



**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 23, 2016

**RE: Case Nos. S15-04-III, and V15-65 thru V15-71
Standard at Morgantown, LLC / 1303 University Avenue
Tax Map 26A, Parcels 6 thru 15**

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.

J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, has submitted the following site plan petition that will be considered by the **Planning Commission on Thursday, March 10, 2016** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Case No. S15-09-III Type III Development of Significant Impact Site Plan.

Additionally, the following variance petitions will be considered by the **Board of Zoning Appeals on Wednesday, March 16, 2016** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Case No. V15-65..... To exceed the maximum front setback standard.
- Case No. V15-66..... To encroach into the minimum rear setback standard.
- Case No. V15-67..... Minimizing canyon effects.
- Case No. V15-68..... To exceed the maximum curb cut width of a driveway at the curb line and at the right-of-way line on University Avenue.
- Case No. V15-69..... To exceed the maximum curb cut width of a driveway at the curb line and at the right-of-way line on Walnut Street.
- Case No. V15-70..... To exceed the maximum parking requirement standard.
- Case No. V15-71..... Relating to minimum transparency standard.

Project Description:

The petitioner seeks to redevelop 1.95 acres, more or less, at the corner of University Avenue and Walnut Street, which is currently occupied by "McClafferty's Irish Pub," "Vic's Towing and Garage," the former "Golds Gym" building that has been converted into apartments, and the "Shell" gas station mini-mart. The proposed mixed-use, multi-story building will include 276 dwelling units with a total of 866 occupants, 8,486 square feet of retail space, and 13,351 square feet of nonresidential space. The Planning Commission is required to review the site plan petition as a Type III Development of Significant Impact. The BZA is required to review variance petitions.

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@morgantownwv.gov. 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



Members of the public may participate in an existing case before the Planning Commission or the Board of Zoning Appeals in several ways:

1. Provide a written submission (evidence such as reports, photographs, etc.) while the respective records are open. Evidence supporting the granting or denial of an application may be submitted to the Office of the Planning Division up to five (5) days prior to the respective Planning Commission and BZA public meetings. Written evidence submitted after the deadlines cannot be considered by the Planning Commission or the BZA unless the Planning Commission or BZA finds good cause exists to admit additional evidence at the time of their respective hearings.
2. Provide written comments for the public hearing. Written comments may be submitted to the Office of the Planning Division prior to the respective Planning Commission and/or BZA public meetings. Written comments that are lengthy but not considered evidence should be submitted at least five (5) days prior to the respective Planning Commission or BZA public meetings to allow ample time to distribute them to members with sufficient time for review.
3. Offer testimony during the public hearing portion at the respective Planning Commission and/or BZA meetings. All speakers are limited to five (5) minutes. If there is a large number of speakers, including many who are part of groups or organizations, the Planning Commission President or the BZA Chairperson may, to avoid repetitive comments, elect to ask a representative to speak on behalf of the group or organization.