



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
www.morgantownwv.gov

March 13, 2015

CA Student Living
c/o Lisa Mardis
Project Management Services
160 Fayette Street
Morgantown, WV 26505

**RE: S15-03-III / CA Student Living / 494 Spruce Street
Tax Map 26, Parcels 245 and 246; B-4, General Business District**

Dear Ms. Mardis:

This letter is to notify you of the decision made by the Planning Commission concerning the above referenced Major Development of Significant Impact Site Plan petition.

The decision is as follows:

Planning Commission, March 12, 2015

Case No. S15-03-III was approved as requested with the following conditions:

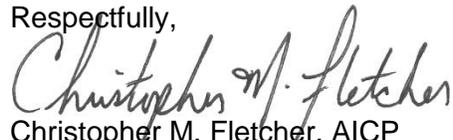
1. That the developer shall continue to consult with the Downtown Design Review Committee and accordingly address the Committee's comments and concerns where practicable.
2. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards as determined by the City's Chief Building Code Official.
3. That public sidewalks along the development site's Spruce Street and Willey Street frontages shall be reconstructed to the satisfaction of the City Engineer and, where practicable, incorporate design elements utilized in the High Street streetscape improvement projects and the planned Walnut Street streetscape improvement project.
4. That, as proposed by the petitioner, above ground utility facilities along the development site's Spruce Street and Willey Street frontages must be relocated underground; provided all affected utilities, the West Virginia Division of Highways, and the City Engineer approve development plans for same.
5. That the developer shall consult with the City Engineer in providing public trash receptacle(s) and bench(es) near retail entrance(s) that match existing facilities within the downtown; provided said street furniture does not reduce the width or obstruct public sidewalks.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Planning Commission during this thirty-day period is at the sole financial risk of the petitioner.

Please advise your client to contact the undersigned for the purpose of scheduling a conference call to discuss this Office's expectations for demonstrating compliance with the above conditions.

Should you have any questions concerning the Planning Commission's decision or require further clarification, please contact the undersigned. We look forward to serving your development review and approval needs.

Respectfully,

A handwritten signature in cursive script that reads "Christopher M. Fletcher". The signature is written in black ink and is positioned above the printed name and title.

Christopher M. Fletcher, AICP
Director of Development Services