



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

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

February 20, 2015

**RE: Case Nos. S15-04-III, CU15-03, and V15-11 thru V15-19
American Campus Communities / Sunnyside Commons
Tax Map 14A, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.1, and 10.2 and Tax Map 20,
Parcels 200, 201, 202, 203, 204, 205, 206, 207, and 208**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission and/or Board of Zoning Appeals.

Lisa Mardis of Project Management Services, on behalf of American Campus Communities, has submitted the following application that will be considered by the **Planning Commission** on **Thursday, March 12, 2015** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- S15-04-III Major Development of Significant Impact Site Plan.

Additionally, the following petitions will be considered by the **Board of Zoning Appeals** on **Wednesday, March 18, 2015** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Case No. CU15-03..... Conditional use approval concerning a "Private Parking Lot" use under Article 1331.05 and an "Off-Site Parking Facility" under Article 1365.07.
- Case No. V15-11..... Variance relief from Article 1367 concerning landscaping and screening.
- Case No. V15-12..... Variance relief from Article 1361.03(L) and Article 1339.07(F) concerning sidewalks.
- Case No. V15-13..... Variance relief from Article 1339.06(A) concerning maximum building height provided in.
- Case No. V15-14..... Variance relief from Article 1361.03(C) concerning building orientation.
- Case No. V15-15..... Variance relief from Article 1361.03(P)(1) and Article 1361.03(P)(2) concerning building materials.
- Case No. V15-16..... Variance relief from Article 1361.03(Q)(4) concerning location of surface parking lot.
- Case No. V15-17..... Variance relief from Article 1361.03(E), 1361.03(O)(1), and Article 1361.03(O)(6) concerning transparency, fenestration, and window recessing.
- Case No. V15-18..... Variance relief from Article 1361.03(Q)(7) concerning access to parking areas.

- Case No. V15-19..... Variance relief from Article 1361.03(Q)(1) concerning ground floor space.

A map is enclosed illustrating the location of the subject site.

Project Description:

The petitioner seeks to redevelopment the Sunnyside Commons site by razing and removing all existing structures and constructing three (3) stand-alone multi-family buildings that will include a total of 134 dwelling units with 536 bedrooms. There are 227 on-site and 41 off-site parking spaces proposed.

Should you have any questions concerning these petitions or require special accommodations to attend the hearings noted above, please call the Planning Division at 304-284-7431 or email shollar@cityofmorgantown.org. Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for these hearings and related staff reports will be posted on the City's website, www.morgantownwv.gov, approximately one week before the respective hearings.

Respectfully,

Stacy Hollar
Executive Secretary

