



# MORGANTOWN PLANNING COMMISSION

November 10, 2016  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**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

William Kawecki, City Council

VACANT, City Administration

## **STAFF REPORT**

**CASE NO:** S16-01-III / Seneca Village, LLC / 709 Beechurst Avenue

**REQUEST and LOCATION:**

Request by Bill Turner of Pison Development, LLC, on behalf of Seneca Village, LLC, for Type III Development of Significant Impact Site Plan approval for property located at 709 Beechurst Avenue.

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

Tax Map 15, Parcel 196/197; B-2, Service Business District & BCOD, Beechurst Corridor Overlay District

**SURROUNDING ZONING:**

North and East: B-2, Service Business District & BCOD, Beechurst Corridor Overlay District

South and West: I-1, Industrial District

**BACKGROUND:**

The petitioner seeks to raze and remove a portion of the Seneca Center to construct one (1) principal structure that will include a total 36 dwelling units with a total of 52 occupants. Addendum A of this report illustrates the location of the subject site.

Attached hereto is a detailed Planning and Zoning Code Conformity Report dated 04 NOV 2016, which identifies whether or not the subject development meets related P&Z Code requirements and what P&Z Code approvals are required by the Planning Commission and the Board of Zoning Appeals (BZA).

*Proposed Development Program*

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

- The development site will be subdivided from the larger Seneca Center site with an access easement ensuring perpetual ingress, egress, and regress through all three (3) existing driveway entrances (Eighth Street, Beechurst Avenue, Sixth Street).
- The proposed development program provides for the razing and removal of the northwestern most portion of the existing "Shoppes at Seneca Center" development. A new building will be constructed in its place to include four (4) levels of multi-family dwelling units above one (1) level of parking.
- 20 one-bedroom units and 16 two-bedroom units are included for a total of 36 units and 52 occupants.

**Development Services**

Christopher Fletcher, AICP  
Director

John Whitmore, AICP  
Planner III

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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- The tenancy of the dwelling units will be rental restricted to residents 55+ years of age as required under related project financing through the West Virginia Housing Development Fund.
- The first level parking plan includes 26 90-degree parking stalls, 2 of which are accessible spaces (1 universal designed space).
- Long-term bicycle storage is provided through 20 dedicated spaces within the integral parking area and 16 closeted spaces within each of the two-bedroom dwelling units. Six (6) short-term bicycle storage spaces are provided with direct access to the Caperton Trail.
- Project delivery is anticipated for JAN 2018 following an anticipated construction schedule of approximately 12 months.
- The development team met with the City's Technical Review Team on TUE, 27 SEP 2016.

*Required Planning and Zoning Code Approvals*

Pages 15 and 16 of the attached Conformity Report dated 04 NOV 2016 identifies requisite P&Z Code approvals for the development as proposed, which includes a Development of Significant Impact Site Plan, a Minor Subdivision, and three (3) Variances.

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

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.

The 2013 Comprehensive Plan identifies the subject parcel as a part of the "Corridor Enhancement" general concept area, which provides for:

"Improving development along corridors with a mix of uses, increased intensity at major nodes or intersections and roadway improvements to improve traffic flow, pedestrian and biking experience."

Multi-family dwelling uses are encouraged in the "Corridor Enhancement" area. Additionally, this particular area is identified as "No. 3 Area of Opportunity – Beechurst Avenue Corridor." The intent of this particular "Area of Opportunity" is:

"Infill and redevelopment that creates a pedestrian-friendly mixed-use corridor that provides services for the Sunnyside neighborhood and serves as an attractive gateway to WVU's campus and Downtown."

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William Kawecky, City Council

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It appears that the proposed development is in general concurrence with the Plan's principles for land management and encouraged growth objectives and furthers the following eight (8) plan implementation strategies:

- LM 2.1 Identify and prioritize sites for infill and redevelopment.
- LM 2.6 Prioritize capital improvements near infill or redevelopment sites to encourage private investment.
- 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.
- TR 6.3 Construct new sidewalks where none exist in areas that have strategic opportunities to expand the connected sidewalk network and link significant destinations.
- 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.
- NH 4.2 Provide incentives to developers to make development more desirable to build moderately-priced housing.
- NH 5.6 Provide incentives to encourage the development of affordable senior housing and assisted living developments within mixed-use and multi-family zoning districts.

### **STAFF RECOMMENDATION:**

Chapter 3 "Land Management" of the 2013 Comprehensive Plan Update provides that it will be consulted for development proposals based on the following steps (see Page 33 of the Comprehensive Plan).

1. Intent. Development proposal will reflect the spirit and values expressed in the principles (statements of intent) on Pages 34-37.
2. Location. Development proposals will be consistent with the Land Management Map (Page 39). 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 with Areas of Opportunity (Pages 44-48). 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.
3. Pattern and Character. Development proposal in growth areas will be consistent with the preferred development types described on Pages 39-41. Development in areas where growth is not intended should be compatible with the relevant Character Area description (Pages 26-32) and expectation for how those areas should evolve in the future.

It is the opinion of the Planning Division that the subject development supports the intent, location, and pattern and character goals and objectives of the 2013 Comprehensive Plan. Further, the proposed develop represents a unique opportunity to:

- Establish a residential use in an existing commercial setting thereby furthering desired mixed-use development patterns.
- Improve housing unit diversity in a predominantly college student neighborhood.

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William Kaweck, City Council

VACANT, City Administration

Staff recommends the Planning Commission grant Type III Development of Significant Impact Site Plan approval under Case No. S16-01-III with the following conditions:

1. That minor subdivision approval be granted under Case No. MNS16-15 and related conditions observed; including, an easement ensuring perpetual vehicular and pedestrian ingress, egress, and regress from the subject development site to the existing driveway entrances that have long served the Seneca Center development (Eighth Street, Beechurst Avenue, and Sixth Street).
2. That requisite variance approvals identified herein must be granted by the Board of Zoning Appeals and related conditions observed.
3. That, to the satisfaction of the Planning Division, the final Landscape Plan and Lighting Plan must be submitted, reviewed and approved and variance relief granted, if required, prior to the issuance of any development related building permits.
4. That, to the satisfaction of the City Engineer, the development of requisite sidewalks along Eighth Street be designed and constructed in a manner that continues pedestrian-scaled public improvements.
5. That, to the satisfaction of the City's Chief Building Code Official, the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards.

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**STAFF REPORT ADDENDUM A**  
**S16-01-III / Seneca Village, LLC / 709 Beechurst Avenue**



## STAFF REPORT ADDENDUM B

### S16-01-III / Seneca Village, LLC / 709 Beechurst Avenue

#### 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

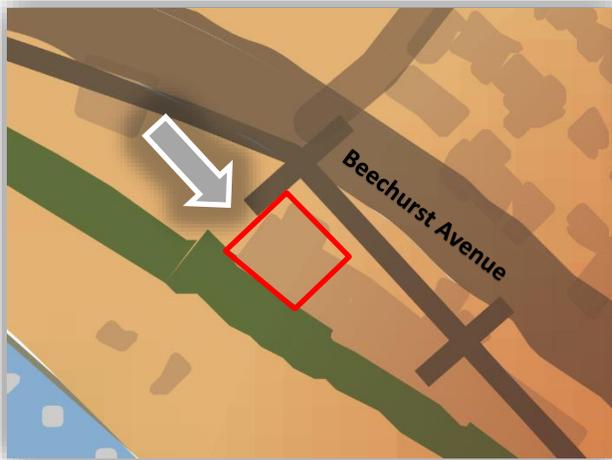
Principal 1	Infill development and redevelopment of underutilized and/or deteriorating sites takes priority over development in green field locations at the city's edge.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
<i>The subject site is currently developed as a commercial retail space. The development will result in additional multi-story improvements thereby increasing the utilization of the subject site.</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 currently utilized by commercial tenants, with some areas of the existing structure included in the development program not utilized for any use. The development program will result in additional residential uses in this area, as encouraged by the 2013 Comprehensive Plan.</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 subject site is located in close proximity to Monongalia River, adjoins the Caperton Trail facility, and is within the Seneca/Sunnyside area of the City.</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
<i>The site is not located within or adjacent to a "Neighborhood Conservation" area.</i>		
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
<i>The development program's aesthetics complement the architectural character of the Seneca Center and provides access to public amenities and parkland.</i>		

Principal 6	Development that integrates mixed-uses (residential, commercial, institutional, civic, etc.) and connects with the existing urban fabric is encouraged.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The proposed development program introduces 36 new dwelling units directly adjacent to the "Shoppes at Seneca Center" development.</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"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>Provided variance relief is granted permitting the alternate sidewalk development solution, the proposed development program will enhance multi-modal connections including trail access and a new fixed public transit connection.</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"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The proposed development program is a senior housing (55+) product utilizing related tax credits administered by the West Virginia Housing Development Fund, which will add certain housing product diversity to a largely college student residential area.</i>	
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.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>The proposed development program integrates non-traditional residential housing into a commercial corridor characteristic of urban densities.</i>	
Principal 10	Parks, open space, and recreational areas are incorporated as part of future development.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input type="checkbox"/> Other
	<i>Parkland, functional open space, and/or recreational facilities are not included in the proposed development program, but connections to existing recreational facilities are planned; provided, variance relief is granted to permit the alternate sidewalk development solution.</i>	
Principal 11	Environmentally sensitive and sustainable practices will be encouraged in future developments.	<input checked="" type="checkbox"/> Concurrence <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Other
	<i>Stormwater management best practices will be required for the development. The developer's goals and objectives concerning sustainable construction techniques and industry accepted best practices have not been fully developed.</i>	

**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 Growth**” area that includes “Area of Opportunity No. 3 – Beechurst Avenue Corridor.”



**Infill and Redevelopment**

**Infill and Redevelopment Growth** – Existing developed areas where additional growth through infill or redevelopment is appropriate.

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 “Urban Corridor” pattern and character areas.



**Urban Corridor.** Urban Corridors are located close to the Downtown Core and surrounding Neighborhood 1 areas and include most of Beechurst Avenue and University Avenue south of Downtown. They are the highest density corridors composed of a variety of building types ranging from small two-story residential structures to large multi-story buildings. They have the largest mix of uses, including multi-family residential, retail, office, institutional and accommodation facilities.

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 “**Corridor Enhancement**” concept area and adjacent to the “**Preserve**” concept area, and includes “Area of Opportunity No. 3 – Beechurst Avenue Corridor.”



 **Corridor Enhancement\*\*:** Improving development along corridors with a mix of uses, increased intensity at major nodes or intersections and roadway improvements to improve traffic flow, pedestrian and biking experience.

 **Preserve:** Land that is permanently protected by regulations or ownership such as nature preserves, recreational open space and public parks.

**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 graphics are clipped from Pages 41 through 43 of the 2013 Comprehensive Plan Update and identify the development types desired within the “Controlled Growth” concept area.

Appropriate Development Types

CONCEPT AREA	SF	TF	MF	C	NX	UC	CC	O	I	CD	OS
Corridor Enhancement*			•	•	•		•	•			•

\* Appropriate development depends on existing context. See Development Patterns and Character (pages 26-32)

**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 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.



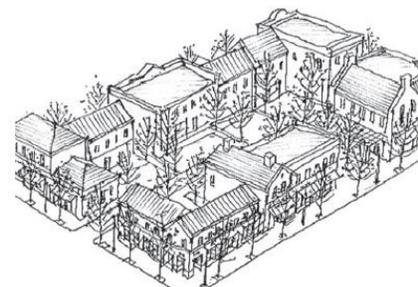
**C Civic and Institutional**

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.



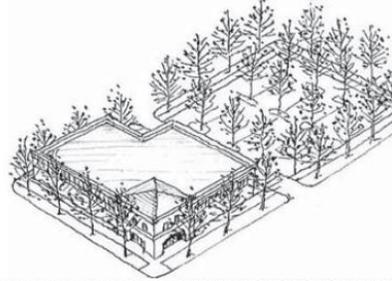
**NX Neighborhood Center Mixed-Use**

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.



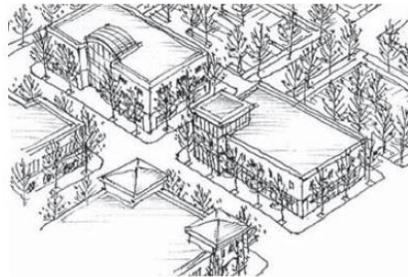
**CC Community Commercial**

Larger scale, primarily retail, restaurant and accommodation uses that serve the broader community. Buildings should be located close to the street with parking to the rear or side and should be well-connected to surrounding development and pedestrian infrastructure.



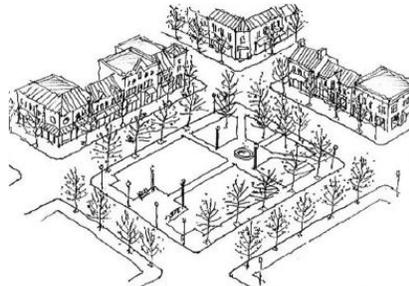
**OR Office / Research**

Larger-scale 2-6 story buildings generally housing professional offices or research/development activities with single or multiple tenants. May involve multiple large-scale buildings in a campus setting, but buildings should be in a walkable configuration with shared parking typically behind or to the side. Supportive retail establishments may occupy the lower levels of a multistory building. Supportive retail uses include coffee shops, delicatessens, barbers, and bookstores among others.



**OS Greenspace**

Includes formal parks, recreation areas, trails, and natural open space.



**OBJECTIVES AND STRATEGIES** **Land Management**

**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 2.6 Prioritize capital improvements near infill or redevelopment sites to encourage private investment.

**OBJECTIVE 3: Facilitate the creation of residential areas with strong neighborhood qualities.**

LM 3.4 Require street or multi-use paths connections between new residential neighborhoods and existing developed areas whenever practical.

**OBJECTIVE 5: Encourage land use patterns that support improved transportation choice and efficiency.**

LM 5.2 Permit higher density development in areas that are well-supported by existing or planned transportation infrastructure or transit services.

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**OBJECTIVES  
AND  
STRATEGIES**      **Transportation**

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**OBJECTIVE 6: Encourage walking by expanding pedestrian networks and improving pedestrian safety and accessibility.**

TR 6.3 Construct new sidewalks where none exist in areas that have strategic opportunities to expand the connected sidewalk network and link significant destinations.

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**OBJECTIVES  
AND  
STRATEGIES**      **Neighborhoods and Housing**

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**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.

NH 4.2 Provide incentives to developers to make development more desirable to build moderately-priced housing.

**OBJECTIVE 5: Provide appropriate social services and facilities to meet the changing needs of the Community in concert with the City's Five-Year Consolidated Plan, Annual Action Plans, and Annual Performance Reports.**

NH 5.6 Provide incentives to encourage the development of affordable senior housing and assisted living developments within mixed-use and multi-family zoning districts.



City of Morgantown, West Virginia

ck 2667  
\$ 455.00

**APPLICATION FOR  
TYPE III SITE PLAN REVIEW  
DEVELOPMENTS OF SIGNIFICANT IMPACT**

OFFICE USE	
CASE NO.	S16-01-111
RECEIVED:	10/7/16

A Development of Significant (DSI) Impact is any proposed development whose characteristics warrant a more in-depth review by the Morgantown Planning Commission in order to mitigate the negative impact these characteristics may have on surrounding land uses in particular and on the surrounding neighborhood in general. Developments of Significant Impact (DSI) are those that have a Citywide or regional impact. Such impact could involve the transportation network, environmental features such as parks or stream corridor, local schools, etc. Such developments could include large-scale residential, commercial, or mixed-use developments, employment centers, regional shopping centers, industrial and/or manufacturing, and extractive industry. Any proposed residential or non-residential development that meets or exceeds any of the following criteria shall be determined to be a Development of Significant Impact (DSI) and will require a complete development plan to be submitted and reviewed by Planning Division staff and the Planning Commission.

0107

Land Use Category	Development of Significant Impact (DSI) Thresholds
<b>Development in the B-4 District</b>	
All Land Use Categories	New construction of a principal structure, regardless of land use category or net acreage of the site.
Residential	A development that is 12 or more dwelling units.
Non-Residential	A development that is either 10,000 square feet or more of gross floor area or a site of one-half (1/2) acre or more of net acreage.
Mixed-Use	A development that exceeds any of the following: 10,000 square feet or more of gross floor area of non-residential use(s); or, 12 or more dwelling units; or, one-half (1/2) acre or more of net acreage.
Industrial	All industrial development, regardless of gross floor area or net acreage of the site.
<b>Development in all other Zoning Districts</b>	
Residential	A development that is 12 or more dwelling units.
Non-Residential	A development that is either 15,000 square feet or more of gross floor area or a site of 2 acres or more of net acreage.
Mixed-Use	A development that exceeds any of the following: 15,000 square feet or more of gross floor area of non-residential use(s); or, 12 or more dwelling units; or, 2 acres or more of net acreage.
Industrial	All industrial development, regardless of gross floor area or net acreage of the site.

**PAID**  
OCT 11 2016  
BY: [Signature]

BS2  
10/11/2016  
201703085  
DOWNA  
10/28/16  
SITE PLAN

Finance Office  
Morgantown, WV 26505  
(304) 284-7408



**City of Morgantown, West Virginia**  
**APPLICATION FOR**  
**TYPE III SITE PLAN REVIEW**  
**DEVELOPMENTS OF SIGNIFICANT IMPACT**

<b>OFFICE USE</b>	
CASE NO.	<u>S16-01-111</u>
RECEIVED:	<u>10/07/16</u>

I. APPLICANT			
Applicant Name:	Pison Development		Phone: 304-342-2766
Mailing Address:	717 Brawley Walkway		Mobile: 304-610-4682
	Street	Charleston WV 25301	Email: billwetjet@aol.com
	City	State	Zip
Is the Applicant the Owner of the real estate that composes the development site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If no, provide the following information for the Owner of the real estate that composes the development site.			
Owner Name:	Seneca Village		Phone: 304-342-2766
Mailing Address:	717 Brawley Walkway		Mobile: 304-610-4682
	Street	Charleston WV 25301	Email: billwetjet@aol.com
	City	State	Zip
II. AGENT / CONTACT INFORMATION			
Name:			Phone:
Mailing Address:			Mobile:
	Street		Email:
	City	State	Zip
Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant    OR <input type="checkbox"/> Agent/Contact			
III. DEVELOPMENT SITE			
Street Address (if assigned):	709 Beechurst Ave	Zoning:	B-2
Tax Map(s) #:	15	Parcel(s) #:	197
Development Site Area:	23,050 square feet		.53 acres
Existing Use of Structure and/or Land:	Retail/Shopping		
Proposed Use of Structure of Land:	<input type="checkbox"/> Residential Only		<input type="checkbox"/> Mixed-Use (residential and nonresidential)
	<input type="checkbox"/> Non-Residential Only		<input type="checkbox"/> Industrial
Total Value of Construction (exclusive of property acquisition costs):	\$4,000,000		

**SITE PLAN REVIEW FEE = \$75 for first \$200,000 in construction costs; \$10 for each additional \$100,000**



City of Morgantown, West Virginia  
**APPLICATION FOR  
 TYPE III SITE PLAN REVIEW  
 DEVELOPMENTS OF SIGNIFICANT IMPACT**

<b>OFFICE USE</b>	
CASE NO.	<u>Site-01-111</u>
RECEIVED:	<u>10/07/16</u>

**IV. STRUCTURE**

**RESIDENTIAL USES**

Total No. of Structures: 1 Total No. of Dwelling Units: 36 Total No. of Occupants: 52

**NON-RESIDENTIAL USES**

Total No. of Structures: \_\_\_\_\_ Total No. of Tenant Spaces: \_\_\_\_\_  
 Total Gross Floor Area (GFA): \_\_\_\_\_ Total No. of Employees: \_\_\_\_\_

**INDUSTRIAL USES**

Total No. of Structures: \_\_\_\_\_ Total No. of Tenant Spaces: \_\_\_\_\_  
 Total Gross Floor Area (GFA): \_\_\_\_\_ Total No. of Employees: \_\_\_\_\_

Proposed Height of Structure(s): 69 Feet No. of Stories: 5  
 Total No. of On-Site Parking Spaces: 24 Standard: 23 Compact: \_\_\_\_\_ Accessible: 1

**V. SITE PLAN REQUIREMENTS**

All applications for Type III Development of Significant Impact Site Plan Review must be accompanied by complete and accurate site plan drawings/exhibits that meet the requirements set forth in the Planning and Zoning Code. **Addendum A** of this application provides a checklist for these requirements. Failure to submit all required site plan drawings/exhibits will result in an incomplete application determination and likely delay in the scheduling of a hearing with the Planning Commission.

**VI. 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. I agree to conform to all applicable laws of this jurisdiction and certify that the property owners, if applicable, will conform to all such laws and that I have the authority to bind the owner to this commitment. 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.

William E. Turner, Jr.  10/06/2016  
 Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

- Applicants will be advised of the Technical Review Team meeting date/time if not already held.



City of Morgantown, West Virginia  
**APPLICATION FOR  
TYPE III SITE PLAN REVIEW  
DEVELOPMENTS OF SIGNIFICANT IMPACT**

OFFICE USE	
CASE NO.	S116-01-111
RECEIVED:	10/07/16

**ADDENDUM A**

**SITE PLAN SUBMISSION REQUIREMENTS AND CHECKLIST**

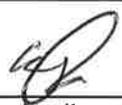
All applications for a Development of Significant Impact (DSI) shall be accompanied by site and development plan drawings submitted under the seal and signature of a registered design professional licensed by the State of West Virginia and as authorized by West Virginia State law.

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.

Three (3) full-scale sets of the site plan drawings shall be submitted for review, along with one (1) exact digital file in the most current version of Adobe Acrobat Portable Document Format (PDF). All drawings and sheets shall observe the following format. Failure to follow the format and/or provide required information will result in an incomplete application determination and likely delay in scheduling a hearing with the Planning Commission.

**SHEET ONE – Title Sheet.**

- Full legal description with sufficient reference to section corners and boundary map of the subject project, including appropriate benchmark references.
- Name of the project.
- Name and address of the owner, developer, and person who prepared the plans.
- Total acreage within the project and the number of residential dwelling units and/or the gross square footage of non-residential buildings whichever is applicable.
- Existing zoning of the subject land and all adjacent lands.
- Boundary lines of adjacent tracts of land, showing owners of record.
- 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.
- 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.
- Any existing or proposed covenants and restrictions affecting property owners and/or homeowners associations.
- Statement of proposed starting and completion dates for the project, including any proposed phasing and sequencing.

  
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**SHEET(S) TWO – Existing Site Conditions.**

- 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 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 or six hundred twenty-five (625) feet for extractive industry development.
- 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.
- 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.
- 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.

**SHEET(S) THREE – Proposed Site Conditions.**

- 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 or six hundred twenty-five (625) feet for extractive industry development.
- 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.
- Water Supply Plan. For development that involves the use of water at higher volumes than customarily associated with nonindustrial-type development, the City may require, in coordination with the Morgantown Utility Board, a water supply plan. A water supply plan must include at least the identification of the water source(s); the development and use of freshwater impoundments, if applicable; when and where water withdrawals will occur; necessary operational water volumes; potential competing water users; and, cumulative impact of the development's water consumption to the public water system, watersheds and/or groundwater.

  
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City of Morgantown, West Virginia  
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- Building setback lines, showing dimensions.
- Internal and perimeter sidewalk system/pedestrian circulation plan.
- Proposed contours with intervals of not more than two (2) feet. The plan shall also show the contour line for the floodway fringe boundary. 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 the City's stormwater management ordinance and all applicable local, state and federal regulations.
- Location and detail plans for all trash dumpsters.
- Location and detail plans for utility and mechanical equipment placed on the ground (e.g. pad-mounted transformers, HVAC units, etc.).
- The number of employees, families, housekeeping units, bedrooms, or rental units the structure(s) is designed to accommodate.
- If applicable, the clear zone for structures similar to silos, grain bins, windmills, chimneys, stacks, spires, flag pole, skylights, derricks, conveyors, cooling towers, observation towers, water tanks, telecommunication facilities, etc. in excess of fifty (50) feet in height.
- SHEET(S) FOUR – Preliminary Landscape Plan and Preliminary Site Lighting Plan.** A preliminary landscape plan prepared to the standards specified in the City's zoning ordinance. A preliminary site lighting plan that includes exterior light fixture details and photometric plans in footcandles.
- SHEET FIVE – Plat-like dedication sheet, if necessary.**
  - 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;
  - Radii, internal angles, points of curvature; tangent bearings and lengths of all arcs, chord, and chord bearings; and
  - Accurate location of all survey monuments erected, corners and other points established in the field in their proper places.
- SHEET(S) SIX – Floor Plans.** Floors plans must illustrate and identify internal and external dimensions, uses, gross floor areas, and include a summary table of residential unit types and/or nonresidential use gross floor areas and any additional information deemed necessary for proper review of the development plan by the Planning Director, City Engineer, or Planning Commission.

  
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- SHEET(S) SEVEN – Building Elevations.** Elevations of all facades illustrating height of building; top of adjoining finish grade elevation; exterior building components (roof, walls, foundation, etc.); exterior finishes and materials; roof slope or pitch; window types; exterior stairs, landings, guardrails, and handrails; and, any additional information deemed necessary for proper review of the development plan by the Planning Director, City Engineer, or Planning Commission.
  
- SHEET(S) EIGHT – Parking Layout Plan.** Parking layout plan must identify ingress and egress driveway entrance(s) and distances of same from neighboring property boundaries, existing driveway entrances, and intersections; layout of internal roadway; parking stall types, and dimension details for parking stalls and drive aisles; pedestrian circulation plan (if required); and, any additional information deemed necessary for proper review of the development plan by the Planning Director, City Engineer, or Planning Commission.
  
- ALL SHEETS** shall contain the following information:
  - 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.
  - The proposed name by which the project shall be legally and commonly known.
  - Date of survey, scale, and north point.
  - All lots or outlots intended for sale or lease shall be designated with boundary lines and numbered or labeled for identification purposes.
  - Private parks, common areas, or excluded parcels shall be designated as such and clearly labeled on the plans.
  - All necessary reference points tying the subject property to the appropriate section corners.
  - Each sheet shall be sealed and signed by the professional preparing the drawings.
  - All sheets shall be tied to state plane coordinates for horizontal and vertical controls.
  - Such other information as may be deemed necessary for proper review of the site plan by the Planning Director, City Engineer, or Planning Commission to determine conformance with and provide for the enforcement of these zoning regulations.

  
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- TRAFFIC AND ROADWAY IMPACT.** For development which, in the opinion of the City Engineer, may create excessive negative impacts on traffic and/or dedicated City roadways, rights-of-way, or improvements 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 and/or dedicated City roadways, rights-of-way, or improvements, 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 impact study, transportation route plan, and/or transportation route protection agreement may be warranted.
- Traffic Impact Study. If the traffic impact 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.
- Approved WV Division of Highways Permit and/or Agreement, if applicable, is not required for Planning Commission site plan review, but shall be required prior to issuance of a building permit. In the event a traffic analysis or traffic impact study is required and the review of same involves WV Division of Highways, written/electronic correspondence from the WV Division of Highways documenting its approval of the traffic analysis or traffic impact study must be presented to the Planning Commission by the applicant prior to DSI site plan approval.
- Transportation Route Plan. A transportation route plan shall include a map of routes and roads for equipment, supplies, chemicals or waste products used or produced by the development. The plan shall include a list of the length of all public roads that will be used for site ingress and egress to Morgantown corporate limits. The map shall also show the location of any areas within the City along the transportation route proposed for truck staging or storage related to the development's operations. The City may restrict the hours of operation of vehicles when the proposed transportation route passes through a designated school zone, heavily used roadways or intersections, or along local residential streets. In the event of construction detours, roadway closure or roadway deterioration along an approved transportation route, the City Engineer may amend the approved transportation route plan.
- Transportation Route Protection Agreement. For development which, in the opinion of the City Engineer may damage or create excessive deterioration to dedicated City roadways, rights-of-way, or improvements, the City may require a transportation route protection agreement. The agreement shall stipulate that the City roadways, rights-of-way, and improvements shall be maintained equal to or better than the original condition; stipulate any required major improvements and restrictions; stipulate the manner in which dirt, dust, mud and debris is to be controlled from leaving the development site; and, required bond. Additional information will be provided to applicants concerning the required provisions and minimum terms should the City Engineer determine that a Transportation Route Protection Agreement will be required.

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**EMERGENCY RESPONSE AND HAZARDOUS MATERIALS PLANNING.**

- Emergency Action Response Plan. For development that involves the use and/or storage of large volumes of highly flammable, toxic matter, or explosive materials, the City may require an Emergency Action Response Plan. Additional information will be provided to applicants concerning required plan elements should the City determine that an Emergency Action Response Plan is required.
- Hazardous Materials Management Plan. For development that involves the use, storage, or generation of hazardous materials and wastes, the City may require a Hazardous Materials Management Plan. Additional information will be provided to applicants concerning required plan elements should the City determine that a Hazardous Materials Management Plan is required.

**OTHER REQUIRED SUBMITTALS.** The applicant shall submit written documentation of the following:

- All applications for a DSI Site Plan shall be accompanied by a list of the property owners' names and addresses located within 200 feet of any property line of the development site, including the owner(s) of the subject development site, as of record in the office of the Monongalia County Assessor. The applicant must also submit the tax map and parcel numbers for the list of properties and a stamped and addressed envelope for each of the names and addresses of the property owners within 200 feet of the site. A return address shall not be affixed to the envelopes.
- Utility encroachment approvals, when applicable and/or required.
- Other local, state, and federal approvals, including other City boards, commissions, or departments, when applicable and/or required.
- Inspection and testing agreements with the Engineering Department, when applicable and/or required.
- Outside reviews as required by the City, when applicable and/or required.
- Easements and rights-of-ways not on a plat-like document shall be submitted in the form prescribed by the Engineering Department and include both a full legal description and a drawing exhibit, when applicable and/or required.
- Erosion and Sediment Control Plan. Prior to the issuance of any permit authorizing any work relating to grading, grubbing, stripping, etc. as defined and regulated by City Code Article 1741 "Grading Requirements" and/or City Code Article 929 "Stormwater Management and Surface Water Discharge Control," an Erosion and Sediment (E&S) Control Plan must be submitted, reviewed, and approved by the City Engineer and the Morgantown Utility Board (MUB). All control plan documents and design details and all measures for soil erosion and sediment control and sequencing of installation must meet or exceed current methods and standards adopted by the City of Morgantown, the Morgantown Utility Board (MUB), and the West Virginia Department of Natural Resources (WVDNR). The City Engineer and/or the Morgantown Utility Board (MUB) has the right to require additional erosion control measures in the field as conditions warrant.

  
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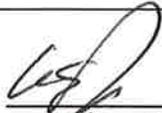
CASE NO.

S16-01-011

RECEIVED:

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- REJECTION OF PLANS.** No site plan shall be accepted unless it is complete and is verified as to the correctness of information given by the signature of the applicant attesting thereto. The Planning Division may reject any submittal for the following reasons:
- Incomplete application.
  - The drawing set or supporting documents are not complete.
  - Poor legibility.
- NEIGHBOR NOTIFICATION.** Using the list of the property owners' names and addresses and stamped and addressed envelopes, the Planning Division shall send written notification to property owners within 200 feet of any property line of the development of the time, date and location of the Planning Commission meeting at which the project will be considered.
- PLANNING COMMISSION APPROVAL OF DSI SITE PLAN.** 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 the Planning and Zoning Code. The issuance of a building permit based upon site plans given approval by the Planning Commission shall not prevent the Planning Division from thereafter requiring the correction of errors in said site plans or from preventing operations from being carried on thereunder when in violation of the Planning and Zoning Code. 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.
- RESUBMITTAL OF PLANS.** Should the Planning Commission grant approval of a DSI site plan, the applicant shall submit three (3) complete full-scale sets of the final, revised plans showing conditions required by the Planning Commission and Board of Zoning Appeals, should the site plan require variance and/or conditional use approval and conditions were included therein. One (1) copy of the site plan submitted for building permits shall be returned to the applicant after the Planning Division has marked such copy as either approved or disapproved as to the provisions of the Planning and Zoning Code and any conditions included in such approval by the Planning Commission and, if applicable, the Board of Zoning Appeals, and attested to same by his/her signature on such copy. The original, similarly marked shall be retained by the Planning Division.
- DEVIATION FROM THE APPROVED SITE PLAN AND ADDITIONS TO EXISTING STRUCTURES.**
- If the installation of the elements on the site plan materially deviate from the approved site plan (as determined by the Planning Director or City Engineer), the site plan shall be resubmitted to the Commission or Board for a new site plan approval in accordance with the procedures and requirements for site plan approval. For purposes of this section, material deviation is one that:

  
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City of Morgantown, West Virginia

APPLICATION FOR TYPE III SITE PLAN REVIEW DEVELOPMENTS OF SIGNIFICANT IMPACT

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- checkbox Add, removes, or reconfigures an internal street or relocates an access point.
checkbox Affects a condition of site plan approval that was established by the Commission or Board during the site plan approval stage.
checkbox Reduces the area devoted to open spaces or buffer landscaping.
checkbox Involves the enlargement of a nonresidential building footprint on the site due to future additions that are more than ten percent (10%) of the gross floor area or 5,000 square feet, whichever is less.
checkbox Minor changes that do not constitute material deviation shall be reviewed and approved by the City Planning and Engineering staff.
checkbox ELECTRONIC SUBMITTAL OF FINAL PLANS AND OTHER DOCUMENTS. Final plans or other documents required to be submitted under the Type III DSI Site Plan review that will be archived must be submitted in the most current version of Adobe Acrobat Portable Document Format (PDF) and/or AutoCAD.
checkbox EXPIRATION DEADLINES.
checkbox Approval of site plans shall expire two (2) years from the date of approval if the project has not been completed.
checkbox Bonded improvements must be completed within two (2) years of issuance of land alteration permit.
checkbox Request for extension must be submitted in writing stating the justification for the extension.

I hereby certify that I have read ADDENDUM A – SITE PLAN SUBMISSION REQUIREMENTS AND CHECKLIST and understand that all applications for Type III Development of Significant Impact (DSI) Site Plan Review must be accompanied by the complete and accurate site plan drawings/exhibits set forth herein. I further understand that failure to submit all required site plan drawings/exhibits will result in an incomplete application determination and likely delay in the scheduling of a hearing with the Planning Commission.
William E. Turner, Jr. [Signature] 10/06/2016
Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

### “Seneca Village” by Pison Development

The following information identifies Planning and Zoning (P&Z) Code provisions related to the above referenced proposed development. Drawings reviewed herein were dated 28 OCT 2016, and prepared by Thrasher Group. The purpose of this review is to identify whether or not the subject development meets related P&Z requirements and requisite Planning Commission (PC) and/or Board of Zoning Appeals (BZA) approval(s).

### PROPOSED DEVELOPMENT PROGRAM

- The subject development site is generally illustrated as the red outlined area below.



- The development site is located on a portion of Parcel 196/197 of Tax Map 15. The zoning classification for the subject site is B-2, Service Business District as illustrated below. The green crosshatching in the image below illustrates the site is also located within the Beechurst Corridor Overlay District.





# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

- The development site will be subdivided from the larger Seneca Center site with an access easement ensuring perpetual ingress, egress, and regress through all three (3) existing driveway entrances (Eighth Street, Beechurst Avenue, Sixth Street).
- The proposed development program provides for the razing and removal of the northwestern most portion of the existing “Shoppes at Seneca Center” development. A new building will be constructed in its place to include four (4) levels of multi-family dwelling units above one (1) level of parking.
- 20 one-bedroom units and 16 two-bedroom units are included for a total of 36 units and 52 occupants.
- The tenancy of the dwelling units will be rental restricted to residents 55+ years of age as required under related project financing through the West Virginia Housing Development Fund.
- The first level parking plan includes 26 90-degree parking stalls, 2 of which are accessible spaces (1 universal designed space).
- Project delivery is anticipated for JAN 2018 following an anticipated construction schedule of approximately 12 months.
- The development team met with the City’s Technical Review Team on TUE, 27 SEP 2016.

### SUMMARY OF CONFORMITY OBSERVATIONS

Planning and Zoning Code Reference	
Conformity (Y, N, TBD)	Planning and Zoning Code standard (either verbatim or paraphrased).
	<i>Conformity review observations. Required approvals and/or areas of concern are noted in <b>bold highlighted (yellow) font</b>.</i>

### B-2, SERVICE BUSINESS DISTRICT

1347.02 Permitted and Conditional Uses	
Y	“Multi-Family Dwelling” uses are permitted by-right in the B-2 District [Article 1331.05].

1347.03 Lot Provisions	
Y	(A) Minimum lot size – 6,000 sq. ft. <b>Minor Subdivision approval</b> will be required to create the contemplated parcel.
Y	(B) Minimum lot frontage – 60 ft. <i>The frontage along Eighth Street is approximately 131.47 feet.</i>
Y	(C) Minimum lot depth – 100 feet. <i>The lot depth along the CSX right-of-way is approximately 160.92 feet.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

1347.03 Lot Provisions	
Y	(D) Maximum lot coverage – 60%. <i>Proposed lot coverage appears to be 58.16%.</i>

1347.04 Setbacks			
	Provision	Requirement	Proposed (approx.)
N/A	(A)(1) Minimum Front	Front setback requirements are superseded by Article 1361.03(M)	
N/A	(A)(2) Maximum Front		
Y	(A)(3) Minimum Side	5 ft.	9 ft.
Y	(A)(3) Minimum Side (access)	20 ft.	23 ft.
<b>N – 1</b>	(A)(4) Minimum Rear	40 ft.	0 ft.
N/A	(B) Minimum setback for accessory structures. <i>No accessory structures appear to be included on schematic plans reviewed herein.</i>		
N/A	(C) Corner lot provision. <i>The subject site is not located at the intersection of two street rights-of-way.</i>		

1347.05 Building Height, Use and Size	
Y	(A) The maximum height of a principal structure shall not exceed seventy-two (72) feet, except as provided in Section 1363.02(A), Height Exceptions. <i>The north elevation on Sheet N. A7.00 illustrates a hip roof. It appears the dimension between the peak and eave of the hip roof is 8 feet. As such, it appears the overall height of the contemplated building is approximately 68'-4".</i>
N/A	(B) The maximum height of an accessory structure shall not exceed twenty (20) feet. <i>No accessory structures appear to be included on schematic plans reviewed herein.</i>

1347.06 Parking and Loading Standards	
Y	(A) All uses within this district shall conform to the off-street parking and loading requirements in Article 1365, Parking, Loading and Internal Roadways. <i>See related observations under Article 1361.03(Q)(2) and Article 1365.</i>
Y	(B) No parking spaces shall be permitted between the front façade of a building and any street right-of-way.



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

1347.07 Performance Standards	
Y	<p>(A) Important structures should be built so that they terminate street vistas whenever possible, and should be of sufficient design to create visual anchors for the community. All principal structures within a development should maintain a consistent architectural style.</p> <p><i>The vertical articulation, window spacing and rhythm, cladding materials, and roof line illustrated building elevations included on Sheets A7.00 and A7.01 appear to compliment the overall period industrial warehouse design of the Seneca Center.</i></p>
N/A	<p>(B) Metal paneling may be used for wall surfaces but the area of the metal paneling should not exceed twenty (20) percent of any one wall face.</p> <p><i>Metal paneling is not labeled on Sheets A7.00 and A7.01.</i></p>
N/A	<p>(C)(1) Materials. Walls should be clad in stone, brick, marble, stucco, approved metal paneling, and/or cast concrete.</p> <p><i>This standard is superseded by Article 1361.03(P) [see comments below].</i></p>
Y	<p>(C)(2) Materials. Roofs should be clad in slate, sheet metal, corrugated metal, and/or diamond tab asphalt shingles.</p> <p><i>“Standing Steam Metal Roof” is labeled for the hip roof on Sheets A7.00 and A7.01.</i></p>
N/A	<p>(C)(3) Materials. The orders, if provided, should be made of wood or cast concrete.</p>
N/A	<p>(D)(1) Techniques. Windows should be set to the inside of the building face wall.</p> <p><i>This standard is superseded by Article 1361.03(O)(6).</i></p>
Y	<p>(D)(2) Techniques. All primary entrance exterior doors should have rectangular recessed panels or glass.</p> <p><i>The primary entrance illustrated on the “North Elevation” of Sheet A7.00 appears to be double glass doors.</i></p>
Y	<p>(D)(3) Techniques. All rooftop equipment that is enclosed should be enclosed in building material that matches the structure or is visually compatible with the structure.</p> <p><i>Sheets A7.00 and A7.01 illustrate a hip roof.</i></p>
Y	<p>(E) Playground equipment, if provided, shall be located entirely behind the principal structure and shall meet required setbacks.</p> <p><i>The provision of playground equipment is not illustrated plans reviewed herein.</i></p>
N – 2	<p>(F) Sidewalks shall be constructed along the frontage of a lot upon which a use is to be constructed. New sidewalks shall be at least six (6) feet wide, or the same width as an existing but incomplete sidewalk along the same side of the street.</p> <p><i>The alternate sidewalk scenario illustrated on Sheet C3.00, which has been developed in consultation with the Planning Division and the City Engineer as a reasonable compromise enhancing access to public transit and the adjacent rail-trail facility, requires <b>variance</b> relief.</i></p>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

### ARTICLE 1361.03 – SUNNYSIDE OVERLAY DISTRICTS

Design and performance standards held in common and apply to all Sunnyside Overlay Districts.

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
N/A	(A) Buildings shall be oriented with the front facing the lot's primary street, or the Monongahela River if the parcel has frontage on the river.
	<i>The frontage of the contemplated building does not front the primary street of Beechurst Avenue nor does the site have frontage on the river. However, the building's main entrance is in the building façade running parallel with Beechurst Avenue, which appears to meet the spirit and intent of this design standard.</i>
Y	(B) Buildings should be designed to overlook streets and public open spaces so as to create a "self-policing" environment.
	<i>The upper level portions of the facades facing Eighth Street and particularly the rail-trail appear to have an acceptable degree of residentially-scaled window views to outdoor areas.</i>
Y	(C) Buildings shall not be oriented with the front facing parking or service areas.
	<i>By definition of "Lot Front" under Article 1329.02, the subject development site fronts Eighth Street. No parking or service areas are located between the building and Eighth Street.</i>
N/A	(D) On primary streets, street trees shall be provided at a minimum of thirty-five (35) feet on center.
	<i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N – 3	(E) Building facades that are adjacent to public streets and/or open spaces shall have a high degree of ground floor transparency [at least sixty (60) percent].
	<i>The first or ground floor of the proposed building contains parking stalls, which will require a high degree of wall openings rather than window glazing to permit requisite air flow under related Building and/or Fire Codes provisions. Additionally, the "adjacency" of the contemplated first or ground floor to Eighth Street, given elevation change and the unimproved condition of the Eighth Street right-of-way, leaves observing this design standard arguably unattainable. Given the fact this design standard is mandatory, <b>variance</b> relief will be required for the contemplated building elevations.</i>
Y	(F) The siting of buildings should avoid the creation of unusable open spaces and should respect and complement view corridors to and from the hillside and the riverfront.
	<i>Although this design standard is desired and not mandatory, the contemplated development program does not appear to create unusable open spaces nor does the contemplated building appear to obstruct viewsheds between the riverfront and hillside development within the Evansdale or Sunnyside neighborhoods.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
N/A	(G) Building massing should be the tallest at street corners. In order to achieve this, buildings constructed on a corner of two primary streets should be at least five (5) stories in height, provided that all other requirements of the zoning ordinance are adhered to.
	<i>The subject development site is not located at the corner of two primary streets and is not located at the corner of two secondary streets. However, proposed building height in relation to the remaining Seneca Center building appears to meet desired design intentions.</i>
N/A	(H) Ground floor retail and service-type uses located within mixed-use buildings along primary streets shall not be included in height calculations.
	<i>Ground floor retail is not included in the contemplated development program.</i>
N/A	(I) For buildings taller than four (4) stories or seventy-five (75) feet in height, any additional floors in excess of four (4) stories shall be recessed or set back at least twelve (12) feet from the build-to line.
	<i>A build-to-line has not been established for Eighth Street.</i>
N/A	(J) A maximum of seventy-five (75) percent of the length of a building face shall be constructed along the build-to line or right-of-way of a primary street. The remaining twenty-five (25) percent may be setback a maximum of ten (10) feet from the build-to line.
	<i>A build-to-line has not been established for Eighth Street.</i>
TBD	(K) Land between the front facade of a building and a public street shall be landscaped to integrate with the neighborhood's sidewalk system. In any area or setback between a building and sidewalk, one or a combination of the following shall be provided:  (1) Landscaping/planting beds consisting of shrubbery and /or trees, or (2) Special paving areas designed as plaza space. No grass or sod areas shall be allowed in this space.
	<i>The preliminary Landscaping Plan provided on Sheet C4.00 illustrates planting beds. Minor modifications may be required concerning the contemplated use of grass lawn area.</i>
N/A	(L) On primary streets, sidewalks shall be a minimum of eight (8) feet in width.
	<i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
Y	(M) Front yard setbacks along secondary streets shall be a minimum of five (5) feet, and a maximum of fifteen (15) feet.
	<i>The front setback along Eighth Street illustrated on Sheet No. C3.00 of the schematic drawings reviewed herein appears to be approximately 9 feet at the northeastern corner of the building.</i>
N/A	(N) Within areas of single-family and two-family dwellings, front yard setbacks of in-fill development shall not deviate by more than five (5) feet from the average front yard setbacks of the neighboring residences.
	<i>The subject development site is not located within an area considered to be single- and two-family dwellings.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
	(O) Building Form and Scale:
N/A	(1) Total fenestration shall be at least fifty (50) percent for building facades facing primary streets and/or public open spaces. For the ground floor, the ratio shall be at least sixty (60) percent. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street" nor is the contemplated building facing a public open space.</i>
N/A	(2) All ground floor retail areas along primary streets and/or public open spaces shall have awnings over entrances and ground floor windows, extending out at least four (4) feet from the facade. Such awnings may be extended to cover public sidewalks, provided they are set back at least eighteen (18) inches from the curb line of the street. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street" nor is the contemplated building facing a public open space.</i>
N/A	(3) Overall building widths along primary streets may vary, but building facades shall be designed in ten (10) to twenty (20) foot increments, so as to achieve the appearance of a series of distinct, adjoining buildings. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N/A	(4) The articulation of buildings, and window proportions, shall be vertical for buildings constructed along primary streets. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N/A	(5) The minimum building height for a parcel on a primary street shall be three (3) stories. On secondary streets, the minimum building height shall be two (2) stories. <i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
TBD – 4	(6) The majority of window openings shall be slightly recessed (4-8 inches) from the exterior building wall to create a distinct and uniform shadow line for the building's primary facade. <i>Additional information concerning window details is required to determine conformity with this mandatory design standard. Conformity with window recessing will be determined a building permit application. <b>Variance</b> relief will be required if conformity is not achieved.</i>
Y	(7) Unless no feasible alternative exists, fire escapes shall not be constructed on or attached to the front facade of any building or structure. The City of Morgantown Fire Department shall be the determining authority as to whether a feasible alternative exists. <i>Building elevation and floor plan drawings reviewed herein do not illustrate fire escapes on the front façade facing Eighth Street or any of the façades.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
	(P) Building Materials:
Y	<p>(1) Except for single and two family dwellings, the first two (2) floors of a building shall be constructed of natural materials. Natural materials include stone, brick, and wood siding, but do not include materials such as, or similar to, wood roof shingles, reflective glass, split faced concrete block, imitation stone, and imitation stucco or Drivit. Thirty-five (35) percent of the remaining building facade(s) on the public right-of-way or any facade(s) facing a single-family residence shall also be constructed of natural materials.</p> <p><i>The elevations provided on Sheets A7.00 and A7.01 identify brick as the only cladding material to be used on the first two (2) floors of the proposed building.</i></p>
Y	<p>(2) Vinyl siding or other composite materials shall not exceed thirty-five (35) percent of a building face that abuts a right-of-way.</p> <p><i>The West Elevation provided on Sheet A7.01 identifies brick as the only cladding material to be used.</i></p>
TBD	<p>(3) In general, brick and a recessed window vocabulary should predominate along the northern end of Beechurst and along University Avenue. Materials should transition into a mixed palette of brick, metal and glass toward the southern end of Beechurst. The Riverfront should utilize more contemporary materials such as metal and glass.</p> <p><i>The term "should" is a desired design element and not mandatory. However, brick is used as the predominate cladding material as desired within the Beechurst corridor. Additional information concerning window details is required to determine if the desired window recessing objective is observed. Conformity with desired window recessing will be determined at building permit application.</i></p>
TBD	<p>(4) Building materials which promote energy efficiency and sustainability should constitute a minimum of thirty-five (35) percent of the total materials used to construct a building.</p> <p><i>The term "should" is a desired design element but not required. Additional information concerning energy efficiency and sustainability is required to determine if the desired objective is observed.</i></p>
	(Q) Street Hierarchies and Land Use:
N/A	<p>(1) Except for single- and two-family dwellings, buildings constructed along primary streets shall have sixty (60) percent or more of their ground floor space dedicated to retail, restaurant, office or personal service uses. Residential uses shall be permitted on the ground floor in the remaining space, but shall not enfront the primary street.</p> <p><i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i></p>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
Y	(2) The minimum number of off-street parking spaces for multi-family dwellings shall be one-half a space (0.5) per occupant as determined by the West Virginia State Building Code and adopted and implemented by the City. The minimum number of off-street parking spaces for mixed-use and over-store dwellings shall be one-half a space (0.5) per occupant as determined by the West Virginia State Building Code and adopted and implemented by the City plus required spaces for commercial use(s).
	<i>This minimum parking requirement supersedes Article 1365.03(J). At least 26 parking stalls are required for the proposed 52 occupants, two (2) of which must be designed as accessible stalls. Sheet C8.00 illustrates conformity with this minimum parking requirement. NOTE: One of the rows of parking is mislabeled "10" parking stalls rather than the correct number of "9" stalls.</i>
N/A	(3) Surface parking lots between buildings shall be designed as interior landscaped courtyards where cars are screened from the right-of-way; surface lots shall not be constructed where two (2) public rights-of-way intersect.
	<i>A surface parking lot is not proposed "between buildings" nor is one proposed where public rights-of-way intersect.</i>
N/A	(4) Parking structures abutting open spaces or fronting on primary streets shall be designed with building-like facades.
	<i>Eighth Street is not identified in Article 1361.02(A) as a "primary street".</i>
N/A	(5) Parking garages three (3) stories or higher shall provide ground floor retail or service uses in an amount not less than thirty-five (35) percent of the ground floor area, located along the frontage of the garage.
	<i>A parking garage, by definition of a "principal" or "accessory parking structure", is not included in the contemplated development program.</i>
Y	(6) Private parking areas shall be accessed from secondary streets and/or alleys. Access from primary streets shall only be utilized when other options are not available.
	<i>Access to the proposed integral parking area will utilize existing driveway entrances on Eighth Street, Beechurst Avenue, and Sixth Street that have long served the Seneca Center development site.</i>
N/A	(7) To minimize curb cuts along primary and secondary streets, residential garages or car ports or driveways shall be located at the rear of the property and accessed from an alley, when available.
	<i>Access to the proposed integral parking area will utilize existing driveway entrances on Eighth Street, Beechurst Avenue, and Sixth Street that have long served the Seneca Center development site. The rear of the proposed building will abut the remaining Seneca Center building and no alley is available to access the subject development site.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
N – 2	(8) Parking areas and properties containing multifamily or commercial buildings shall provide linkages of similar design and quality to adjacent off-site pedestrian amenities such as sidewalks, bike paths, etc.
	<i>The alternate sidewalk scenario illustrated on Sheet C3.00, which has been developed in consultation with the Planning Division and the City Engineer to enhance access to public transit and the adjacent rail-trail facility, requires <b>variance</b> relief under Section 1347.07 above.</i>
TBD	(9) Parking areas containing ten (10) or more stalls shall be lighted to create safe, attractive nighttime environments. Such lighting shall not be designed or situated in such a manner as to cause spillover glare onto adjoining properties. Building entrances and significant architectural or landscape features should be illuminated with low-intensity, indirect lighting sources directed toward the feature.
	<i>The preliminary Lighting Plan provided on Drawing No. 1 prepared by “Visual” requires modifications to improve legibility. Conformity with lighting requirements will be determined a building permit application.</i>

### ARTICLE 1361.04(C) – BEECHURST CORRIDOR OVERLAY DISTRICT

Design and performance standards that apply to specific Sunnyside Overlay Districts.

Consistent (Y or N)	Design and Performance Standard
	Consistency Review Comment
Y	(1) Vehicular access to development shall not be directly from Beechurst Avenue unless no other alternative is feasible.
	<i>Vehicular access to the subject development site will utilize existing driveway entrances on Eighth Street, Beechurst Avenue, and Sixth Street long serving the Seneca Center development site.</i>
Y	(2) Parking shall not be constructed between the Beechurst Avenue right-of-way and the front of any building.
	<i>The front of the subject development site is along Eighth Street and on-site parking is located below the proposed building.</i>
Y	(3) Buildings shall be highly articulated and permit views to the river where feasible.
	<i>Sheets A7.00 and A7.01 appear to be vertically articulated on all facades based on vertical proportioned windows and brick columns. Windows creating views to the river are provided for dwelling units along the south building elevation.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

### ARTICLE 1365 PARKING, LOADING AND INTERNAL ROADWAYS

Y	1365.03(A) Off-street parking and loading spaces shall be provided on the same lot as the use served, except as otherwise provided in this Code, and may be situated as one or more individual areas.
	<i>All required off-street parking spaces illustrated on Sheet C8.00 are located on the subject development site.</i>
N/A	1365.04(B) Shared Parking Facilities.
	<i>Shared parking is not proposed.</i>
Y	1365.04(I) Maximum parking standard in non-residential districts.
	<i>The proposed number of parking stalls does not exceed 115 percent of the minimum parking requirement.</i>
N/A	1365.04(J) Off-street parking shall be provided in accordance with Table 1365.04.01, Minimum Off-Street Parking Requirements.
	<i>This standard is superseded by Article 1361.03(Q)(2) and related observations are provided under that section of this report.</i>
N/A	1365.04(N) Any land use which requires a minimum of 50 parking spaces shall be required to provide a pedestrian circulation plan for the proposed site.
	<i>The minimum number of required parking stalls is less than 50.</i>
Y	1365.04(Q)(1) Long-term bicycle storage. For residential uses, one (1) long-term bicycle storage space per dwelling unit.
	<i>Sheet C8.00 illustrates a dedicated room that will hold 20 long-term storage spaces. The remaining 16 requisite storage spaces will be provided in each of the 16 two-bedroom units, a typical of which is illustrated in one (1) of the two-bedroom units on Sheet A6.01.</i>
Y	1365.04(Q)(2) Short-term bicycle storage. One (1) short-term bicycle storage space increasing by one (1) additional space for every twenty (20) required automobile parking spaces.
	<i>Sheet C8.00 illustrates six (6) short-term storage spaces, which exceeds the minimum of two (2) space requirement for the proposed development.</i>
Y	1365.06 Accessible parking spaces.
	<i>Sheet 8.00 illustrates two (2) accessible parking stalls; one of which is designed as a universal accessible stall.</i>
N/A	1365.07 Off-Site Parking Facilities.
	<i>Off-site parking is not proposed.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

	1365.09 Parking Development Standards – Dimensions
Y	(A)(1) Each required off-street standard parking space shall be at least eight and one half (8.5) feet in width and at least eighteen (18) feet in depth, exclusive of access drives or aisles, ramps, columns, or office or work areas. Such space shall have adequate vertical clearance.  <i>Sheet C8.00 illustrates 22 standard spaces designed at 9 feet in width by 18 feet in depth, which meets or exceeds minimal dimensional requirements.</i>
Y	(A)(2) Up to ten (10) percent of the total number of required parking spaces may be designed for compact cars; provided, compact spaces are limited to employees or residents only and the property owner/manager assigns and enforces such spaces accordingly. Compact spaces shall be grouped together and identified as “compact cars only” with pavement stenciling and/or signage. Compact spaces should be located furthest from building entrances to discourage use by noncompact vehicles. Each compact space shall be at least eight (8) feet in width and at least fifteen (15) feet in depth, exclusive of access drives or aisles, ramps, columns, or office or work areas. Such space shall have adequate vertical clearance.  <i>Sheet C8.00 illustrates two (2) compact spaces designed at 8 feet in width by 18 feet in depth, which meets or exceeds minimal dimensional standards and the maximum compact space development standard.</i>
Y	(A)(3) Except on lots occupied by one and two-family dwellings, each off-street parking space shall open directly upon an aisle or driveway at least twelve (12) feet wide or such additional width and design in accordance with Table 1365.09.01, so as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall be unobstructed and allow for the passage of emergency vehicles at all times. This requirement may be waived by the Planning Director where such waiver will not cause a hazard.  <i>The parking layout plan illustrated on Sheet C8.00 and maneuvering illustrated on Sheet C3.01 demonstrate conformity with requisite safe and efficient means of vehicular access.</i>
Y	(A)(4) All required parking spaces and aisles shall be provided wholly within the property lines and shall not extend into any public right-of-way.  <i>No parking stalls or related drive aisles will utilize public right-of-way.</i>
	1365.09 Parking Development Standards – Layout and Design.
Y	(B)(1) All off-street parking or loading facilities shall be designed with appropriate means of vehicular access to a street or an alley in a manner which will least interfere with traffic movement.  <i>The maneuvering modeling illustrated on Sheet C3.01 demonstrates appropriate means of vehicular access that will least interfere with traffic movement.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

Y	(B)(2) Driveway entrances or exits shall be no closer than 15 feet to an adjoining residential property line or five (5) feet to an adjoining non-residential property line or designed in such a manner as to least interfere with traffic movement. No driveway across public property at the right-of-way line of the street shall exceed a width of 22 feet, unless a greater width is specifically approved by the City Engineer. No driveway shall be located closer than 30 feet of the nearest point of the intersection of two streets.
	<i>The vehicular access point to the integral parking area below the proposed building utilizes an existing and improved access drive. A perpetual easement will be included as a part of the development's related subdivision to ensure perpetual vehicular ingress, egress, and regress utilizing the three existing driveway entrances long serving the Seneca Center development site (Eighth Street, Beechurst Avenue, and Sixth Street).</i>
Y	(B)(3) Connections between parking lots or reservations of land for future such connections may be required at the discretion of the Planning Director.
	<i>An access easement running with the affected parcels will be included in the development's related subdivision to ensure perpetual vehicular and pedestrian ingress, egress, and regress to the Seneca Village development through the Seneca Center realty.</i>
	(B)(4) Required off-street parking spaces shall be so designed, arranged and regulated so that:
Y	(a) Such parking areas are lined or designated to insure the most efficient use of the parking spaces.
	<i>Conformity demonstrated on Sheet C8.00.</i>
Y	(b) Individual spaces on lots with 5 percent average slope or greater are provided with anchored bumper guards or wheel guards. Under no circumstances shall parking spaces be provided on lots in excess of 10 percent slope.
	<i>Although parking area grades are not provided in plans reviewed herein, it appears reasonable to assume the only slope necessary will be to direct surface water. Wheel stops or similar vertical protections will be required at building permit plans review to protect the building from damage by parking vehicles.</i>
N/A	(c) Parking spaces are unobstructed and have access to an aisle or driveway so that any automobile may be moved without moving another, and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right-of-way or walkway, unless otherwise permitted at the direction of the Planning Director.
	<i>A tandem type parking layout is not proposed.</i>
TBD	(d) With the exception of drive-through windows and related stacking lanes, all parking spaces and maneuvering aisles shall be physically separated from any wall of a building by a vertical curb, maintained planting strip, and/or other suitable barrier.
	<i>Wheel stops or similar suitable vertical barrier will be required at building permit plans review to protect the building from damage by parking vehicles.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

N – 1	(B)(5) Off-street parking spaces may be open to the sky or enclosed in a building. In any instance when a building is constructed or used for parking facilities on the lot, said building shall be treated as any major structure and subject to all requirements thereof.
	<i>Proposed parking stalls are integral to the principal building. See requisite variance relief observations under Article 1347.04(A)(4) above.</i>
N/A	(B)(6) All parking lots abutting residential uses or districts, and all parking lots in any district containing more than four (4) spaces shall be subject to the landscaping and screening requirements for such parking lots as set forth in Article 1367, Landscaping and Screening.
	<i>Proposed parking stalls are integral to the principal building.</i>
TBD	(B)(7) Any lighting facilities used to illuminate off-street parking areas shall be so located, shielded and directed upon the parking area in such a manner that they do not reflect or cause glare onto adjacent properties or interfere with street traffic. In no instance shall bare, unshaded bulbs be used for such illumination.
	<i>The preliminary Lighting Plan provided on Drawing No. 1 prepared by “Visual” requires modifications to improve legibility. Conformity with lighting requirements will be determined a building permit application.</i>
1365.09 Parking Development Standards – Surfacing and Drainage.	
TBD	(C)(1) All open off-street parking areas shall be surfaced with an all-weather, dust-free concrete or asphalt material, and shall be maintained in good condition and free of weeds, dirt, trash and debris; except that, a gravel surface may be used for a period not exceeding six months after the date of granting the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified above.
	<i>Paving will be required for the integral parking area. Paving design along with stormwater management will be reviewed and approved by the Morgantown Utility Board (MUB) and the City Engineer at building permit application.</i>
N/A	(C)(2) A gravel surface in the area of storage or handling may be used permanently in association with industries that handle liquids or chemicals which create a potential hazard if containment should be lost and where absorption into the ground through a loose surface material would eliminate or alleviate such hazard.
	<i>No observation.</i>
TBD	(C)(3) Such parking areas shall be graded and properly drained in such a manner that there will be no free flow of water onto either adjacent property or public sidewalks. Further, any run-off generated by such improved areas shall be disposed of in accordance with the stormwater management ordinance and other City regulations.
	<i>Stormwater management plans will be reviewed and approved by the Morgantown Utility Board (MUB) at building permit application.</i>



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

N/A	(C)(4) Other surface materials and designs may be utilized when specifically approved by the City Engineer, for purposes of reducing stormwater runoff or other environmental and aesthetic considerations.
	<i>The undersigned understands concrete paving will be used for the integral parking area.</i>
N/A	1365.10 Loading Requirements.
	<i>The contemplated development will not receive or transmit goods or wares by truck beyond that customarily associated with multi-family dwelling uses.</i>

### ARTICLE 1367 LANDSCAPING AND SCREENING

TBD	<i>A preliminary Landscaping Plan is provided on Sheet C4.00. Conformity with landscaping requirements will be completed at building permit application.</i>
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### ARTICLE 1369 SIGNS

TBD	<i>Conformity with signage regulations will be completed at building permit application.</i>
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### ARTICLE 1371 LIGHTING

TBD	<i>The preliminary Lighting Plan provided on Drawing No. 1 prepared by "Visual" requires modifications to improve legibility. Conformity with lighting requirements will be determined a building permit application.</i>
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### SUMMARY OF REQUISITE PLANNING COMMISSION APPROVALS

- Development of Significant Impact Site Plan. Because the number of dwelling units contemplated is more than 12, the contemplated project is considered a Development of Significant Impact (DSI) and requires Planning Commission review and approval of the Site Plan. [S16-01-III / Seneca Village, LLC]
- Minor Subdivision. The subject development site will be created through a subdivision from the larger Seneca Center realty and ownership transferred, requiring Minor Subdivision approval by the Planning Commission. [MNS16-15 / Seneca Center, Inc.]



# PLANNING AND ZONING CODE CONFORMITY REPORT

## Planning Division

### SUMMARY OF REQUISITE BZA APPROVALS

The requisite approvals identified above (**highlighted in yellow**) are grouped below into specific applications that must be submitted for the development as contemplated. The numbers below associate with the numbers above in the left column.

Notations	Code Issues
1 Variance	V16-42. Rear setback encroachment [1347.04(A)(4)].
2 Variance	V16-41. Alternate sidewalk scenario [1347.07(F)].
3 Variance	V16-40. Ground floor transparency [1361.03(E)].
4 <i>Potential Variance</i>	Conformity with window recessing requirements will be determined a building permit application [1361.03(O)(6)].

### ADDITIONAL OBSERVATIONS

- Consultation with Republic Waste Services in advance of building permit application will be required concerning the location, design, and level of service for contemplated solid waste and recycling management facilities. A letter from Republic Waste Services confirming their endorsement of an acceptable plan, including the provision of recycling pickup, will be required as a part of building permit application.
- The City Engineer determined a Traffic Impact Study is not required for the proposed development as the net difference in trip generation will be negligible given the reduction in existing commercial-related trips and anticipated residential-related trips. However, the City Engineer determined consultation, during building permit application, with West Virginia Division of Highways will be necessary to mitigate any potential impacts to the signal at the Beechurst Avenue / Sixth Street intersection.

Prepared by:

Digitally signed by Christopher M. Fletcher, AICP  
Date: 2016.11.04 11:45:02 -04'00'

Director of Development Services  
304-284-7431 ♦ [cfletcher@morgantownwv.gov](mailto:cfletcher@morgantownwv.gov)

# THRASHER

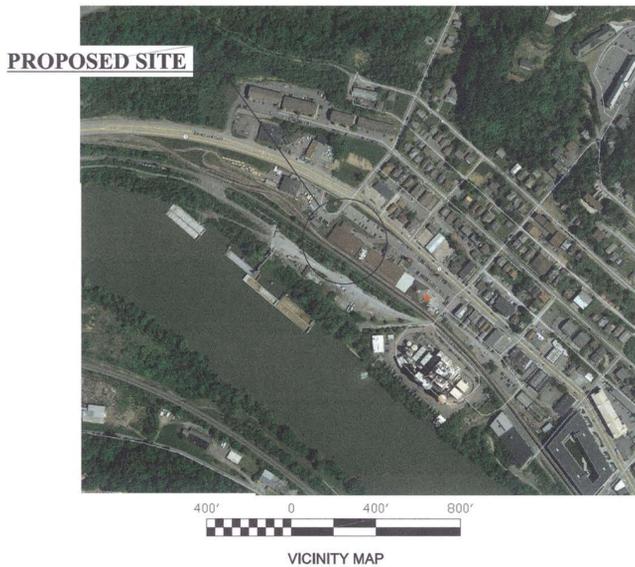
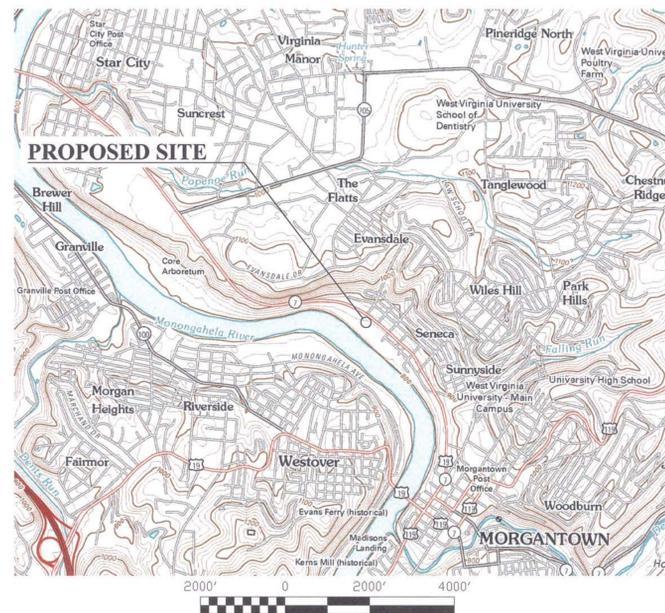
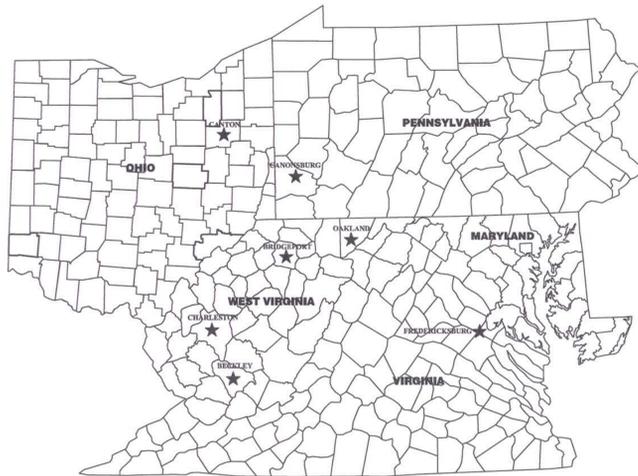
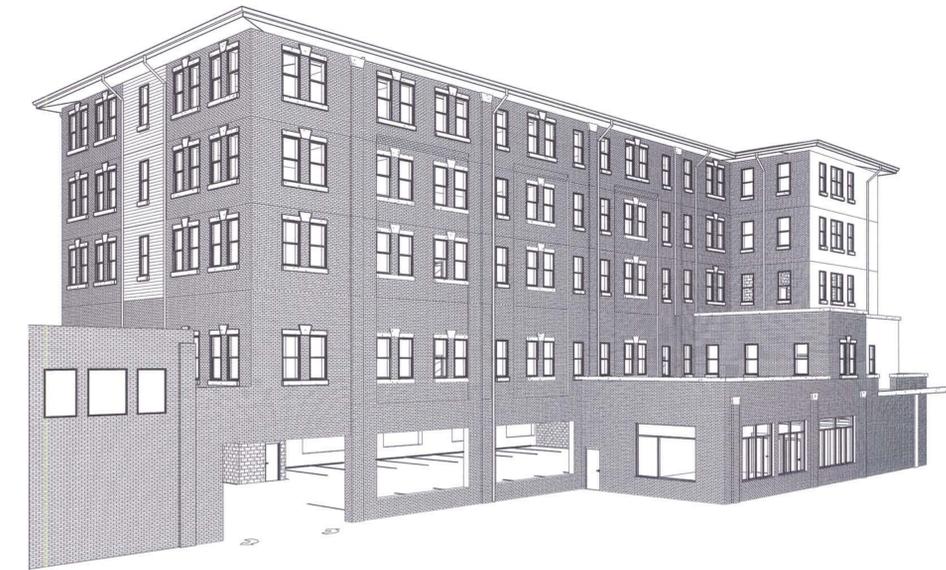
## 'SCHEMATIC DESIGN' DRAWINGS FOR PISON DEVELOPMENT - SENECA VILLAGE

### MORGANTOWN, WV

OCTOBER 28, 2016

PROJECT START: DECEMBER 2016

PROJECT COMPLETION: JANUARY 2018



#### INDEX OF DRAWINGS

C1.01	ADJACENT PROPERTY OWNERS
C2.00	EXISTING SITE CONDITIONS
C3.00	PROPOSED SITE CONDITIONS
C3.01	PROPOSED SITE CONDITIONS
C4.00	LANDSCAPE PLAN
C4.01	SITE LIGHTING PLAN
A6.00	FLOOR PLANS
A6.01	FLOOR PLANS
A6.02	FLOOR PLANS
A7.00	ELEVATIONS
A7.01	ELEVATIONS
C8.00	PARKING LAYOUT PLAN

#### DESCRIPTION OF SURVEY

for  
PISON DEVELOPMENT  
of  
TAX MAP 15 PARCEL 198  
A CERTAIN TRACT OR PARCEL OF LAND, ON THE WATERS OF THE MONONGAHELA RIVER, ALONG BEECHURST AVENUE,  
SITUATE IN MORGANTOWN 4TH WARD CORPORATION, MONONGALIA COUNTY, WEST VIRGINIA, MORE PARTICULARLY  
BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a 1/2" iron rebar found, on a line of Seneca Center, Inc. (Tax Map 15 Parcel 196, Deed Book 1406 Page 486) and now or formerly B&O Railroad (Tax Map 28 Parcel 136);

Thence, with said B&O Railroad (Parcel 136), North 45 degrees 36 minutes 56 seconds West, a distance of 20.63 feet to a point on the southerly right-of-way line of 8th Street;

Thence, with said 8th Street, North 41 degrees 34 minutes 04 seconds East, a distance of 215.93 feet to a point on the southwesterly right-of-way line of Beechurst Avenue;

Thence, leaving said 8th Street and with said Beechurst Avenue, South 48 degrees 25 minutes 56 seconds East, a distance of 639.93 feet to a point on the northwesterly right-of-way line of 8th Street;

Thence, leaving said Beechurst Avenue and with said 6th Street, South 41 degrees 34 minutes 04 seconds West, a distance of 148.69 feet to a point on the northeasterly right-of-way line of said B&O Railroad (Parcel 136);

Thence, with said B&O Railroad (Parcel 136) for three (3) lines, by a curve to the left having a radius of 3066.09 feet, an arc length of 225.32 feet, and a chord bearing of North 55 degrees 22 minutes 37 seconds West, a distance of 225.27 feet to a point;

Thence, North 55 degrees 20 minutes 11 seconds West, a distance of 236.98 feet to a point;

Thence, North 55 degrees 41 minutes 50 seconds West, a distance of 180.92 feet to the Point of Beginning, containing 2.66 acres, More or Less, as shown on a plat attached hereto and made a part of this description.

The tract or parcel being the same lands conveyed to Seneca Center, Inc. in Deed Book 1406 Page 489, at the Office of the Clerk, Monongalia County, West Virginia.

#### OWNER

PISON DEVELOPMENT  
894 POPLAR RD.  
CHARLESTON, WV 25302  
(304) 344-4862  
BILL TURNER

#### PROJECT DATA

FIVE-STORY STRUCTURE WITH AN OPEN PARKING GARAGE ON THE FIRST FLOOR AND FOUR FLOORS OF RESIDENCES ABOVE. 20 ONE-BEDROOM AND 16 TWO-BEDROOM AGE-RESTRICTED (55+) APARTMENTS FOR A TOTAL OF 36 DWELLING UNITS.

EXISTING ZONING: B-2, BCOD  
IBC CONSTRUCTION TYPE: TYPE II-A  
IBC OCCUPANCY TYPE: RESIDENTIAL GROUP R-2  
NFPA CONSTRUCTION TYPE: TYPE II-111  
NFPA OCCUPANCY GROUP: RESIDENTIAL - APARTMENT BUILDING

TOTAL SITE AREA: 23,050 SF (.53 ACRES)  
TOTAL BUILDING FOOTPRINT: 13,403 SF  
TOTAL OCCUPANCY AREA: 50,451 SF

#### STANDARD ABBREVIATIONS

A.C.T.	ACOUSTIC CEILING TILE	JT.	JOINT
ABV.	ABOVE	L.V.L.	LAMINATED VENEER LUMBER
A.F.F.	ABOVE FINISHED FLOOR	MAS.	MASONRY
ALUM.	ALUMINUM	MAX.	MAXIMUM
BLDG.	BUILDING	MC.J.	MASONRY CONTROL JOINT
BLK.	BLOCK	MFR.	MANUFACTURER
B.O.F.	BOTTOM OF FOOTING	MIN.	MINIMUM
BRG.	BEARING	MTL.	METAL
BRK.	BRICK	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OSB.	ORIENTED STRAND BOARD
C.T.	CERAMIC TILE	PERF.	PERFORATED
CMU.	CONCRETE MASONRY UNIT	PLT.	PLATE
COL.	COLUMN	PLYWD.	PLYWOOD
COMP.	COMPACTED	PR. TRTD.	PRESSURE TREATED
CONC.	CONCRETE	PT.	PAIN
CONT.	CONTINUOUS	PTD.	PAINTED
DIA.	DIAMETER	REQD.	REQUIRED
E.J.	EXPANSION JOINT	SECT.	SECTION
ELEV.	ELEVATION	SF.	SQUARE FEET
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
EXIST.	EXISTING	SUSP.	SUSPENDED
F.F.E.	FINISHED FLOOR ELEVATION	T.O.F.	TOP OF FOOTING
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.M.	TOP OF MASONRY
FTG.	FOOTING	T.O.R.	TOP OF ROOF
GCT.	GLAZED CERAMIC TILE	T.O.S.	TOP OF STEEL
G.W.B.	GYPSUM WALL BOARD	TYP.	TYPICAL
H.M.	HOLLOW METAL	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	V.E.T.	VINYL ENHANCED TILE
INT.	INTERIOR	WA.	WAINSCOT
		W.P.	WALL COVERING

#### STANDARD DRAWING SYMBOLS

BUILDING SECTION	
WALL SECTION	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
WALL TAG	
DOOR TAG	
WINDOW TAG	

#### GENERAL CODE COMPLIANCE

2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 NFPA 101 - LIFE SAFETY CODE  
2011 NFPA 70 - NATIONAL ELECTRIC CODE  
WV STATE FIRE CODE - ADOPTED JULY 1, 2014

#### THRASHER INFORMATION

PROJECT NUMBER: 060-0746  
PROJECT ARCHITECT: MATTHEW BREAKKEY, (304) 624-4108

<input checked="" type="checkbox"/>	ISSUED FOR AGENCY REVIEW	DATE: 10/29/16	BY:
<input type="checkbox"/>	ISSUED FOR PERMITS	DATE: _____	BY: _____
<input type="checkbox"/>	ISSUED FOR BIDDING	DATE: _____	BY: _____
<input type="checkbox"/>	ISSUED FOR CONSTRUCTION	DATE: _____	BY: _____



JOSHUA Z. LYONS, ARCHITECT WV #4791

PHONE  
(304) 624-4108

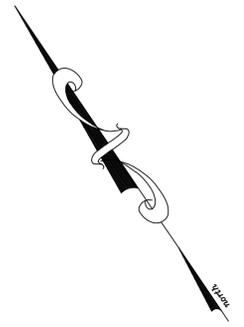
**THRASHER**

FAX  
(304) 624-7831

600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330

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FEMA ZONE AE 100 yr FLOOD EL = 813'

19 BEECHURST AVE WVDOH R/W ROUTE 19

7<sup>th</sup> STREET

CITY R/W 8<sup>th</sup> STREET

WVU BOARD OF GOVERNORS

EXISTING PARKING LOT

EXISTING BUILDING

EXISTING BUILDING

EX BUILDING = 14,333 SF

MORGANTOWN PRT

CAPERTRON TRAIL

CSX RAILROAD R/W

295' TO MONONGAHELA RIVER



PLOT DATE/TIME: 10/20/16 10:42 AM USER: AWR  
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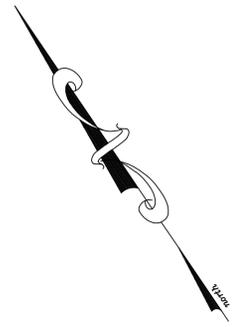
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 SURVEY DATE: 06/29/2016  
 SURVEY BY:  
 FIELD BOOK No.:

PHASE No.  
 CONTRACT No.  
 PROJECT No.  
 160-0746

ADJACENT PROPERTY OWNERS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/24/2016  
 SCHEMATIC DESIGN

SHEET No.  
C1.01





FEMA ZONE AE 100 yr FLOOD EL = 813'

19 BEECHURST AVE

EXISTING PARKING LOT

EXISTING BUILDING

EXISTING BUILDING

EX BUILDING = 14,333 SF

MORGANTOWN PRT

CAPERTON TRAIL

295' TO MONONGAHELA RIVER



PLOT DATE/TIME: 10/20/16 10:42 AM USER: AWR  
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APPROVED: Approver	DATE: DATE	
SURVEY BY:	SURVEY DATE: 06/29/2016	
FIELD BOOK No.:		

THRASHER

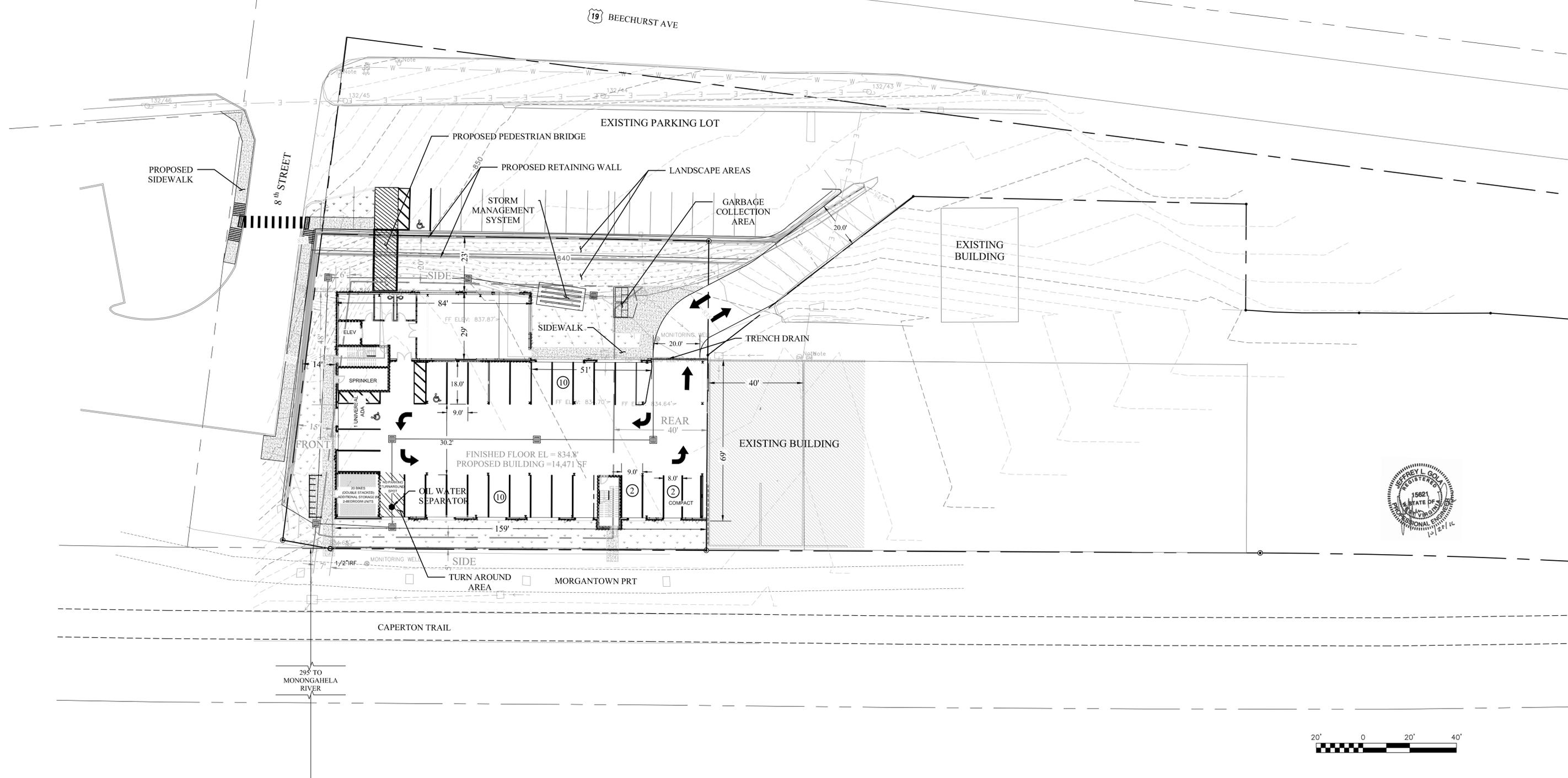
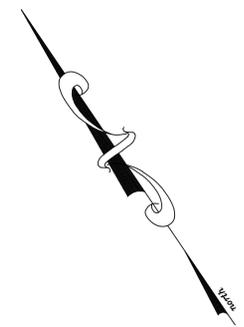
THE THRASHER GROUP INC.  
 600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330  
 PHONE: (304) 624-4108      FAX: (304) 624-7831

PHASE No.	
CONTRACT No.	
PROJECT No.	

EXISTING SITE CONDITIONS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/24/2016  
 SCHEMATIC DESIGN

SHEET No.  
C2.00

FEMA ZONE AE 100 yr FLOOD EL = 813'  
 22 STANDARD PARKING SPACES  
 2 COMPACT PARKING SPACES  
 + 1 STANDARD ACCESSIBLE  
 + 1 UNIVERSAL ACCESSIBLE  
 26 TOTAL PARKING SPACES  
 20 ONE BEDROOM UNITS  
 16 TWO BEDROOM UNITS  
 36 TOTAL BEDROOM UNITS



LAYOUT TAB: DETAILS  
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 TIME: 10:42 AM  
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 SHEET: S01  
 DRAWN BY: JLG  
 CHECKED BY: JLG  
 APPROVED BY: JLG  
 SURVEY DATE: 06/29/2016  
 FIELD BOOK No.:  
 SCALE: Author DATE: DATE  
 CHECKED: Checker DATE: DATE  
 APPROVED: Approver DATE: DATE  
 SURVEY BY: DATE: DATE  
 FIELD BOOK No.:  
 PHONE: (304) 624-4108  
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 (304) 624-7831  
 PHASE No.:  
 CONTRACT No.:  
 PROJECT No.:  
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 CONTRACT No.:  
 PROJECT No.:  
 160-0746

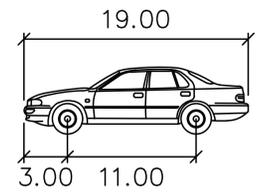
PROPOSED SITE CONDITIONS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/24/2016  
 SCHEMATIC DESIGN

SHEET No.  
C3.00

EXISTING PARKING LOT

8<sup>th</sup> STREET

EXISTING BUILDING



PM

Width : 7.00 feet  
 Track : 6.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.6

EXISTING BUILDING

MORGANTOWN PRT



Author

PLOT DATE/TIME: 10/20/2016 10:42 AM

USER:

CAD FILE: \\ITC\FS1\Thrasher\600-OWS-SENECA VILLAGE PRISON DEVELOPMENT\Drawings\Submittal - Schematics\Design\1610161016 - Seneca Village\_S01.rvt

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FAX: (304) 624-7831

PHASE No.  
 CONTRACT No.  
 PROJECT No.

PROPOSED SITE TRAFFIC TURNAROUND  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/24/2016  
 SCHEMATIC DESIGN

SHEET No.  
**C3.01**

FEMA ZONE AE 100 yr FLOOD EL = 813'

19 BEECHURST AVE

8<sup>th</sup> STREET

EXISTING PARKING LOT

GRASS LAWN AREAS

EXISTING BUILDING

EXISTING BUILDING

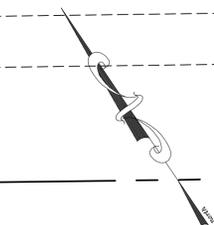
MORGANTOWN PRT

PROPOSED LANDSCAPE BEDS TO RECEIVE 2-3" OF SHREDDED HARDWOOD MULCH

CAPERTON TRAIL

**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Acer griseum / Paperbark Maple	B & B	2"Cal	1
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	Buxus x 'Green Mountain' / Boxwood	15"-18" B&B		21
	Buxus x 'Green Velvet' / Boxwood	15"-18" B&B		31
	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	7 gal		19
	Ita virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 gal		25
	Rosa x 'Radtko' / Double Knock Out Rose	3 gal		13
	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	7 gal		30
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	Athyrium filix-femina / Common Lady Fern	1 gal		32
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE		QTY
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal		37
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 gal		19
GROUND COVER	TYPE	SIZE		QTY
	Grass Lawn	SF		2,900
	Shredded Hardwood Mulch	CY		30



LAYOUT TAB: DETAILS  
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 AUTHOR:

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PROJECT No.	

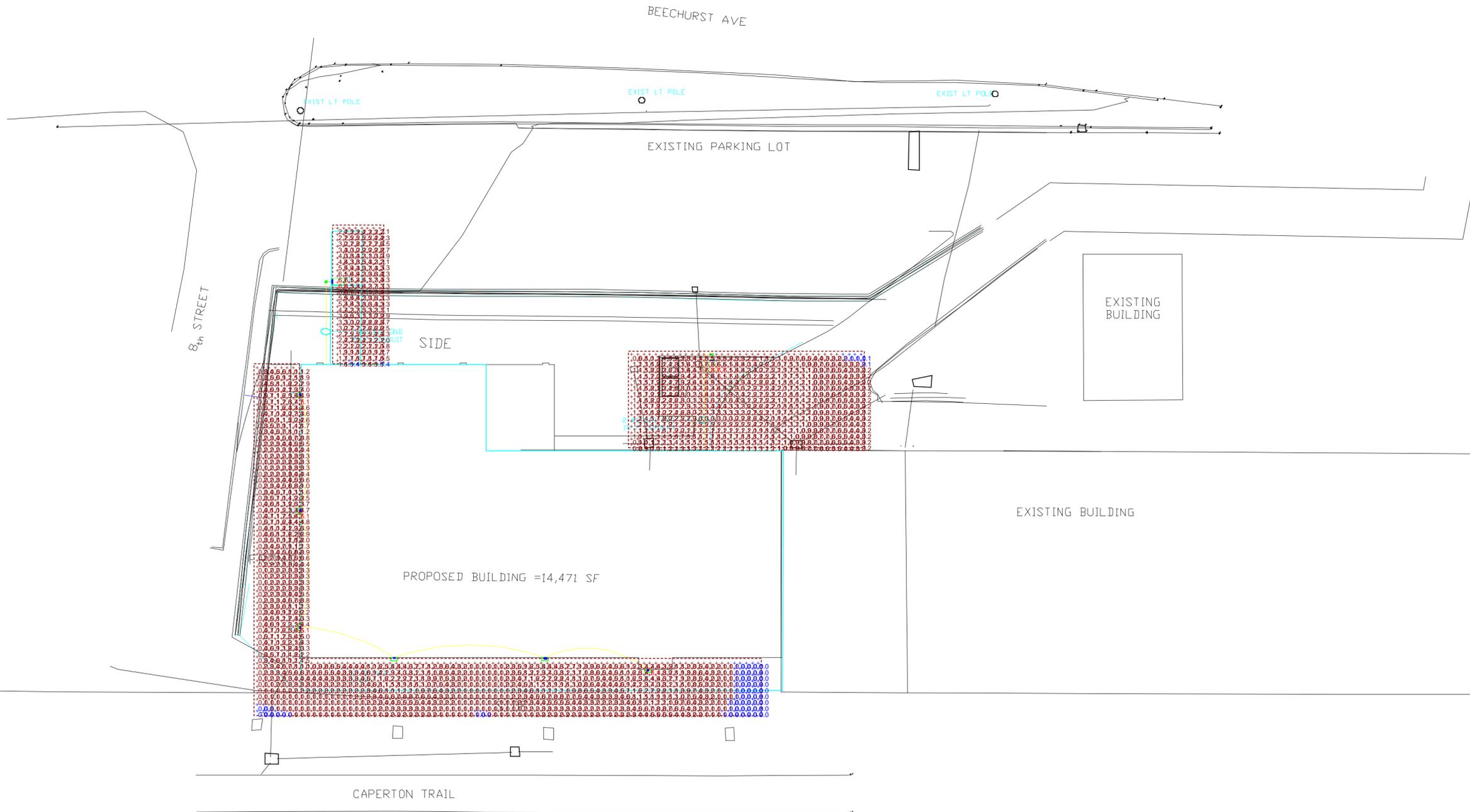
LANDSCAPE PLAN  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/24/2016  
 SCHEMATIC DESIGN

SHEET No.  
**C4.00**



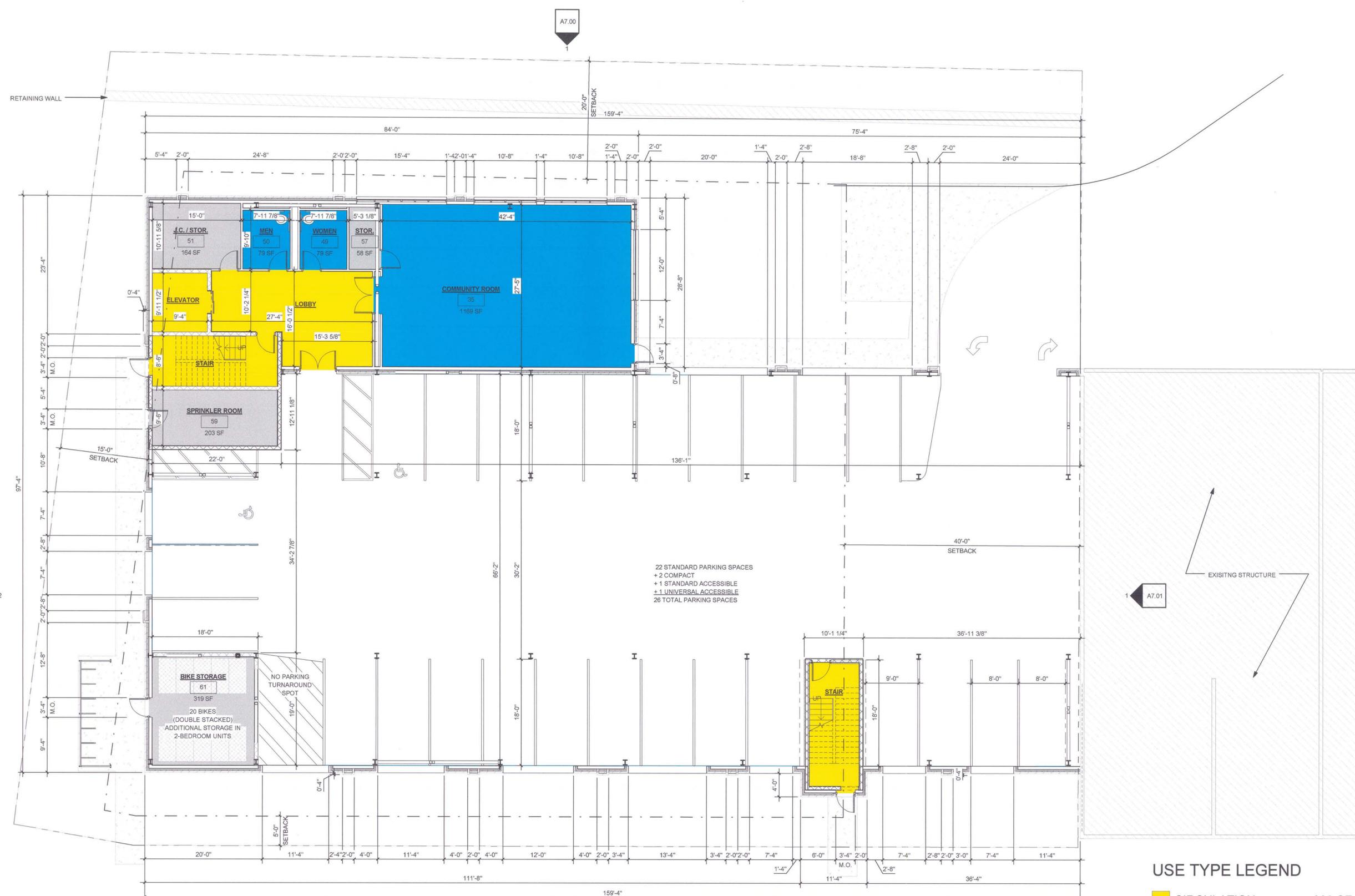
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSXWPM LED 20C 1000 40K T4M MVOLT	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, @ 4000K, @ 1000mA.	LED	1	DSXWPM_LED_20C_1000_40K_T4M_MVOLT.ies	7420	1	73.2
	B	6	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	WSTM_LED_2A_40K_120_DIFS.ies	1277	1	16.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.9 fc	6.7 fc	0.1 fc	67.0:1	19.0:1
Calc Zone #3	+	3.1 fc	6.8 fc	1.4 fc	4.9:1	2.2:1
Calc Zone #4	+	0.8 fc	5.1 fc	0.0 fc	N/A	N/A



Plan View  
Scale - 1" = 30'

SENECA VILLAGE SITE LIGHTING



22 STANDARD PARKING SPACES  
 + 2 COMPACT  
 + 1 STANDARD ACCESSIBLE  
 + 1 UNIVERSAL ACCESSIBLE  
 26 TOTAL PARKING SPACES

**USE TYPE LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	CIRCULATION	833 SF
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	COMMUNITY	1,319 SF
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**1 GROUND FLOOR PLAN**  
 1/8" = 1'-0" 13,403 SF

LAYOUT TAB: FLOOR PLANS  
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CONTRACT No.	
PROJECT No.	060-0746

FLOOR PLANS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/28/2016  
 SCHEMATIC DESIGN

SHEET No.  
**A6.00**

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 AUTHOR: JZ

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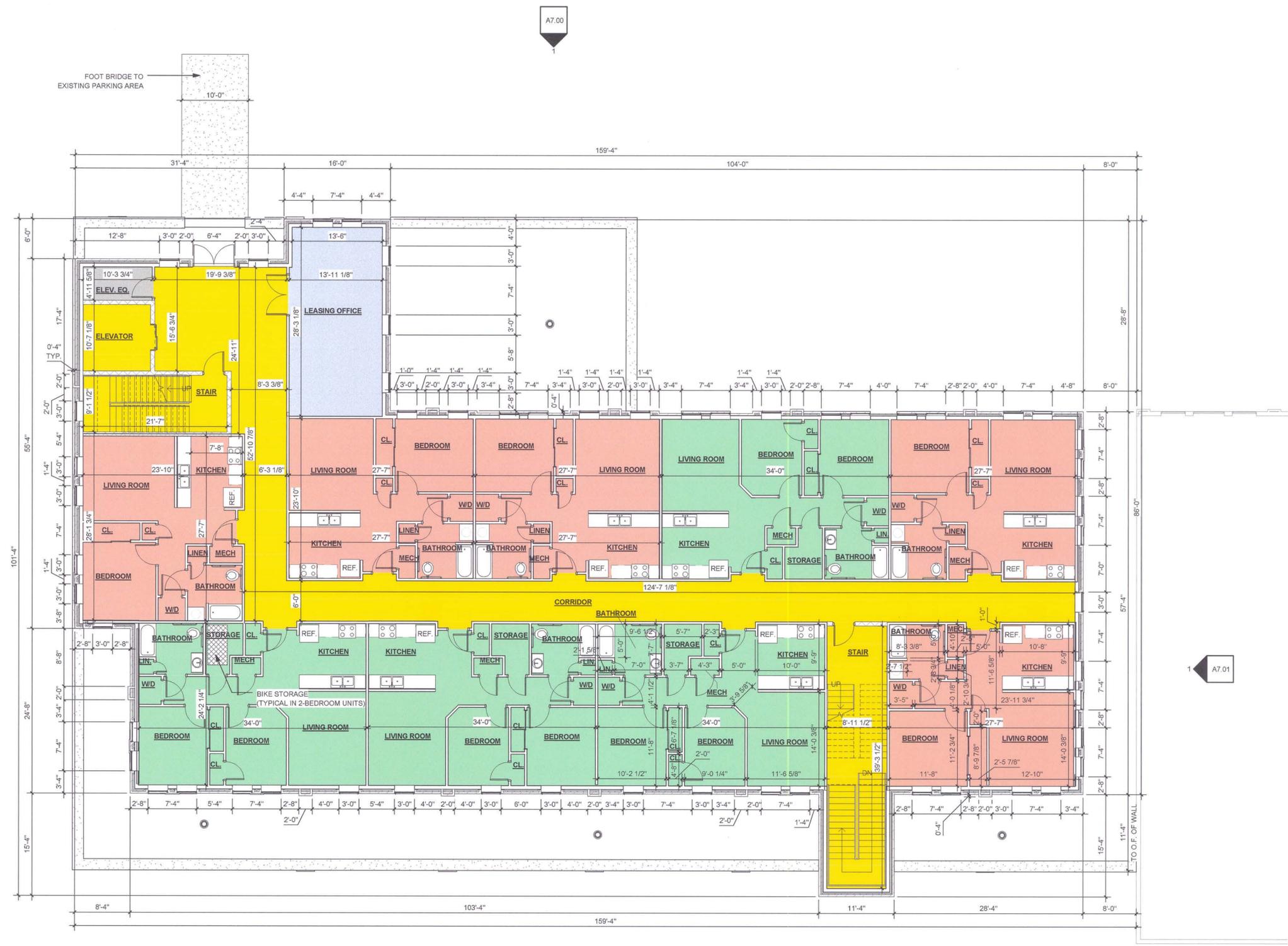
STATE OF WEST VIRGINIA  
 JOSHUA Z. LYONS  
 No. 4791  
 REGISTERED ARCHITECT  
 10/28/2016

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PROJECT No.	060-0746

FLOOR PLANS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/28/2016  
 SCHEMATIC DESIGN

SHEET No.  
**A6.01**



1 FIRST FLOOR PLAN  
 A6.01 1/8" = 1'-0" 9,814 SF

**USE TYPE LEGEND**

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<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> 2 BEDROOM UNIT	3352 SF	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> UTILITY/STORAGE	51 SF
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> BUSINESS	391 SF		



1 SECOND FLOOR PLAN  
 1/8" = 1'-0" 9,078 SF



**USE TYPE LEGEND**

<span style="color: red;">■</span>	1 BEDROOM UNIT	3395 SF
<span style="color: green;">■</span>	2 BEDROOM UNIT	3352 SF
<span style="color: yellow;">■</span>	CIRCULATION	1730 SF



LAYOUT TAB: FLOOR PLANS PLOT DATE/TIME: 10/28/2016 10:35:57M USER: Author  
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APPROVED: Approver	DATE: 10/08/16
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SURVEY BY:	
FIELD BOOK No.:	

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PHONE: (204) 624-4108 FAX: (204) 624-7831

PHASE No.	
CONTRACT No.	
PROJECT No.	
080-0746	

FLOOR PLANS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/28/2016  
 SCHEMATIC DESIGN

SHEET No.  
A6.02



1 NORTH ELEVATION  
A7.00 1/8" = 1'-0"



2 SOUTH ELEVATION  
A7.00 1/8" = 1'-0"

LAYOUT TAB: ELEVATIONS  
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 AUTHOR: J. LYONS  
 DATE: 10/20/16  
 PROJECT: PISON DEVELOPMENT - SENECA VILLAGE  
 SHEET: A7.00

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DRAWN: Author	DATE: DATE
CHECKED: Checker	DATE: DATE
APPROVED: Approver	DATE: DATE
SURVEY DATE: 06/29/2016	
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FIELD BOOK No.:	

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STATE OF WEST VIRGINIA  
 REGISTERED ARCHITECT  
 JOSHUA Z. LYONS  
 No. 4791  
 REGISTERED 10/19/2006

ELEVATIONS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/28/2016  
 SCHEMATIC DESIGN

SHEET No.  
**A7.00**



1 EAST ELEVATION  
A7.01 1/8" = 1'-0"



2 WEST ELEVATION  
A7.01 1/8" = 1'-0"

LAYOUT TAB: ELEVATIONS  
 PLOT DATE/TIME: 10/28/2016 1:56:49 PM  
 USER: JZ  
 CAD FILE: \\TC-851\Thrasher\606-0146-SENECA VILLAGE FROM DEVELOPMENT-Drawing\Architectural-1 - Schematic Design\RevA\_Model\20161016 - Seneca Village\_BD.rvt  
 AUTHOR:

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NO.	BY	DATE	DESCRIPTION

**PRELIMINARY**

SCALE: 1/8" = 1'-0"	DATE: 10/06/16
DRAWN: Author	DATE: 10/06/16
CHECKED: Checker	DATE: 10/06/16
APPROVED: Approver	DATE: 10/06/16
SURVEY DATE: 08/29/2016	
SURVEY BY:	
FIELD BOOK No.:	

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STATE OF WEST VIRGINIA  
 JOSHUA Z. LYONS  
 1674781  
 REGISTERED ARCHITECT  
 10/28/2016

ELEVATIONS  
 PISON DEVELOPMENT - SENECA VILLAGE  
 MORGANTOWN, WV  
 10/28/2016  
 SCHEMATIC DESIGN

SHEET No.  
**A7.01**

