedroom dwelling units will generate an insignificant amount of traffic and that an analysis is not warranted. The petitioner is working with the Engineering Department to plan, design, and construct widening and geometry improvements to Evans Street as a part of the proposed development that will serve to improve roadway safety and efficiency along with emergency access.

### *Parking*

The proposed development program includes parking spaces that exceed minimum parking requirements.

### **STAFF RECOMMENDATION:**

Staff recommends approval of Case No. S14-07-III with the following conditions:

1. That minor subdivision petition Case No. MNS15-02 combining Parcels 86, 87, 88, 89, 90, 92.1 and 93 of Tax Map 15 must be approved.
2. That Conditional Use Case No. CU15-02 must be approved by the Board of Zoning Appeals (BZA) to permit the proposed "Multi-Family Dwelling" use in the OI District all related conditions therein observed and/or addressed accordingly.
3. That Variance Case No. V14-24 must be approved by the Board of Zoning Appeals (BZA) to permit the proposed encroachment into minimum setback standards and all related conditions therein observed and/or addressed accordingly.
4. That widening and geometry improvements to Evans Street must be completed to the satisfaction of the City Engineer including securing related performance bond.
5. That the final Landscape Plan and Erosion Control Plan must 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's Planning and Zoning Code.
6. That a Sign Plan must be submitted and reviewed under the standard building permit application process. Variance approval must be obtained should the Sign Plan not conform to related performance standards set forth in the City's Planning and Zoning Code.
7. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards to the satisfaction of the City's Chief Building Code Official.

### **Development Services**

Christopher Fletcher, AICP  
Director

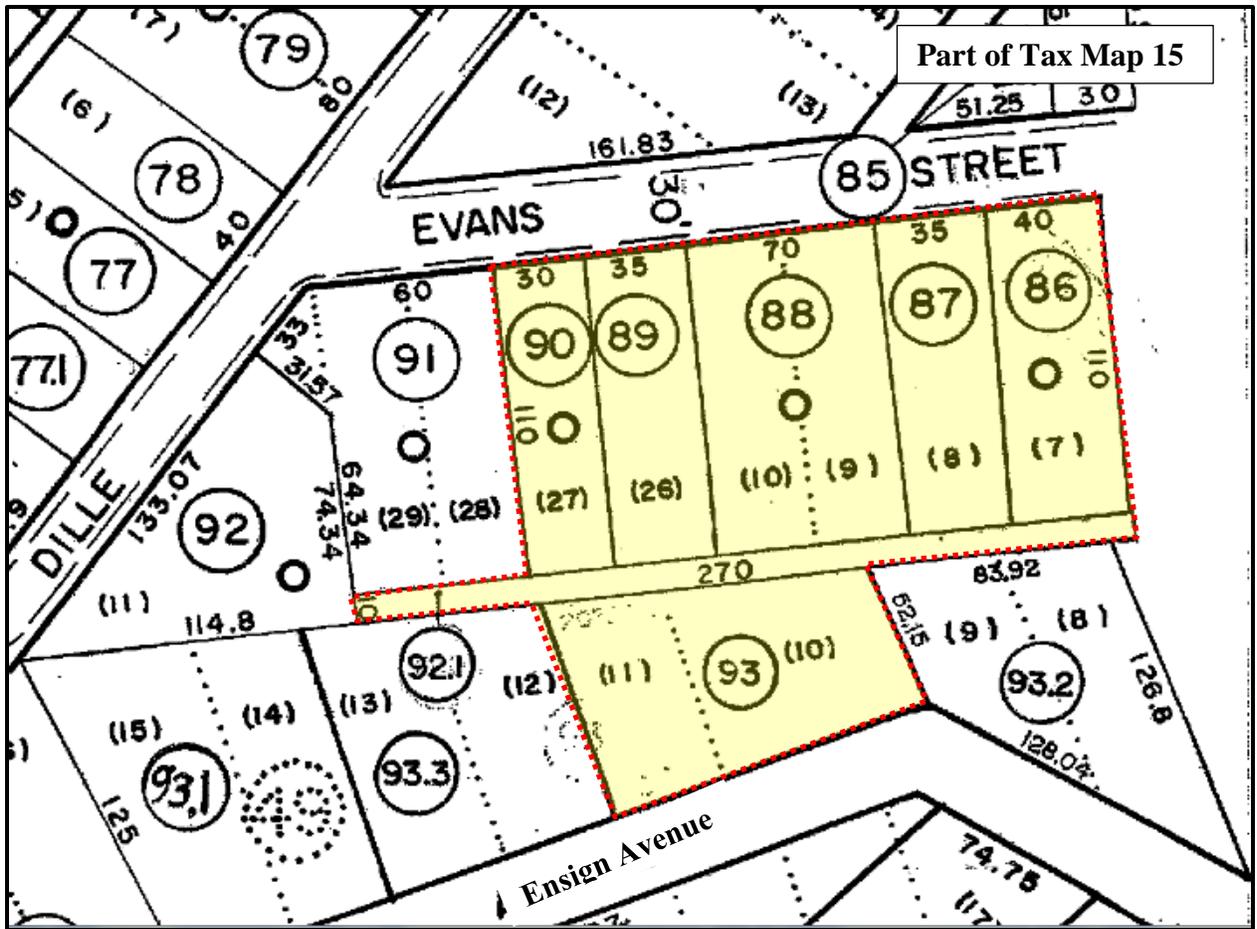
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Attachments: As noted above.

**STAFF REPORT ADDENDUM A**  
**S15-02-III / Stan Corp / Evans Street**





## STAFF REPORT ADDENDUM B

### S15-02-III / Stan Corp / Evans Street

#### Concurrence with the 2013 Comprehensive Plan Update

The following narrative identifies where, in the opinion of the Planning Division, the subject development of significant impact is in concurrence and/or is inconsistent with the 2013 Comprehensive Plan Update.

<b>INTENT</b>	Development proposals will reflect the spirit and values expressed in the Plan's principals.
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#### Principles for Land Management

Principal 1	<p>Infill development and redevelopment of underutilized and/or deteriorating sites takes priority over development in green field locations at the city's edge.</p> <p><i>The development site includes three (3) single-family houses and three (3) undeveloped parcels. Single-family dwelling uses are not permitted in the OI District.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
Principal 2	<p>Expansion of the urban area will occur in a contiguous pattern that favors areas already served by existing infrastructure.</p> <p><i>The development site is nearly surrounded by multi-family developments of varying scales. The development will be required to improve the width and geometry of Evans Street as a part of the development, which should serve to improve vehicular and emergency access within the immediate area.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
Principal 3	<p>Downtown, adjacent neighborhoods and the riverfront will be the primary focus for revitalizations efforts.</p> <p><i>The development site is within a neighborhood that has experienced a significant transition from single-family dwellings to multi-family dwellings primarily for college-aged student housing over the past several decades and is linked to the multi-modal University Avenue corridor connecting the Evansdale and Downtown campuses.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
Principal 4	<p>Existing neighborhoods throughout the city will be maintained and/or enhanced.</p> <p><i>The proposed development appears to follow the residential density, massing, and scale of other multi-family development's within the immediate area.</i></p>	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other

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"/> Concurrency <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The proposed structure meets requisite design and performance standards and provides for roadway and sidewalk improvements along a very narrow street.</i>		
Principal 6	Development that integrates mixed-uses (residential, commercial, institutional, civic, etc.) and connects with the existing urban fabric is encouraged.	<input type="checkbox"/> Concurrency <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Other
<i>The proposed development program does not include mixed-uses due to its relative seclusion and lack of visibility from the University Avenue corridor. Confidence in and potential for market absorption of nonresidential uses at this site does not appear strong.</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"/> Concurrency <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The subject site is less than 300 feet of walking distance from the University Avenue corridor, which is well serviced by public transit and is within walking and biking distance of the Evansdale and Downtown campuses. 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. The proposed development will provide for roadway and sidewalk improvements thereby furthering alternate modes of transport.</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"/> Concurrency <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The proposed development program increases housing choice and diversity in the context of the immediate residential area; particularly the delivery of new housing stock and increasing the number of accessible housing units. Zoning ordinance dictates and/or guidelines concerning desired tenancy, affordability, and workforce opportunities identified in the 2013 Comprehensive Plan have not been developed or enacted.</i>		

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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 proposed development will introduce the first segment of formal sidewalks along Evans Street. The site is less than a 300 foot walk to the University Avenue corridor, which is well served by public transit and includes a sidewalk link between the Evansdale / Suncrest neighborhoods and the downtown and their respective commercial nodes.*

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

*On-site passive and/or active open space has not been included in the proposed development program.*

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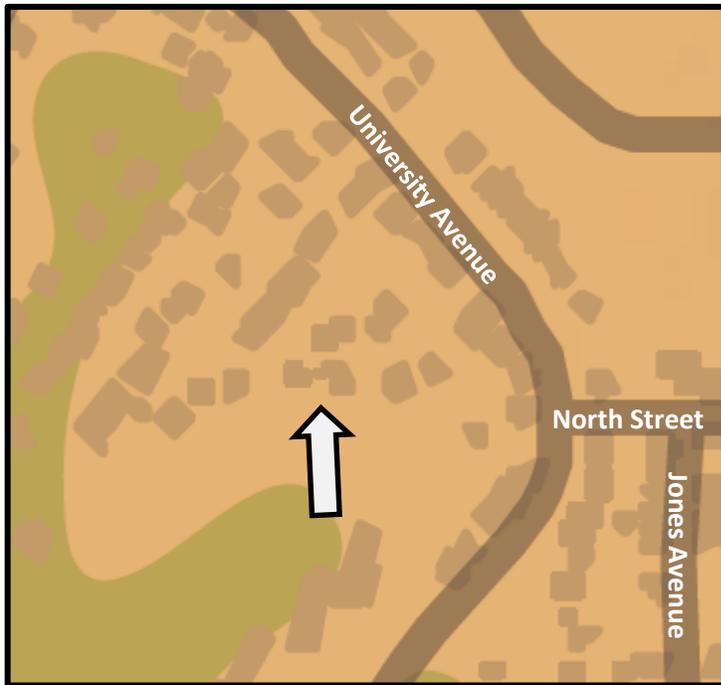
Principal 11 Environmentally sensitive and sustainable practices will be encouraged in future developments.  Concurrence  
 Inconsistent  
 Other

*The developer's goals and objectives concerning sustainable construction techniques and industry accepted best practices have not been fully developed.*

**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 **“Infill and Redevelopment”** area.



Infill and Redevelopment

**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.

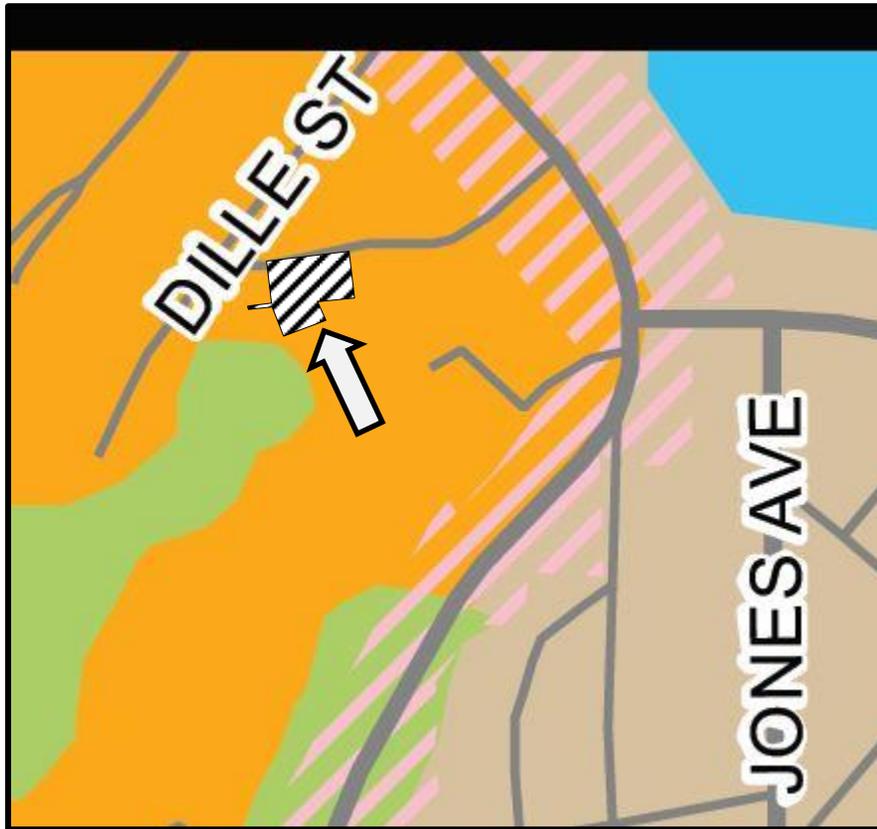
The following graphic is clipped from **Map 3 – Pattern and Character** included on Page 27 of the 2013 Comprehensive Plan Update. The subject development site is located within the “**Neighborhood 2**” pattern and character area.



**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 “Core Enhancement” concept area.

Appropriate Development Types

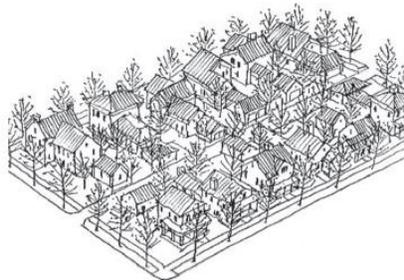
CONCEPT AREA	SF	TF	MF	C	NX	UC	CC	O	I	CD	OS
 Neighborhood Revitalization	•	•	•	•	•						•

DEVELOPMENT TYPE DESCRIPTIONS

PATTERN AND CHARACTER EXAMPLES

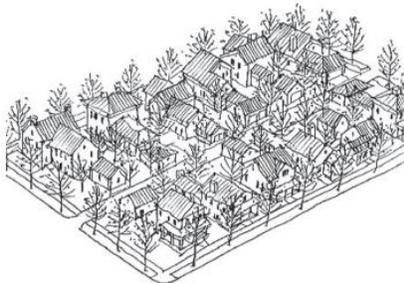
SF **Single Family Residential**

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 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.



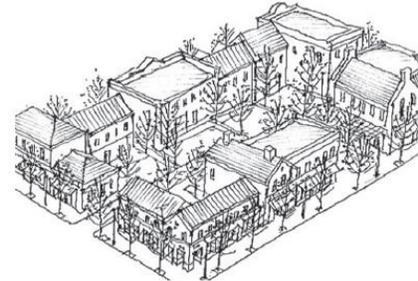
**C Civic and Institutional**

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.



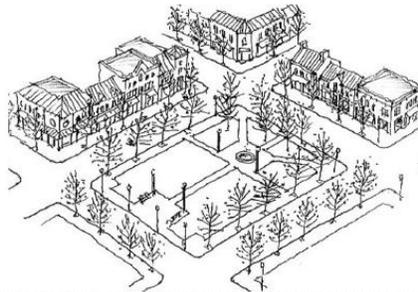
**NX Neighborhood Center Mixed-Use**

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 3.4 Require street or multi-use path connections between new residential neighborhoods and existing developed areas wherever practical.

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.

7	O-1	University Avenue, Sixth Street, Dille Street	<p><b>Current office and institutional zoning does not reflect existing uses, existing development pattern, or future potential.</b></p> <p><b>Considerations for future study:</b></p> <ul style="list-style-type: none"><li>• Consider zoning reclassifications that allow for higher residential density patterns.</li><li>• Provide incentives to assemble and consolidate realty.</li><li>• Discourage continued added density of converted single-family dwellings.</li><li>• Establish appropriate design standards</li><li>• Improve infrastructure supporting higher densities including sidewalks, pedestrian crossings, streetscape enhancements; public open space; increased supply of on-site parking;</li><li>• Consider the expansion of Sunnyside Overlay Districts.</li></ul>
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City of Morgantown, West Virginia

APPLICATION FOR  
TYPE III SITE PLAN REVIEW

OFFICE USE	
CASE NO.	SIS-02-III
RECEIVED:	1/2/15
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:	Stan Corp	Phone:	301-895-8064
Mailing Address:	160 Miner Hickory Road	Mobile:	814-442-0846
	Street Grantsville MD 21536	Email:	stanczyk16@gmail.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	David Robertson	Phone:	301-895-8064
Mailing Address:	160 Miner Hickory Road	Mobile:	814-442-0846
	Street Grantsville MD 21536	Email:	stanczyk16@gmail.com
	City State Zip		
Mailings –	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	First United Bank & Trust - First Oreo Trust	Phone:	301-533-2874
Mailing Address:	Julie Peterson 2892 Garrett Hwy, Suite 5	Mobile:	
	Street Oakland MD 21550	Email:	JPeterson@mybank4.com
	City State Zip		



City of Morgantown, West Virginia

APPLICATION FOR TYPE III SITE PLAN REVIEW

OFFICE USE	
CASE NO.	S15-00-III
RECEIVED:	_____
COMPLETE:	_____

<b>IV. SITE</b>			
Street Address (if assigned):	370 - 374 - 378 Evans St	Zoning:	OI
Tax Map(s) #:	15	Parcel(s) #:	86,87,88,89,90,92.1,93
Existing Use of Structure or Land:	Single family homes that was being rented out		
Proposed Use of Structure of Land:	Multi - family dwellign		

<b>V. STRUCTURE</b>			
Proposed Setbacks: Front:	10 ft.	Rear:	39'8" ft.
		Side A:	8' ft.
		Side B:	41 ft.
Proposed Height of Structure:	49 ft	No. of Proposed Off-Street Parking Spaces:	56
No. of Dwelling Units (if applicable):	49	No. of Bedrooms:	49
		No. of Employees:	1
Square Footage of all Proposed Structures (please explain): 52,975 with garage parking - 42,380 without garage Parking garage with four (4) stories on top - Five (5) stories total			

<b>VI. SITE PLAN REQUIREMENTS</b>	
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

<b>IX. ATTEST</b>		
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.		
Stan Corp David Robertson	<i>David Robertson</i>	12/29/14
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.		
<i>STAN COAP</i> <i>DAVID ROBERTSON</i>	<i>David Robertson</i>	<i>12/30/14</i>
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date



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



**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.

S15-02-III



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.

SITAN CORP  
DAVID ROBERTSON

David Roberts

12/29/14

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date



December 23, 2014

City of Morgantown Planning Department  
Atten: Ms. Stacy Hollar  
389 Spruce Street  
Morgantown, WV 26505

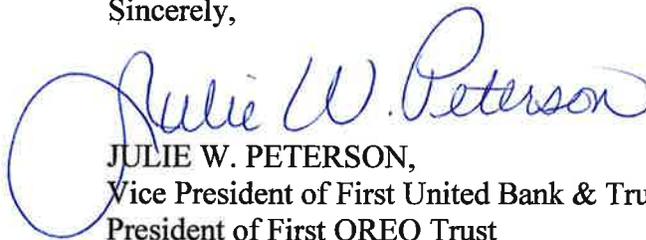
RE: 2593 University Avenue; 370, 374 & 378  
Evans Street, Morgantown, WV

Ms. Hollar:

The above referenced properties are owned by First United Bank & Trust and First OREO Trust. StanCorp has developed a comprehensive plan for utilizing this property to its best and highest use. As an authorized representative for both companies, I am hereby providing my written authorization for the proposed development on this property.

Thank you for your assistance in this matter. Should you have any questions and/or concerns, please do not hesitate to contact me at 301-533-2874.

Sincerely,

A handwritten signature in blue ink that reads "Julie W. Peterson". The signature is written in a cursive style with a large, looping initial "J".

JULIE W. PETERSON,  
Vice President of First United Bank & Trust  
President of First OREO Trust











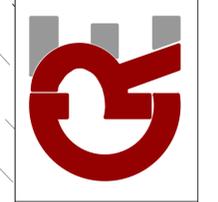


LEGEND	
	PIN OAK
	GUEST BLUE PRINCESS HOLLY
	MISS KIM LILAC

INTERIOR LANDSCAPE REQUIREMENTS  
 PARKING AREA = 13,971 SQ. FT.  
 LANDSCAPED AREA = 988 SQ. FT.  
 % LANDSCAPE = 6.6%



REV. #	DATE	DESCRIPTION	BY

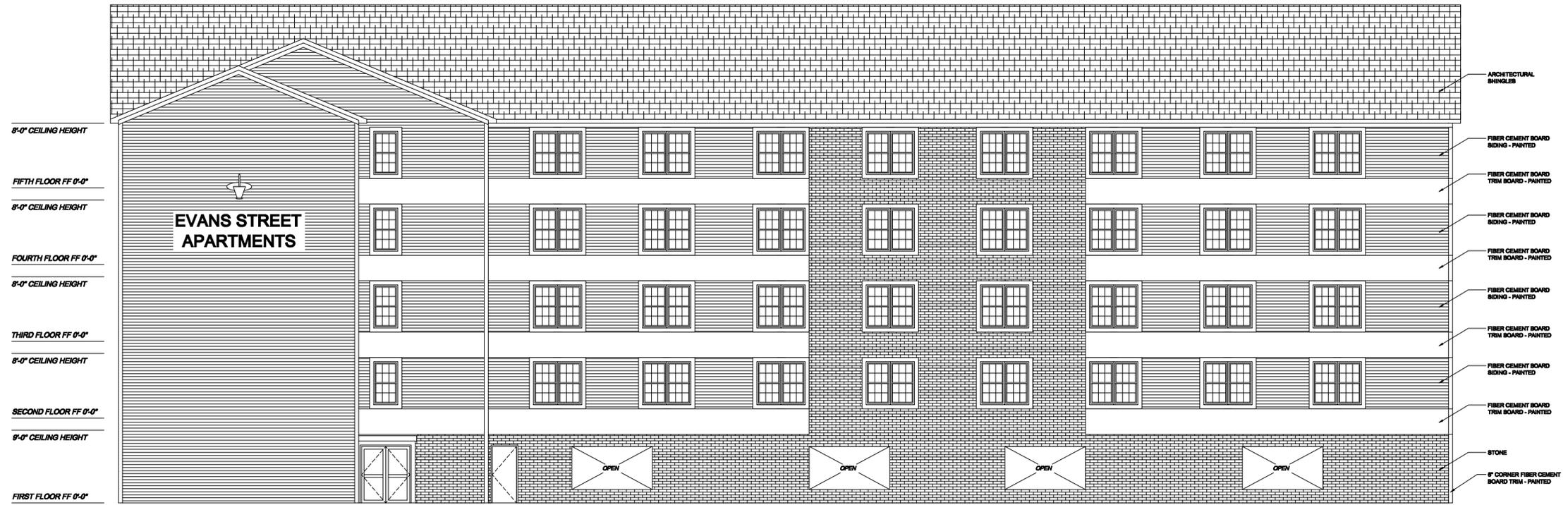


**CHEAT ROAD ENGINEERING, INC.**  
 300 BUSINESS PARK DR, SUITE 202  
 MORGANTOWN, WV 26508  
 P: 304.212.5480

**EVANS STREET**  
**STAN CORP**  
 MORGANTOWN, WV  
 PROJECT NO: 13-052  
 DRAWING FILE: 13-052\_DESIGN.DWG

DRAWN BY: F.PRITT  
 CHECKED BY: S.COPEIN  
 DRAWING SCALE: 1" = 20'  
 DRAWING DATE: December 30, 2014

LANDSCAPE PLAN  
 SHEET NUMBER:  
**C-06**

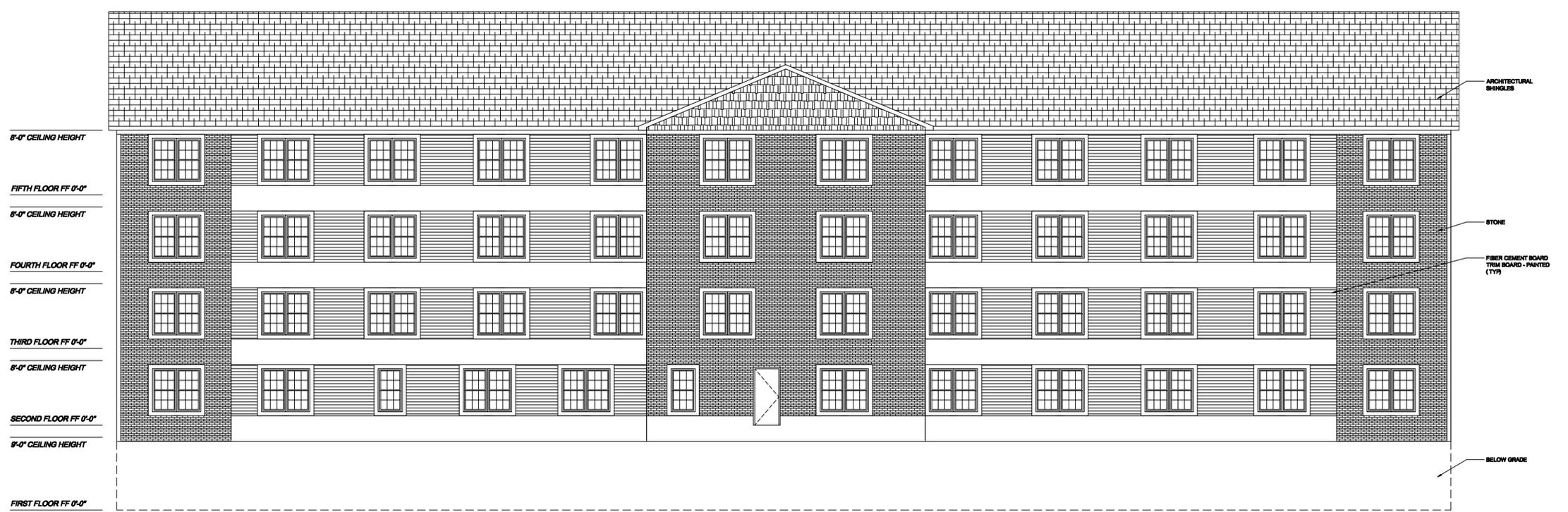


**E3 FRONT EXTERIOR ELEVATION**  
 1/8" = 1'-0"

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

Client Signature for Phase Completion

Revisions

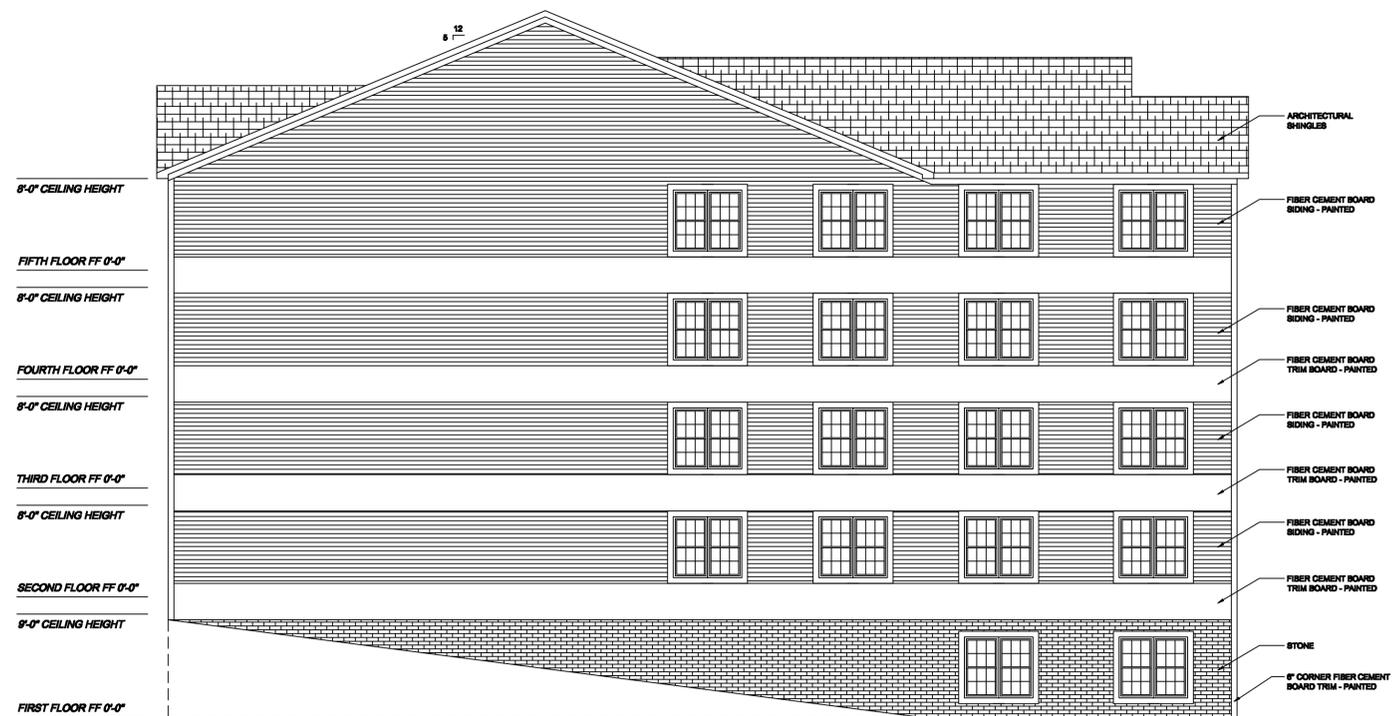


**E6 REAR EXTERIOR ELEVATION**  
 1/8" = 1'-0"

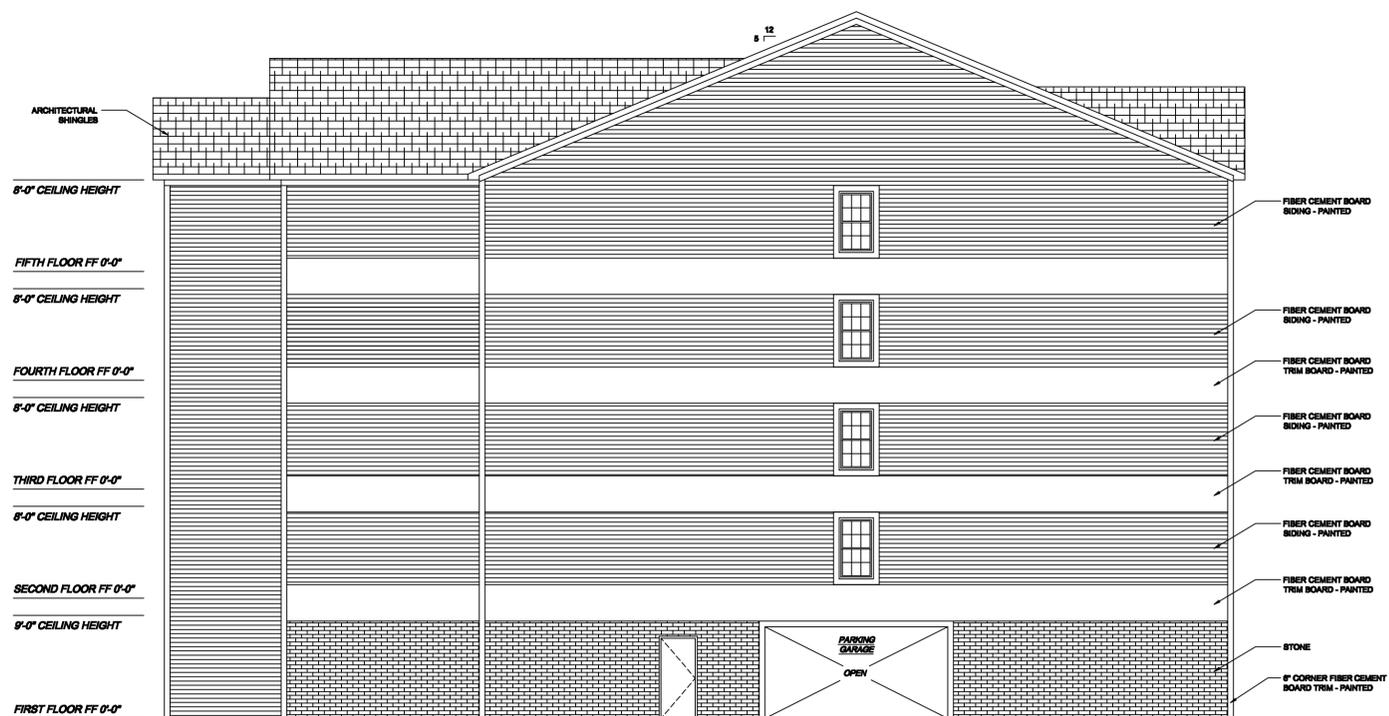
**Evans Street Apts**  
 Project Address  
 Evans Street  
 Morgantown, WV

12.01.14  
 14101  
 New Apartment Complex

SCALE  
 EXTERIOR ELEVATIONS



**B9** LEFT SIDE ELEVATION  
 1/8" = 1'-0"



**H9** RIGHT SIDE ELEVATION  
 1/8" = 1'-0"

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

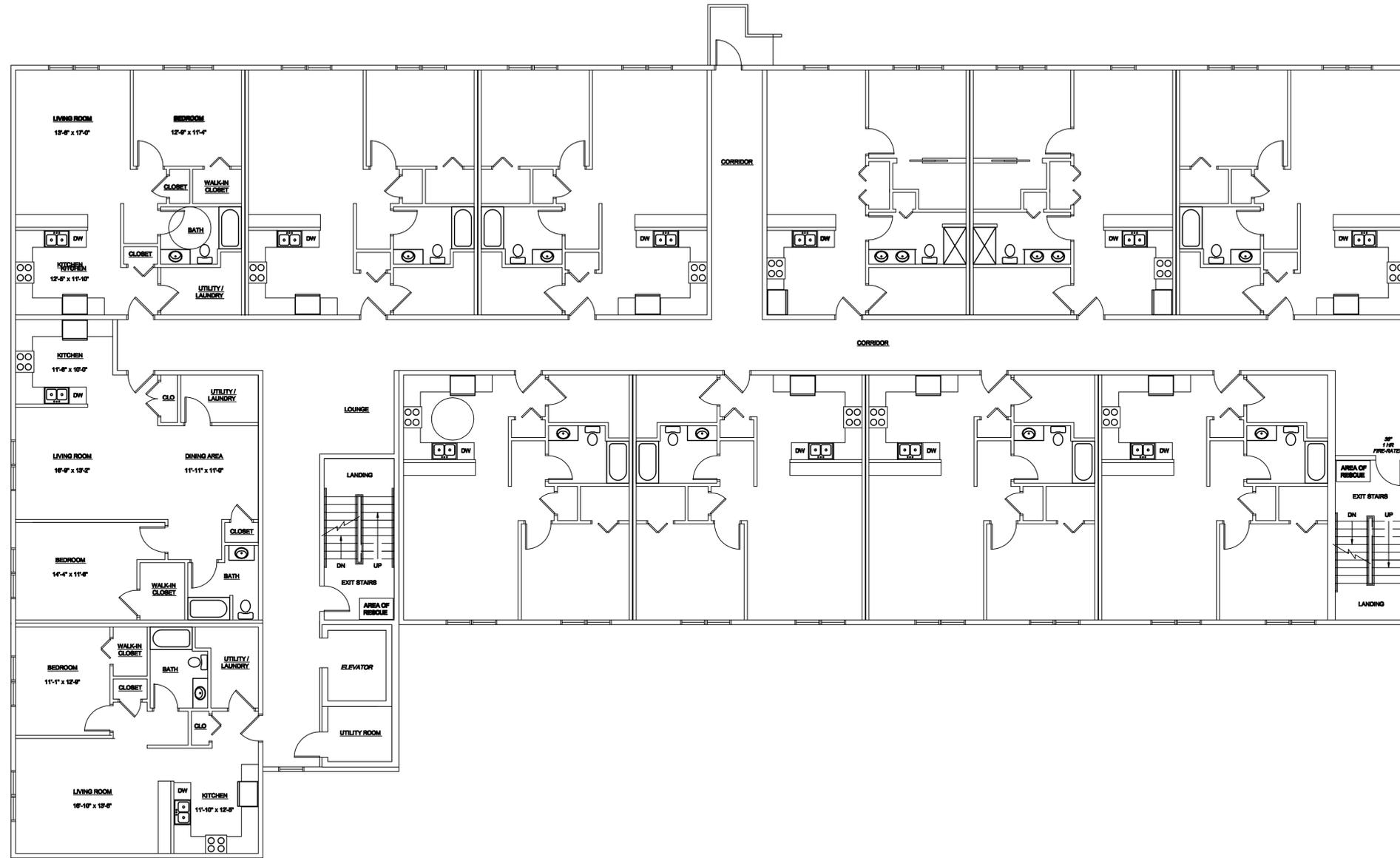
Client Signature for Phase Completion

Revisions

**Evans Street Apts**  
 Project Address  
 Evans Street  
 Morgantown, WV

12.01.14  
 14101  
 New Apartment Complex

SCALE  
 EXTERIOR ELEVATIONS



**E9** SECOND FLOOR PLAN  
 1/8" = 1'-0"

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

Client Signature for Phase Completion

Revisions

**Evans Street Apts**

Project Address  
 Evans Street  
 Morgantown, WV

12.01.14

14101

New Apartment Complex

SCALE: See Drawing

FIRST FLOOR PLAN