



Small Area Plan

Area 17 – Darst Street and Jerome Street

Phase One – Inventory and Analysis

August 5, 2015



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

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



Introduction

The planning area for the #17 Small Area Plan is identified as those parcels bordering Darst Street and Jerome Street that are currently zoned as R-1 single family residential. Figure 1 displays the planning area, as identified in the 2013 Plan, with the boundary shown in red, and Figure 2 shows the zoning districts located within and adjacent to the study area.

According to the 2013 Update of the City of Morgantown Comprehensive Plan (2013 Plan), the area is 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.

Through further analysis, there are fourteen structures situated on the fourteen parcels that are either fully- or partially-included in the study area. From those fourteen structures, there are six single-family houses within the study area and one additional house situated on a connected parcel just outside the study area (Figure 3). Three houses have access from Darst Street and three houses have access from Jerome Street.

From these parcels, there are three land use designations identified. Table 1 shows the most recent land use designation, the number of parcels in that designation, and the total land area in acres for each land use type.

Table 1: 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

Figures 4 and 5 show US Census population and housing data for the year 2010 for those Census blocks that fall within the study area. Although they are the smallest Census geographic unit available, the blocks are much larger than the affected parcels and do not adequately represent the actual affected population.

For the purposes of this planning study, the estimated population can be calculated based on the average household population in the area reported for the year 2010 by the US Census Bureau and the assumptions made in this report on the number of residences. The US Census reported an average household population of 2.35 persons per household between 2009 and 2013. Using that amount and the count of six residences in the study area, this study can



estimate that 14 people reside in the study area and are directly affected by decisions made during this planning process.

A major component of the planning process and site evaluation for this study area is the topography of the property and how elevation may affect the ability to utilize the land for its highest and best use. As you can see in Figure 6, the steep grades that exist on a number of the major parcels within the study area prevent most types of development without significant investment in site work and engineering. These physical impediments will be of utmost importance in assessing the future conditions possible in this area.

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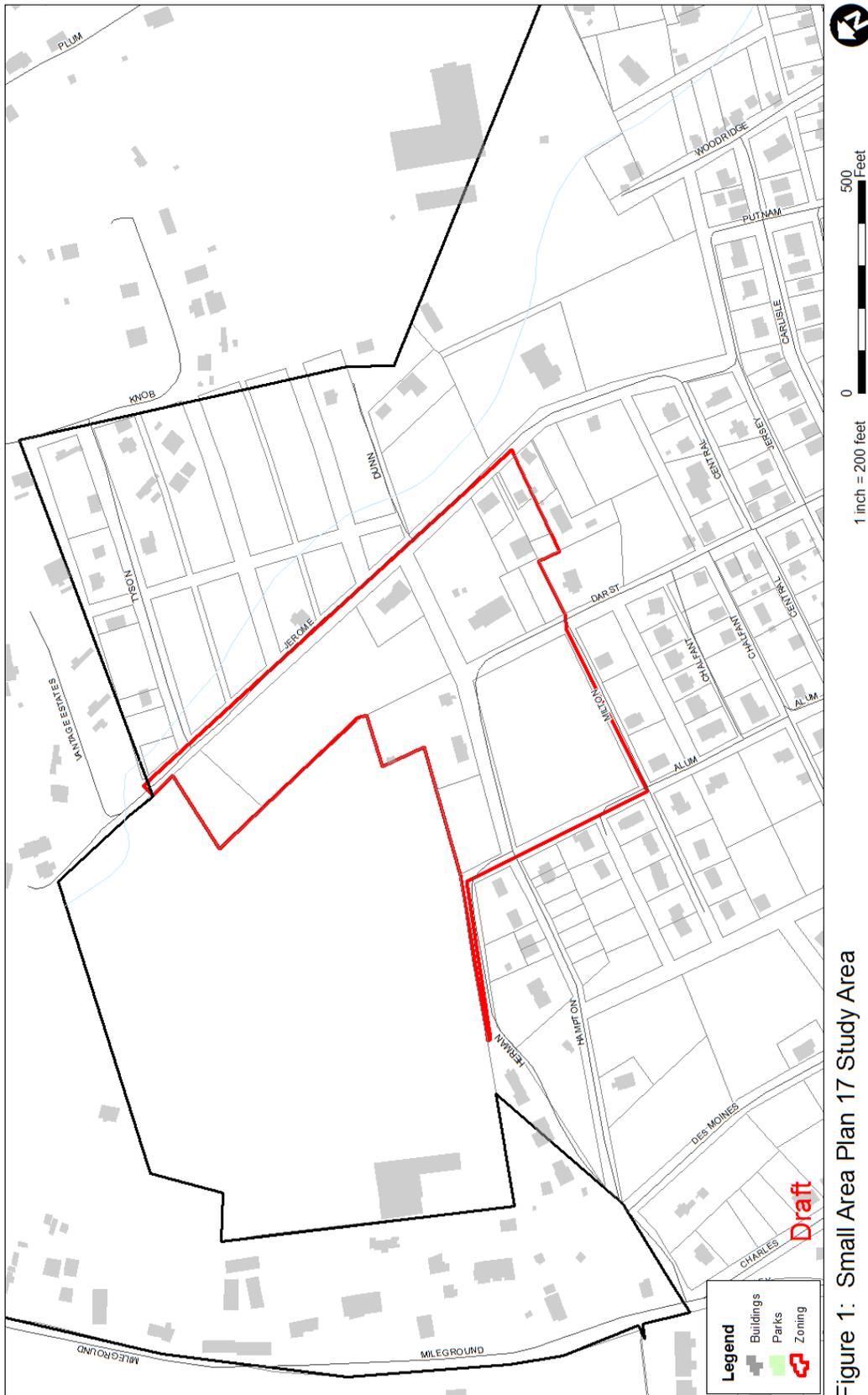


Figure 1: Small Area Plan 17 Study Area

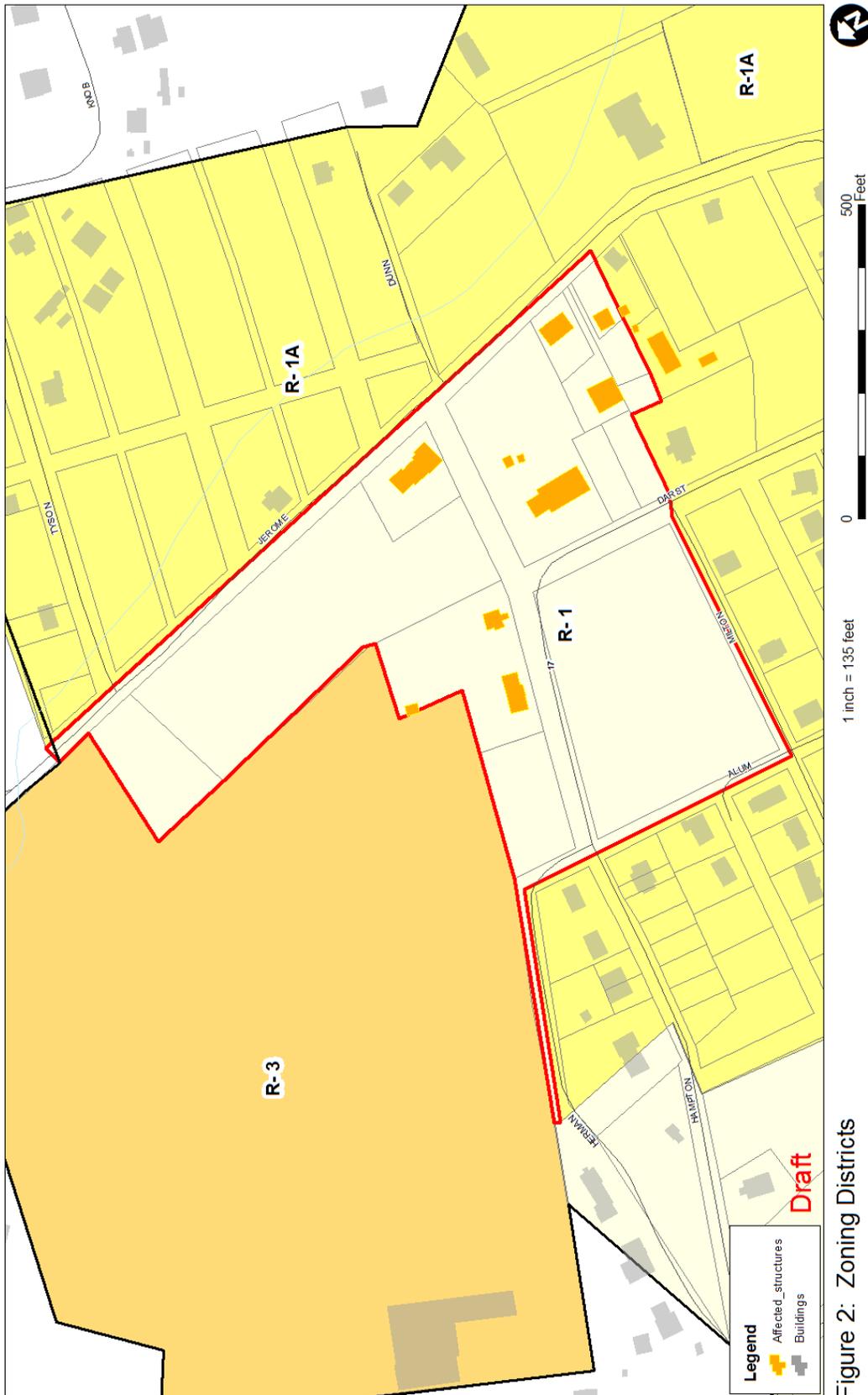


Figure 2: Zoning Districts



Figure 3: Affected Properties

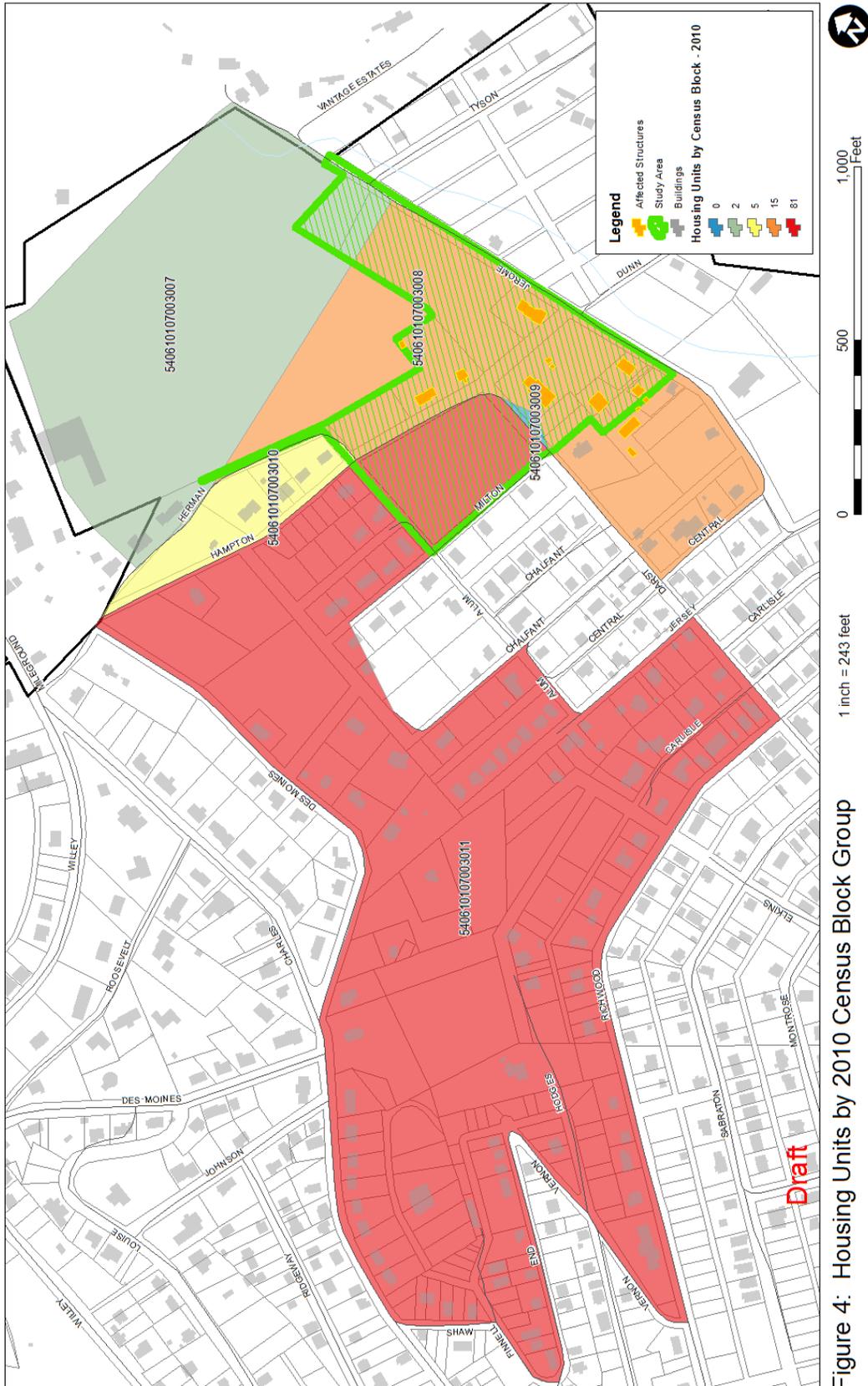


Figure 4: Housing Units by 2010 Census Block Group

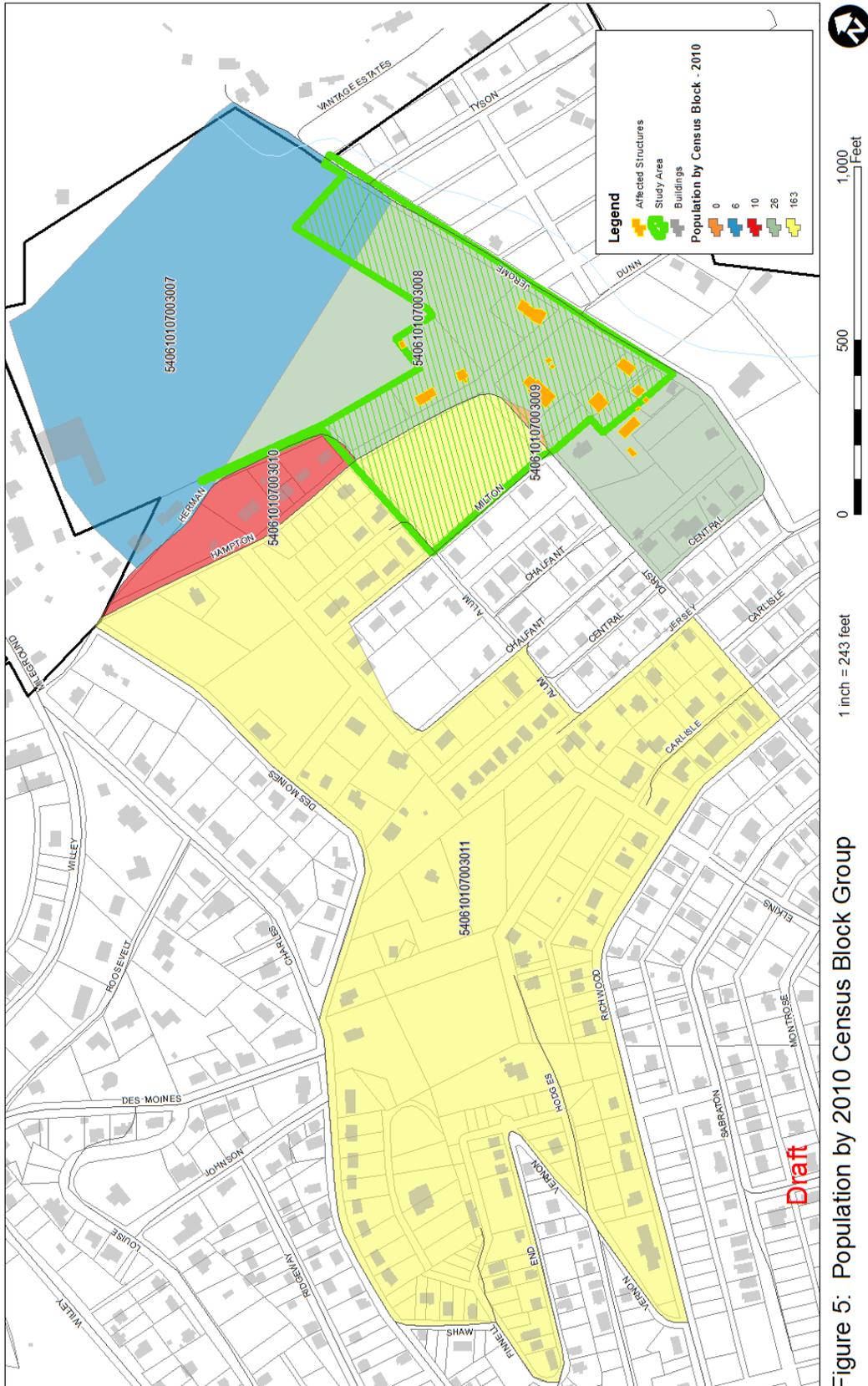


Figure 5: Population by 2010 Census Block Group

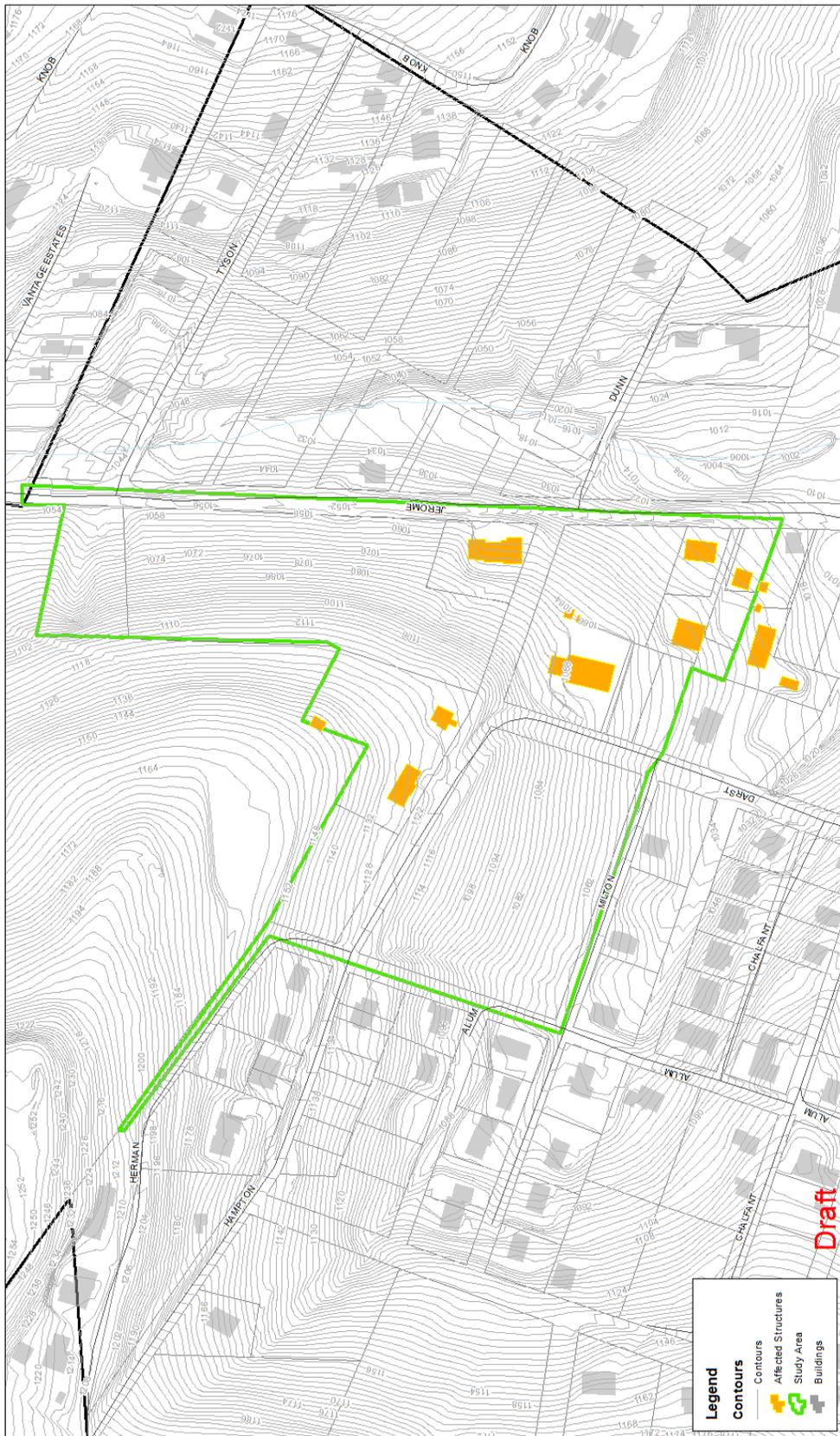


Figure 6: Elevation