



Small Area Plan

Area 17 – Darst Street and Jerome Street

Phase One – Inventory and Analysis

August 5, 2015

Why prepare a small area plan?

AREA 17

Darst Street and Jerome Street

MAP NUMBER	CURRENT ZONING	GENERAL DESCRIPTION	OBSERVATIONS
17	R-1	Darst Street and Jerome Street	<p><i>The area is vacant, undeveloped land with steep slopes subdivided into smaller, residentially scaled parcels.</i></p> <p>Considerations for future study:</p> <ul style="list-style-type: none">• Evaluate denser single-family development opportunities.



Phase One: Inventory and Analysis

- Planning Area Profile - Develop profile of area including demographics, physical conditions, land use and zoning, and other information

Why prepare a small area plan?

- Identified in the Comprehensive Plan
- Neighborhood-level approach
- Benefits such as:
 - Represent stakeholder and community vision
 - Provide neighborhood-scale recommendations
 - Enable proactive planning for neighborhoods
 - Guide investment for transportation, housing, environmental protection, open space, and other categories as defined through the process.

Existing Conditions

- Predominantly vacant, undeveloped land with steep slopes subdivided into smaller, residentially scaled parcels.
- The 2013 Plan recommends an evaluation of denser single-family development opportunities.
- 14 structures situated on 14 parcels
- 6 of those structures are single-family houses
- Access is provided from Darst and Jerome Streets
- Steep slopes help to dictate the development of the area

Existing Conditions

- Estimate of 14 people residing in this area that will be affected by decision-making process

Land Use Types

Land Use	Number of Parcels	Area (Acres)
Residential - Multi-Family	1	1.2
Residential - Single-Family	6	2.2
Vacant / Open Space	7	6.7

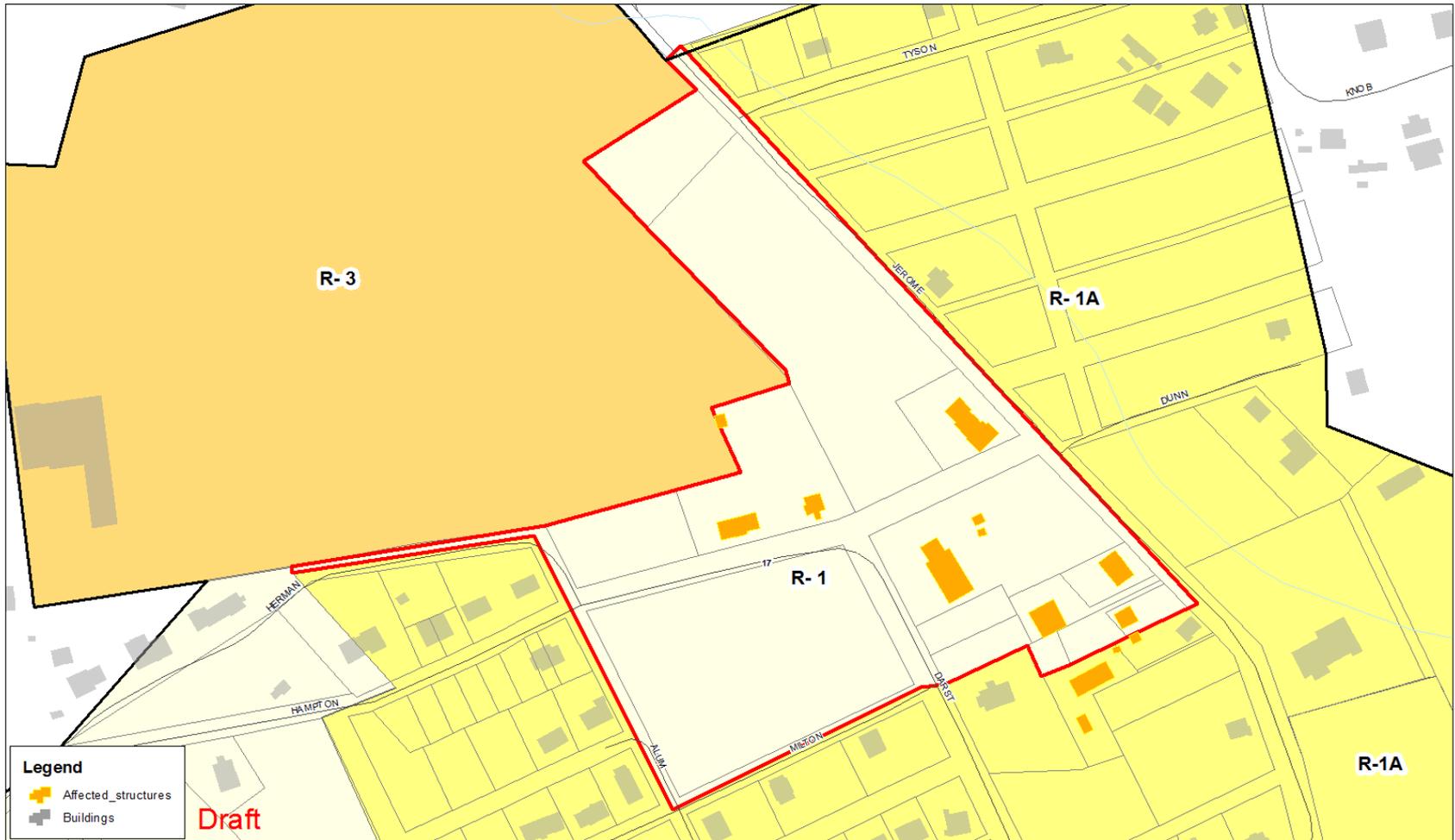
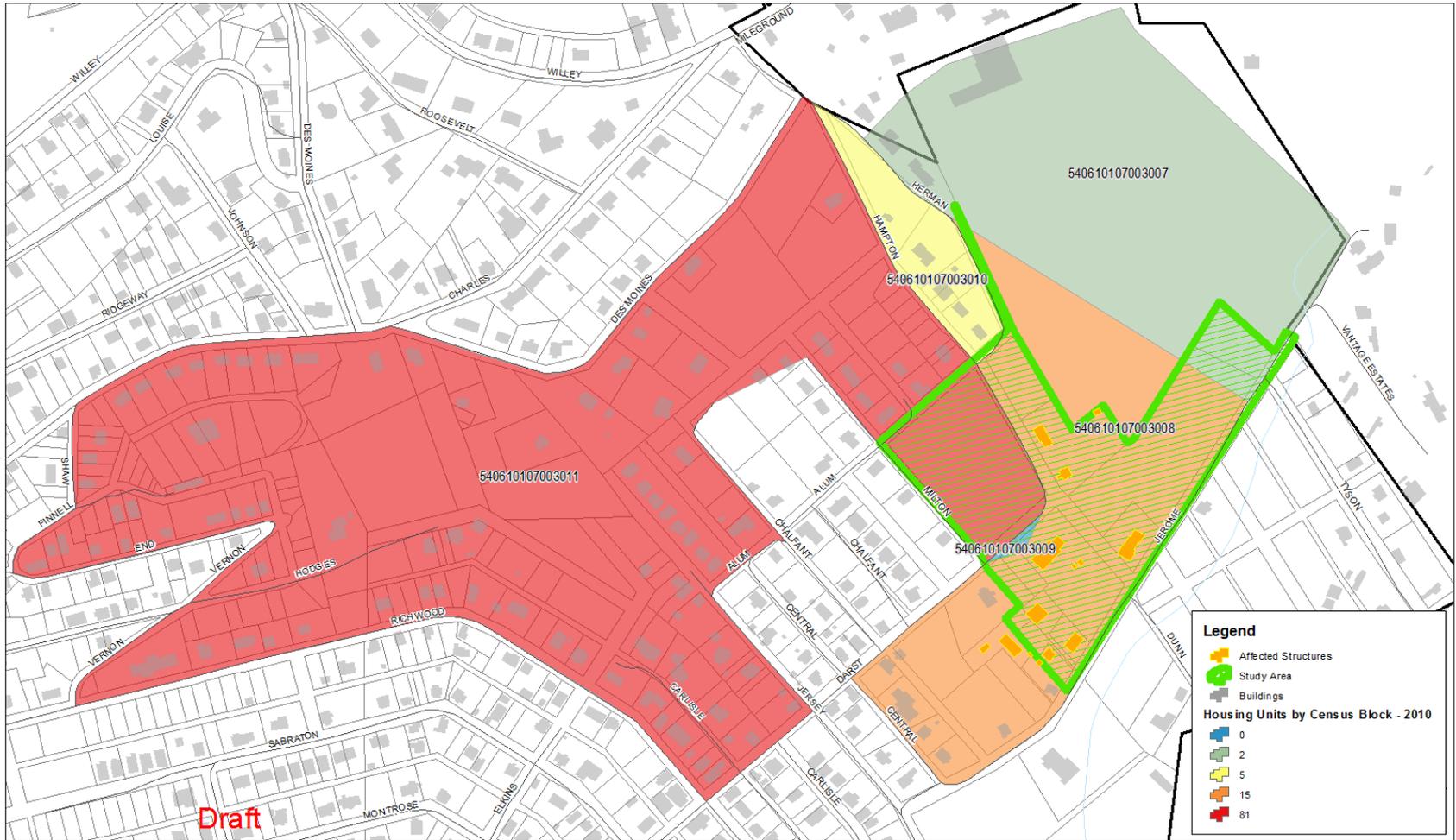


Figure 2: Zoning Districts



Figure 3: Affected Properties



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Figure 4: Housing Units by 2010 Census Block

1 inch = 243 feet

0 500 1,000 Feet



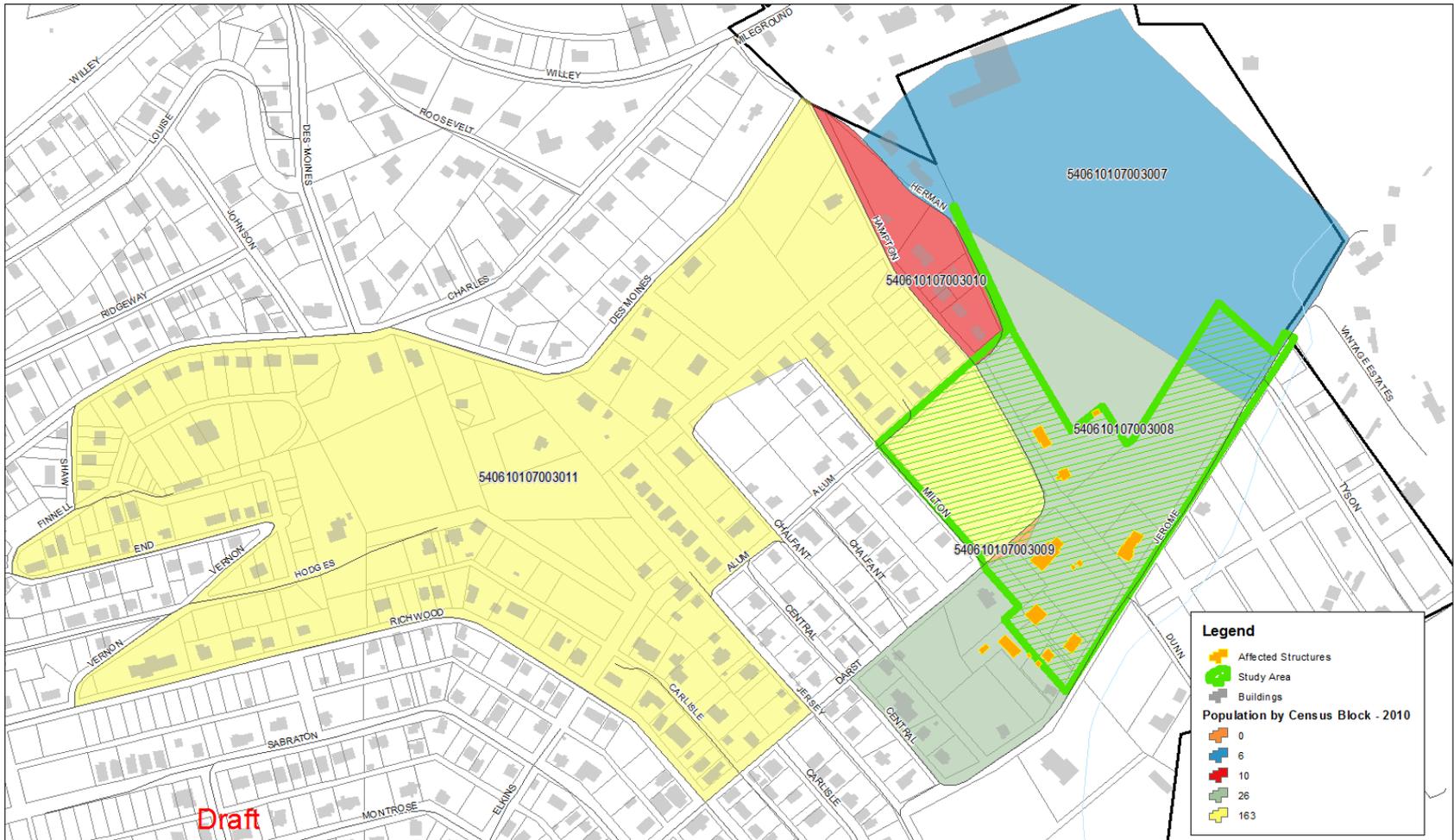


Figure 5: Population by 2010 Census Block

1 inch = 243 feet

0 500 1,000 Feet





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Small Area Planning Information

Questions?

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