



MORGANTOWN PLANNING COMMISSION

November 12, 2015
 6:30 PM
 City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kawecky, City Council

STAFF REPORT

CASE NO: TX15-05 / Administrative / Shopping Center Definitions

REQUEST:

Administratively requested Zoning Text Amendments to Article 1329.02 relating to the definitions of “Shopping Center” and the types of shopping centers.

BACKGROUND and ANALYSIS:

Article 1329.02 provides the following definitions for shopping center related uses.

SHOPPING CENTER – A group of retail and other commercial establishments that is planned, owned, and managed as a single property.

SHOPPING CENTER, LARGE-SCALE – A group of buildings larger than 30,000 square feet of gross floor area engaged in the sale or rental of goods for consumer or household use. This type of shopping center may or may not contain hypermarkets.

SHOPPING CENTER, MEDIUM-SCALE – A group of buildings of more than 10,000 square feet and not greater than 30,000 square feet of gross floor area engaged in the sale or rental of goods for consumer or household use; excluding, however, animal sales or service; building materials and/or supplies, sales, or rental; and food sales or markets.

SHOPPING CENTER, SMALL-SCALE – A group of buildings of 10,000 square feet or fewer of gross floor area engaged in the sale or rental of goods for consumer or household use; excluding, however, animal sales or service; building materials and/or supplies, sales or rental; and food sales or markets.

The definitions provided for the types of shopping centers do not consider, “a group of retail and other commercial establishments” within one (1) building, particularly considering the prospect that small-scale and medium-scale shopping centers would most likely be developed as one (1) building rather than a group of rather small buildings.

The following graphic is clipped from Table 1331.05.01 “Permitted Land Uses” to provide context on where different types of shopping centers are permitted within the City.

Uses	R-1	R-1A	R-2	R-3	PRO	B-1	B-2	B-4	OI	B-5	I-1	Supplemental Regulations
Shopping Center, Large Scale										P		
Shopping Center, Medium Scale										P		
Shopping Center, Small Scale						C	P			P		

There appear to be a number of existing shopping centers within the City, from small-scale single-building shopping centers on Patteson Drive and Earl Core Road to the large-scale single-building shopping center of *Mountaineer Mall*, that do not fit these current definitions because each is contained within one (1) building and not a group of buildings. Each of these single-building shopping centers of varying scales contain groups of retail and other commercial establishments that are planned, owned, and managed as a single property.

Development Services

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 Director

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It appears prudent to amend these definitions to reflect existing commercial shopping center development patterns, ensure site design flexibility for new development, and clarify minimum parking standard calculations between shopping center use types and the use types of individual leasable areas within shopping centers.

STAFF RECOMMENDATION:

Staff respectfully advises the Planning Commission to forward a favorable recommendation to City Council to amend the Planning and Zoning Code as presented below (deleted matter struck-through; new matter underlined) based on the information and findings presented herein.

SHOPPING CENTER – A group of retail and other commercial establishments, within one (1) or more buildings, that is planned, owned, and managed as a single property.

SHOPPING CENTER, LARGE-SCALE – ~~A group of buildings~~ One (1) or a group of buildings with a total gross floor area larger than 30,000 square feet ~~of gross floor area~~ engaged in the sale or rental of goods for consumer or household use. This type of shopping center may or may not contain hypermarkets.

SHOPPING CENTER, MEDIUM-SCALE – ~~A group of buildings~~ One (1) or a group of buildings with a total gross floor area of more than 10,000 square feet and not greater than 30,000 square feet ~~of gross floor area~~ engaged in the sale or rental of goods for consumer or household use; excluding, however, animal sales or service; building materials and/or supplies, sales, or rental; and food sales or markets.

SHOPPING CENTER, SMALL-SCALE – ~~A group of buildings~~ One (1) or a group of buildings with a total gross floor area of 10,000 square feet or ~~fewer of gross floor area less~~ engaged in the sale or rental of goods for consumer or household use; excluding, however, animal sales or service; building materials and/or supplies, sales or rental; and food sales or markets.

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