

Small Area Plan – Area No. 5 Second/Final Community Forum



Wednesday, September 18, 2019
6 p.m.
Wiles Hill Community Center

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Planning Project Progress

- Chris Rogers and Ryan Mawhinney of AECOM:
 - Collected existing conditions data
 - Facilitated the first Community Forum on 17 APR 2019 and walking tour – 25 forum attendees
 - Interviewed stakeholders
- Second Community Forum was targeted for August with recommendations report to the Planning Commission in September
- Identifying and building consensus on key themes and issues for the study area as a whole became overcomplicated

Planning Project Progress

- City Staff asked if a small neighborhood working group could be formed to take a different view and consider different approaches
- Mr. Gregg Metheny agreed to hold his zoning map amendment petition in abeyance to give the working group the opportunity to work through August
- **VERY SPECIAL THANKS** to the following working group members for their time, commitment, and effort in meeting with City Staff 4 times and separately twice:

Richard Dumas

Charlie Byrer

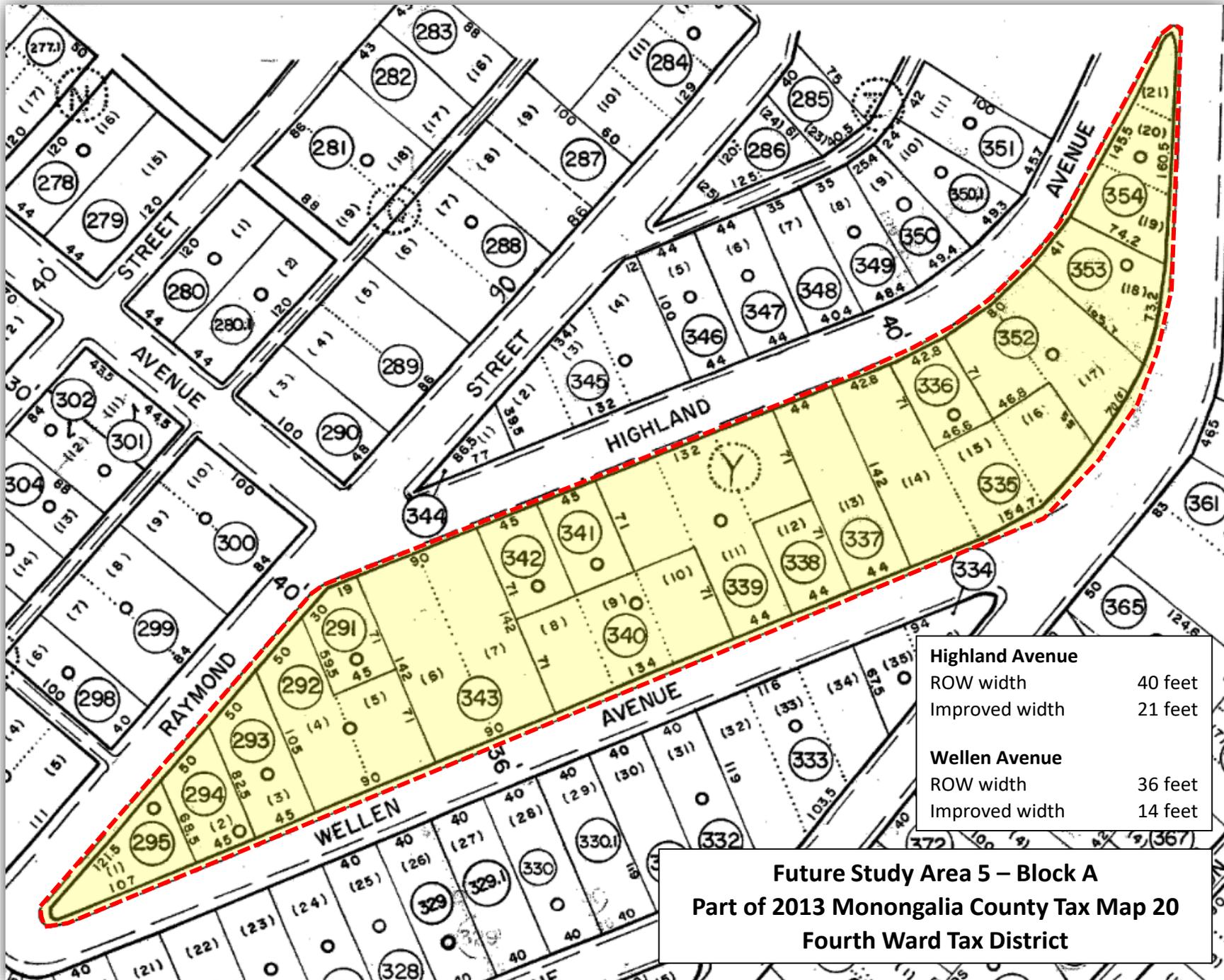
Zack Cruz

Frank Scafella

Margaret Stout

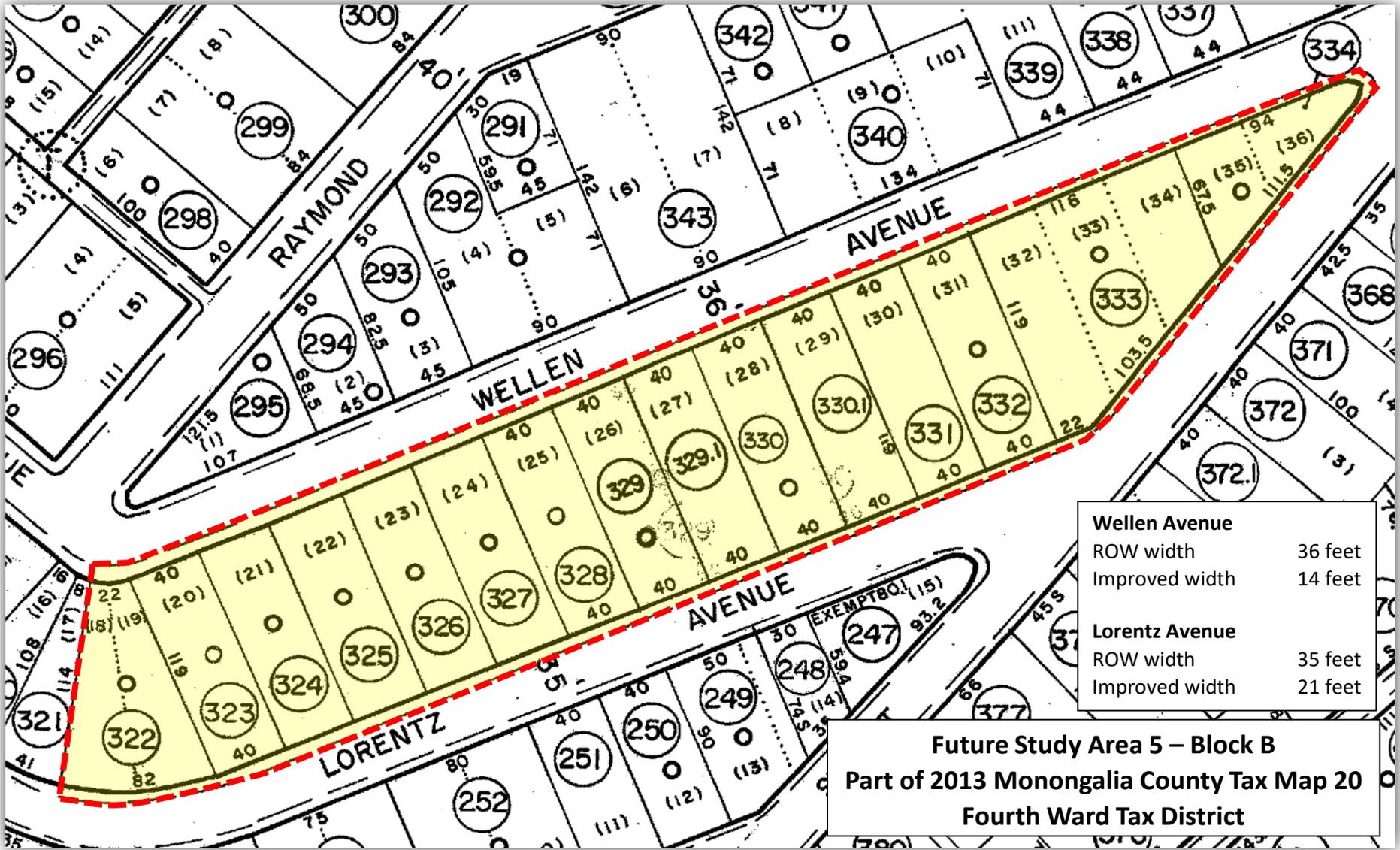
How do you eat an elephant? One bite at a time!

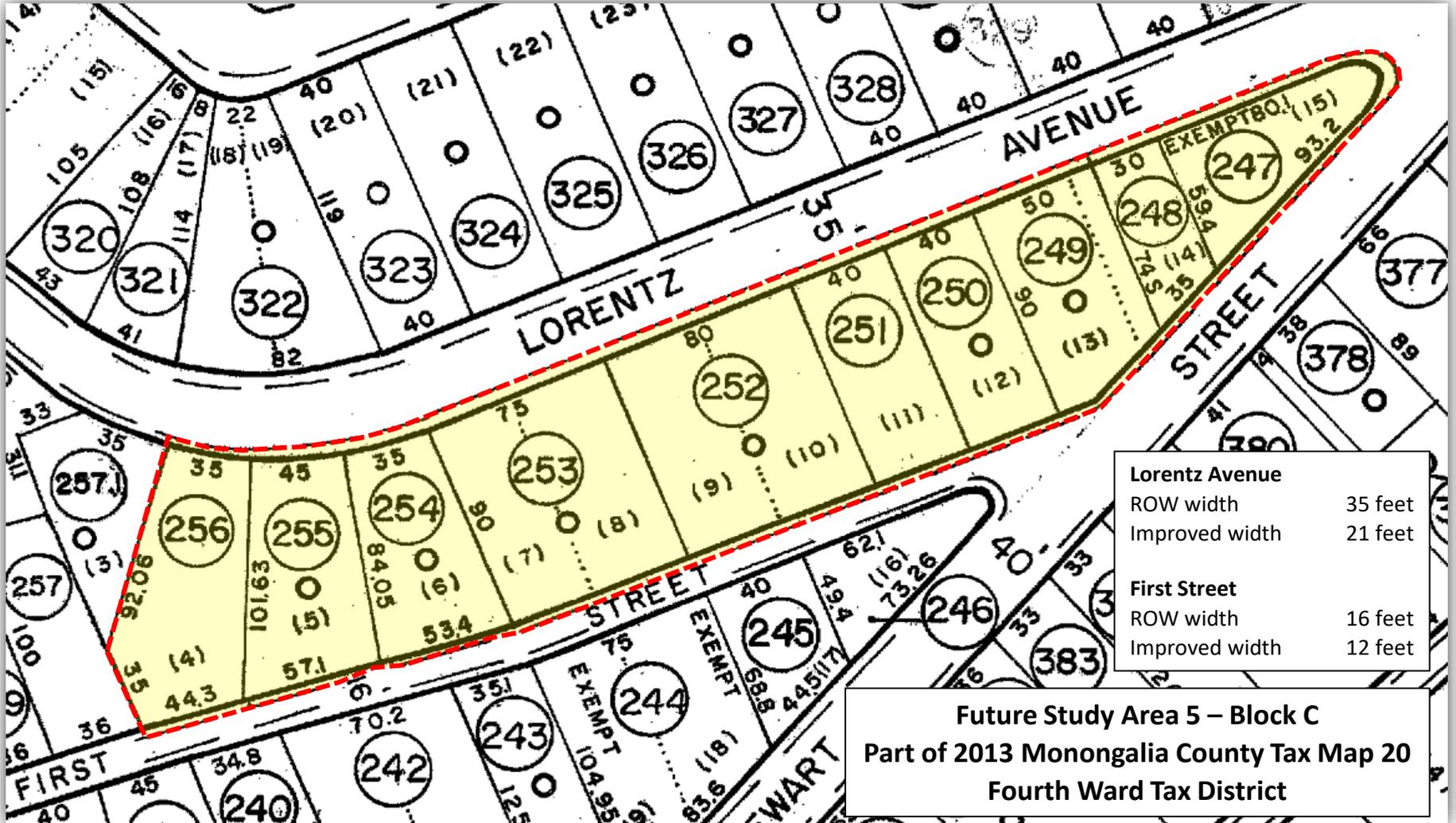


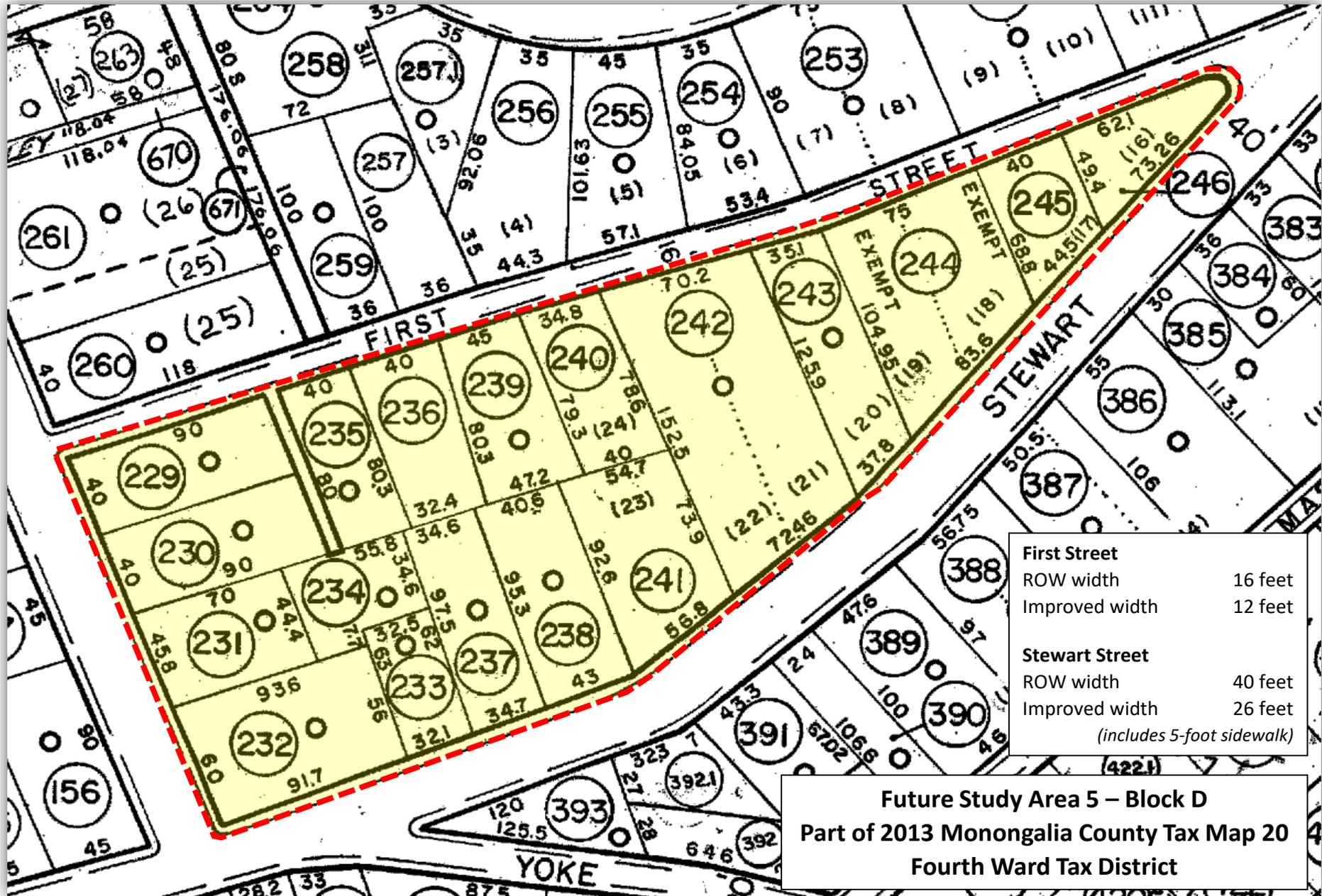


Highland Avenue	
ROW width	40 feet
Improved width	21 feet
Wellen Avenue	
ROW width	36 feet
Improved width	14 feet

Future Study Area 5 – Block A
Part of 2013 Monongalia County Tax Map 20
Fourth Ward Tax District





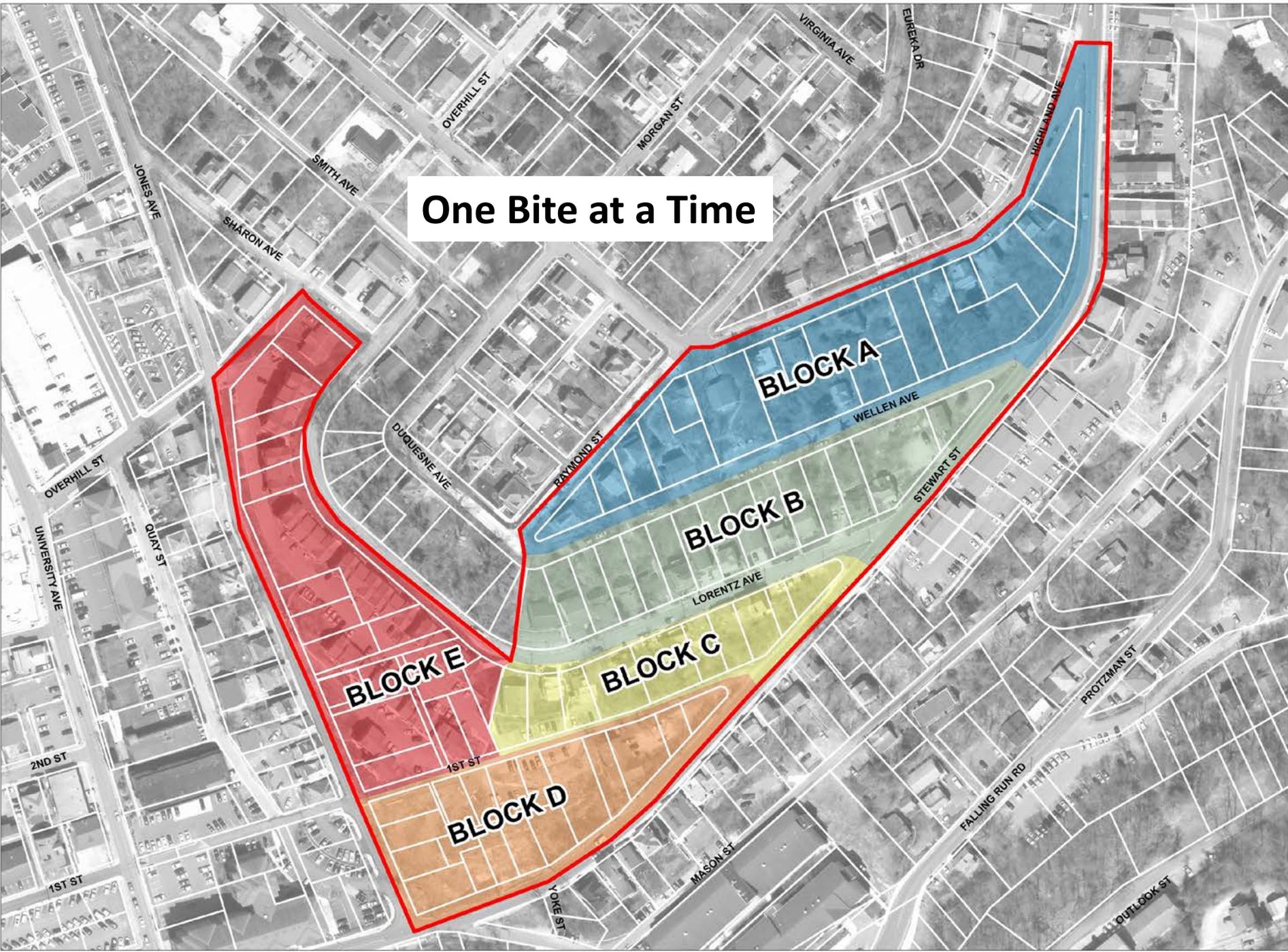


First Street	
ROW width	16 feet
Improved width	12 feet
Stewart Street	
ROW width	40 feet
Improved width	26 feet
	<i>(includes 5-foot sidewalk)</i>

Future Study Area 5 – Block D
Part of 2013 Monongalia County Tax Map 20
Fourth Ward Tax District



One Bite at a Time



BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

Overhill St, Morgan St, Virginia Ave, Eiberkador, Highland Ave, Smith Ave, Sharon Ave, Jones Ave, Wellen Ave, Duquesne Ave, Raymond St, Stewart St, Lorentz Ave, Protzman St, Mason St, Falling Run Rd, Outlook St, York St, 1st St, 2nd St, University Ave, Quay St, 1st St



SMALL AREA PLAN #5

Morganstown, West Virginia

EXISTING LAND USE

April 2019

LOCATION MAP



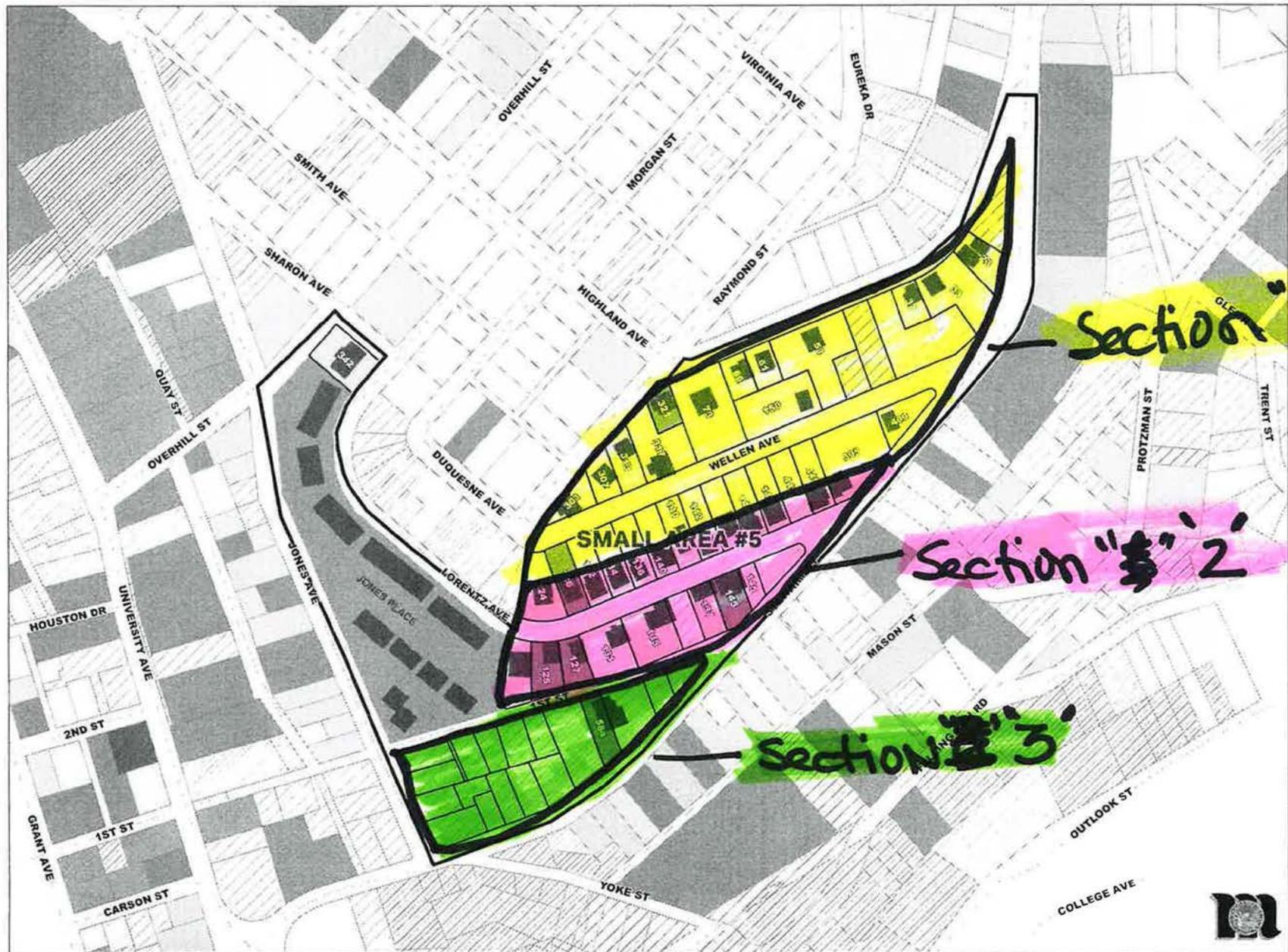
LEGEND

- Study Area #5
- Existing Land Use
 - Residential 1 Family
 - Residential 2 Family
 - Residential - Multi-Family
 - Medium-Density Residential
 - Road
 - Residential Vacant
 - Urban Commercial
 - Water/Empty
 - Other

SCALE



CONSULTANT

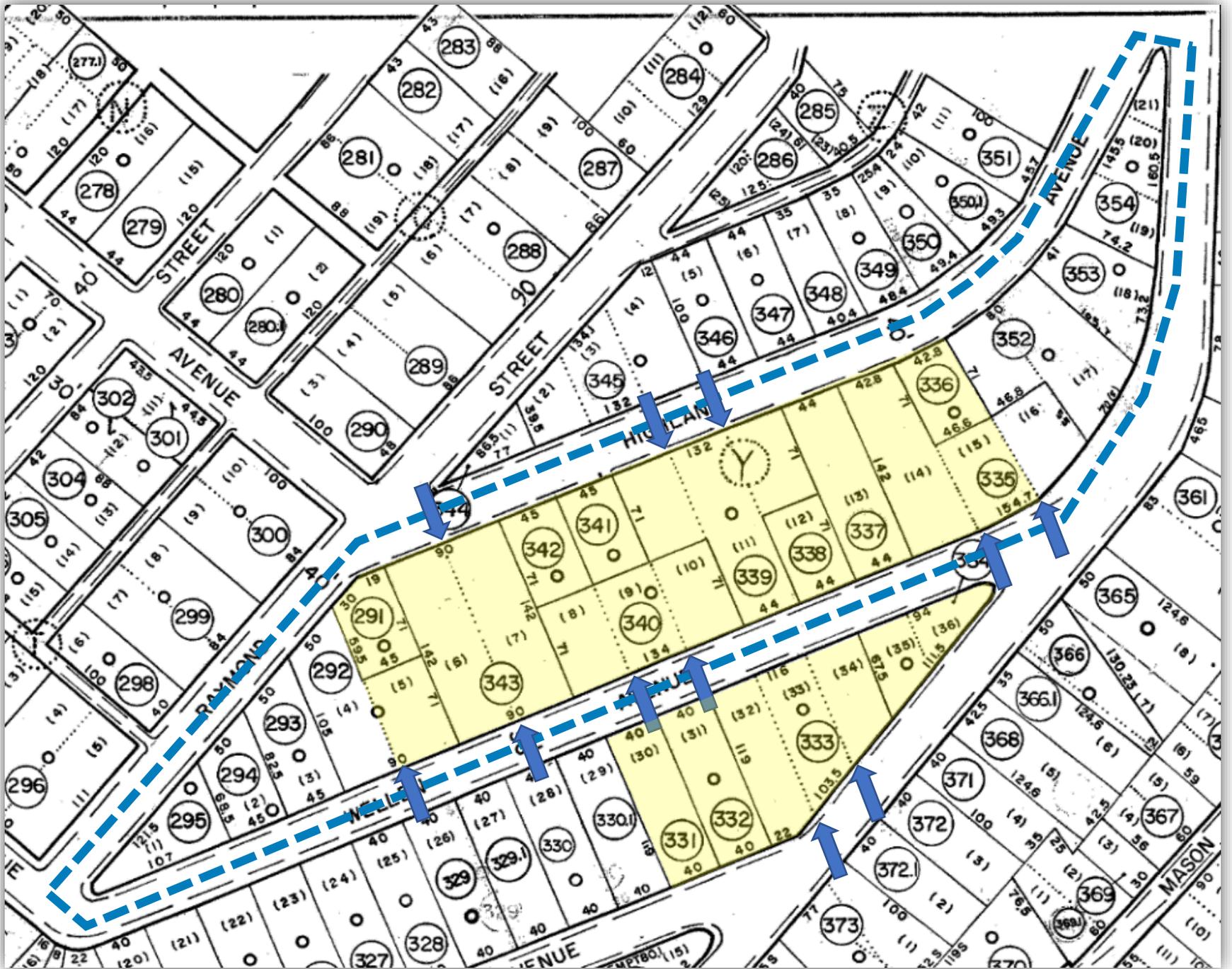


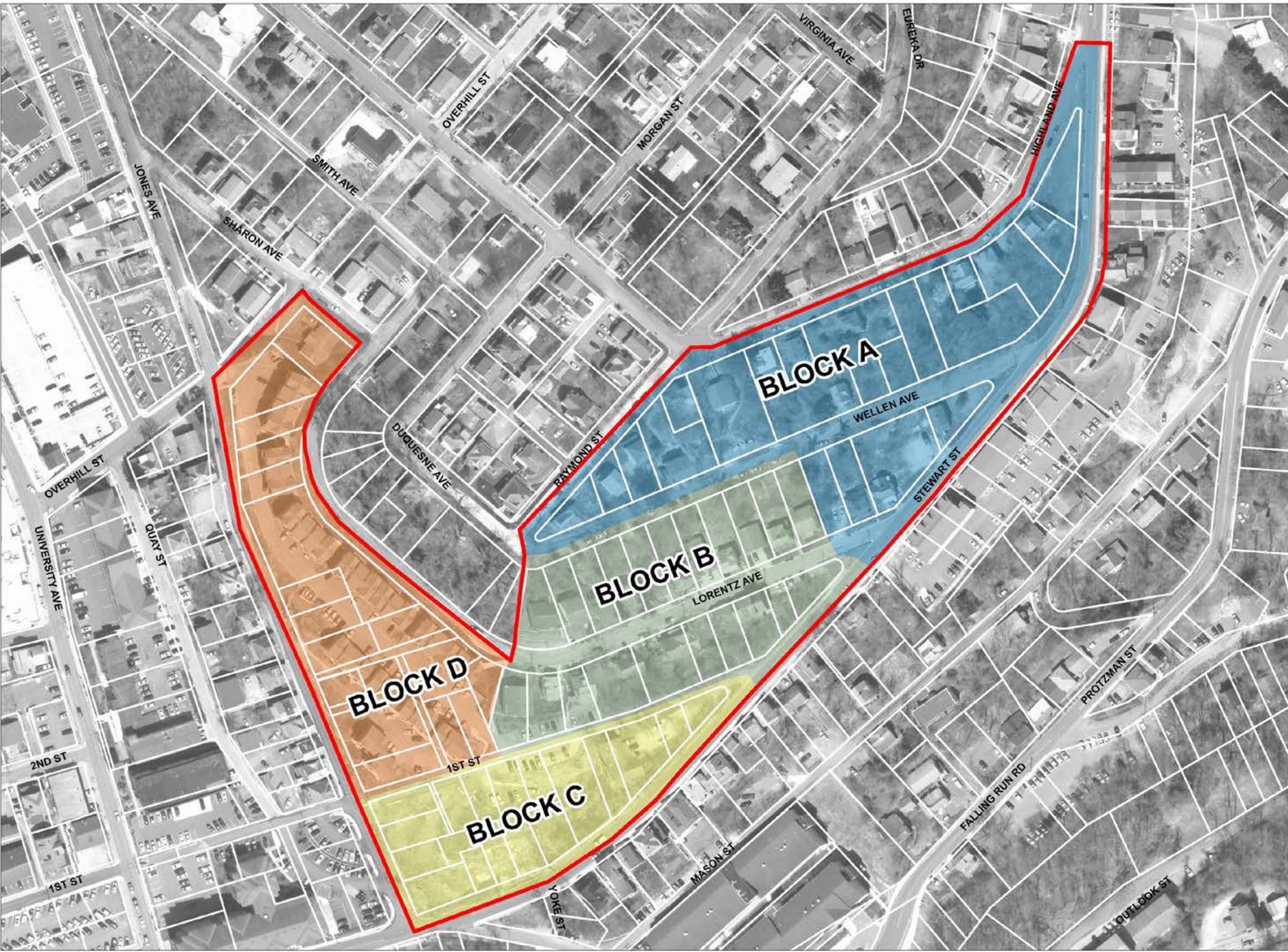
Section 1

Section 2

Section 3







BLOCK A

BLOCK B

BLOCK C

BLOCK D

OVERHILL ST

SMITH AVE

SHARON AVE

MORGAN ST

VIRGINIA AVE

EBERKALE DR

HIGHLAND AVE

DUQUESNE AVE

RAYMOND ST

WELLEN AVE

STEWART ST

LORENTZ AVE

PROTZMAN ST

OVERHILL ST

UNIVERSITY AVE

QUAY ST

2ND ST

1ST ST

1ST ST

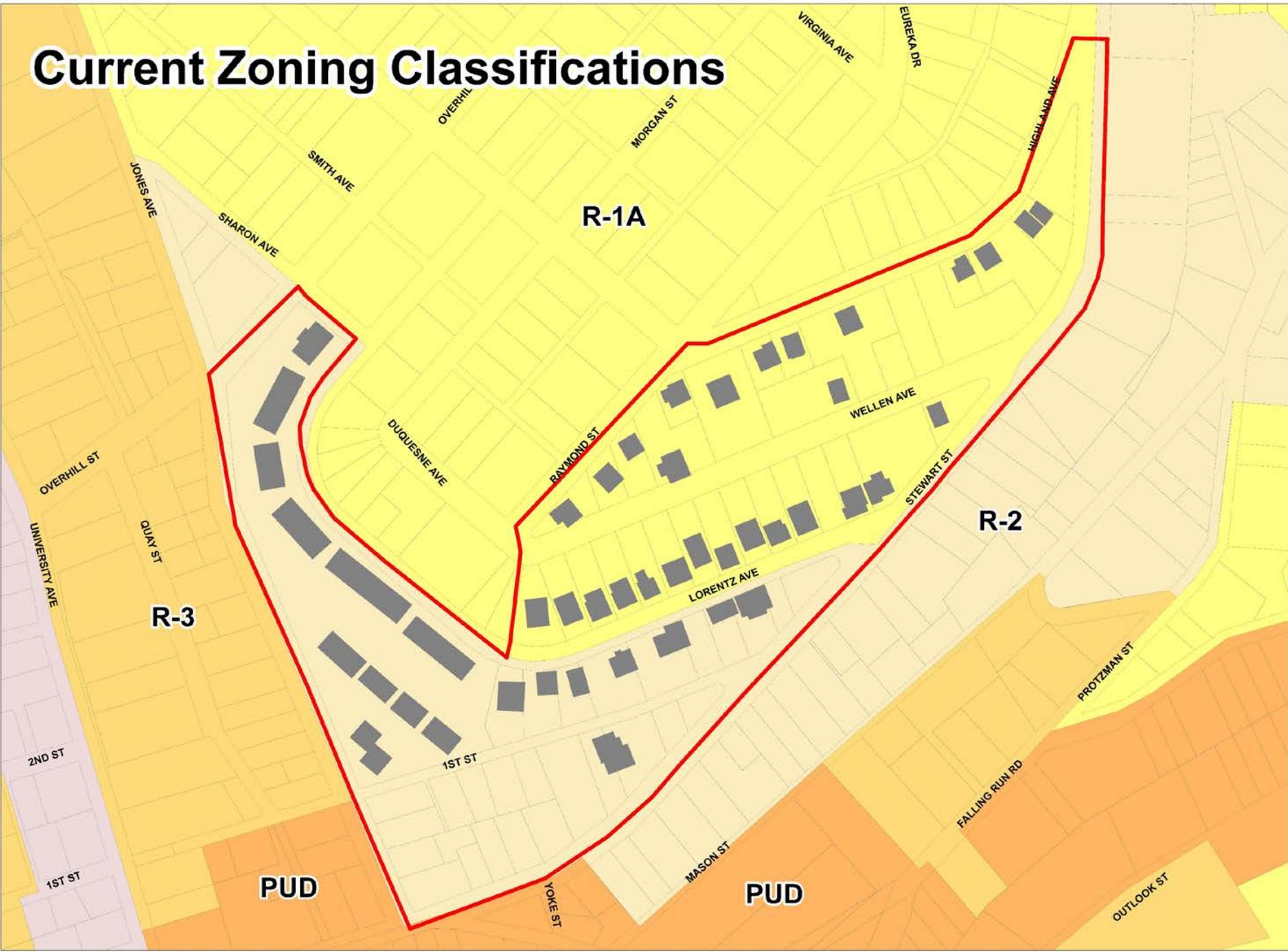
YORK ST

MASON ST

FALLING RUN RD

OUTLOOK ST

Current Zoning Classifications



R-1A

R-2

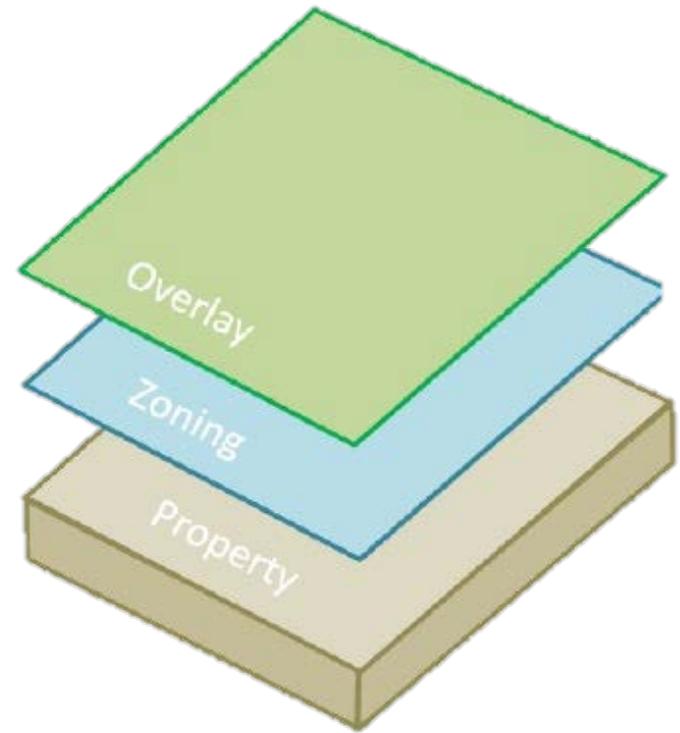
R-3

PUD

PUD

What is an Overlay District?

- An overlay district is a zoning district that is applied over one or more previously established zoning districts.
- The overlay district is used to establishing additional, stricter, and/or incentive standards and criteria for the covered properties in addition to those of the underlying zoning district(s).
- An overlay district is a flexible zoning technique that can be used to promote specific development patterns in a certain area where the underlying zoning district(s) fails to fully realize community desired outcomes.



**Wiles Hill
Gateway
Overlay District**

Themes – Block A

- Maintain the existing R-1A, Single-Family Residential zoning classification for the entire Block
- “Demonstration” overlay district to serve as a transition into the standard R-1A District while enabling creative building forms and moderately higher densities that incentivize infill and redevelopment of existing non-conforming rental properties

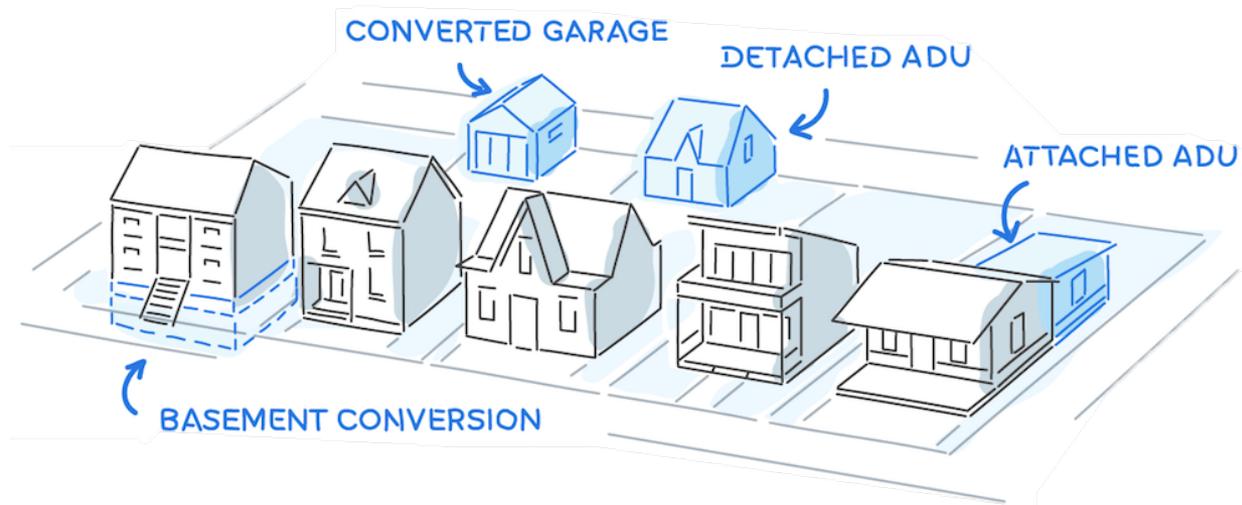


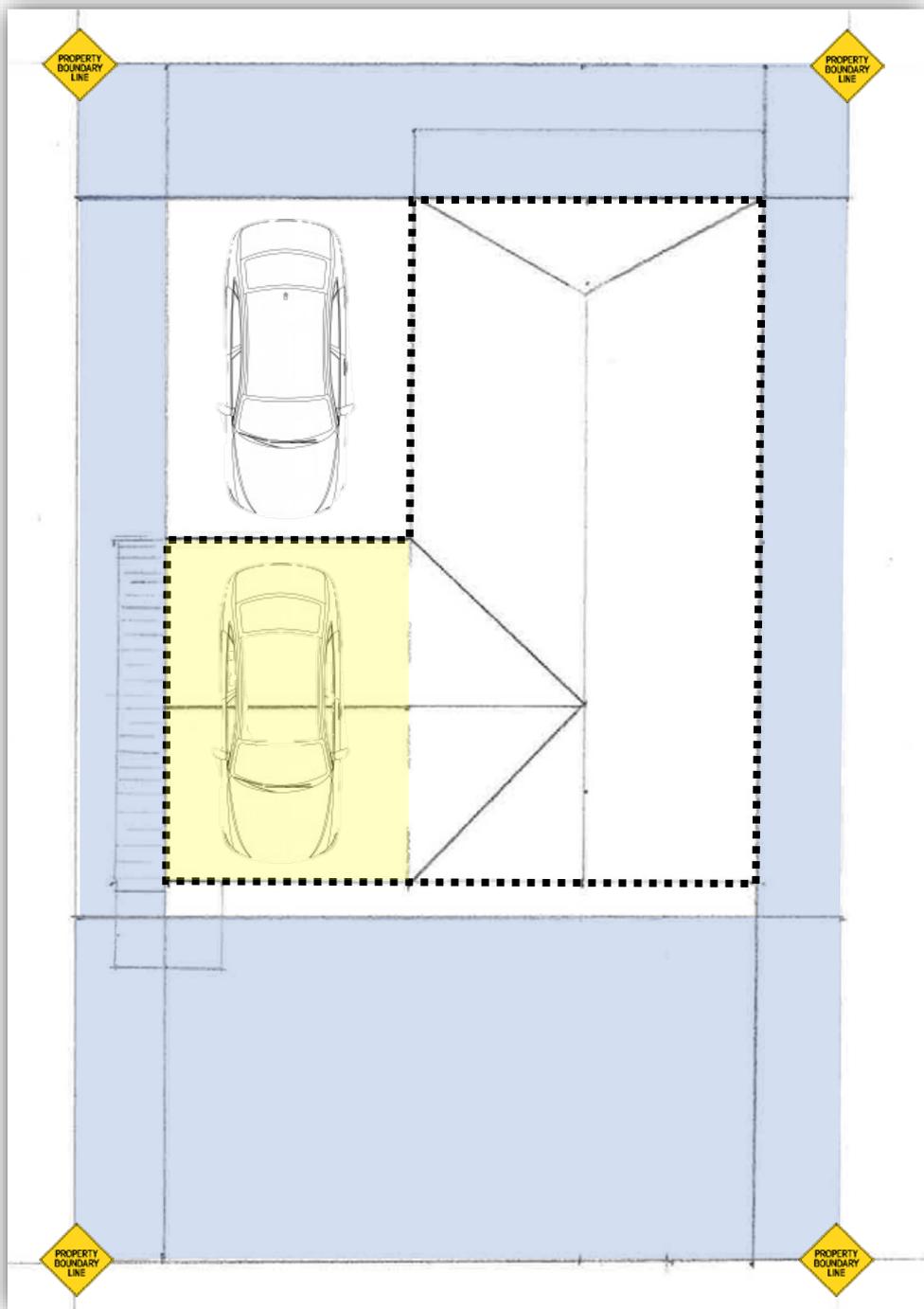
Land Use and Building Form

- Detached single-family dwelling units with preference for homeownership
- Residential uses only – eliminate all non-residential uses as currently permitted either by-right or with conditional use approval
- Continue to permit Class 1 Home Occupation but prohibit Class 2
- Permit subordinate-sized “Accessory Dwelling Units” (ADUs) in both detached and attached configurations (attached in above garage only)

What is an ADU?

- An Accessory Dwelling Unit (ADU) is a secondary housing unit on a single-family residential lot
- Types include detached, garage conversions, **above garage** or workshop, **attached (bump-out)**, basement conversion, or internal
- Although a very long-standing concept, ADUs have recently been given more attention as a means of delivering more affordable housing opportunities and/or to keep family generations together





Themes – Block A

Land Use and Building Form

- Permit the subdivision of land for the middle portion of Block A so that single-family detached homes can be constructed along both Highland Avenue and Wellen Avenue as the realty was originally platted
- Reduce the minimum lot size (area), lot width, side setback, and dwelling unit width standards and increase the maximum lot coverage standard to permit smaller detached homes on smaller parcels to promote the clustering of **new affordable housing construction**, with preference for homeownership
- Require front porches to be constructed that face a pedestrian-friendly sidewalk
- Provide design standards for the rear façades of single-family dwellings immediately adjacent to Stewart Street



Themes – Block A

Building Height

- Eliminate the use of stories when calculating maximum building height. Instead, use a measure of feet or topographic elevation coordinate, whichever is greater/less, to reasonably protect and preserve the viewshed from Wiles Hill neighborhood



Pedestrian Scale and Orientation

- New construction of dwelling units must follow right-of-way improvements on Highland Avenue and Wellen Avenue to include curbs/gutters, wider lanes, potential on-street parking for visitors, and sidewalk
- Prohibit driveway access from Stewart Street to advance best access management practices along inside of curve of corridor
- Provide architectural design standards for retaining walls along Stewart Street including maximum height, appropriate materials, etc.

Themes – Block B

- Maintain the existing R-1A and R-2 zoning classifications for the Block B
- “Demonstration” overlay district to serve as a secondary transition that enables creative building forms and moderately higher densities than Block A to incentivize redevelopment of all properties



Land Use and Building Form

- Permit the development of Two-Family and Townhouse Dwelling Units by-right with design standards that ensure appropriate height, scale, and massing for desired transition objectives
- Provide subdivision and side setback provisions permitting more narrow lots for Two-Family and Townhouse development to promote fee simple homeownership
- Residential uses only – eliminate all non-residential uses as currently permitted either by-right or with conditional use approval
- Continue to permit Class 1 Home Occupation but prohibit Class 2

Themes – Block B

Land Use and Building Form

- Building frontage would be required to face Lorentz Avenue
- Require front porches to be constructed that face a pedestrian-friendly sidewalk
- Provide design standards for the rear façades immediately adjacent to Stewart Street
- Provide architectural design standards for retaining walls along Stewart Street including maximum height, appropriate materials, etc.



Building Height

- Eliminate the use of stories when calculating maximum building height. Instead, use a measure of feet or topographic elevation coordinate, whichever is greater/less, to reasonably protect and preserve the viewshed from Block A

Themes – Block B

Pedestrian Scale and Orientation

- New construction of dwelling units must follow right-of-way improvements on Lorentz Avenue and First Street to include curbs/gutters, wider lanes, and sidewalk
- Prohibit driveway access from Stewart Street to advance best access management practices along corridor
- Properties north of Lorentz Avenue – Prohibit driveway entrances from Wellen Avenue to maintain “wooded” buffer
- Properties south of Lorentz Avenue – With the exception of realty adjoining Stewart Street, driveway entrances from Lorentz Avenue would be prohibited.
- Perpetual control of the existing pedestrian stairs between Highland Avenue and Lorentz Avenue should be secured by the City.
- The design and condition of the pedestrian stairs between Lorentz Avenue and First Street needs to be improved.



Themes – Block C

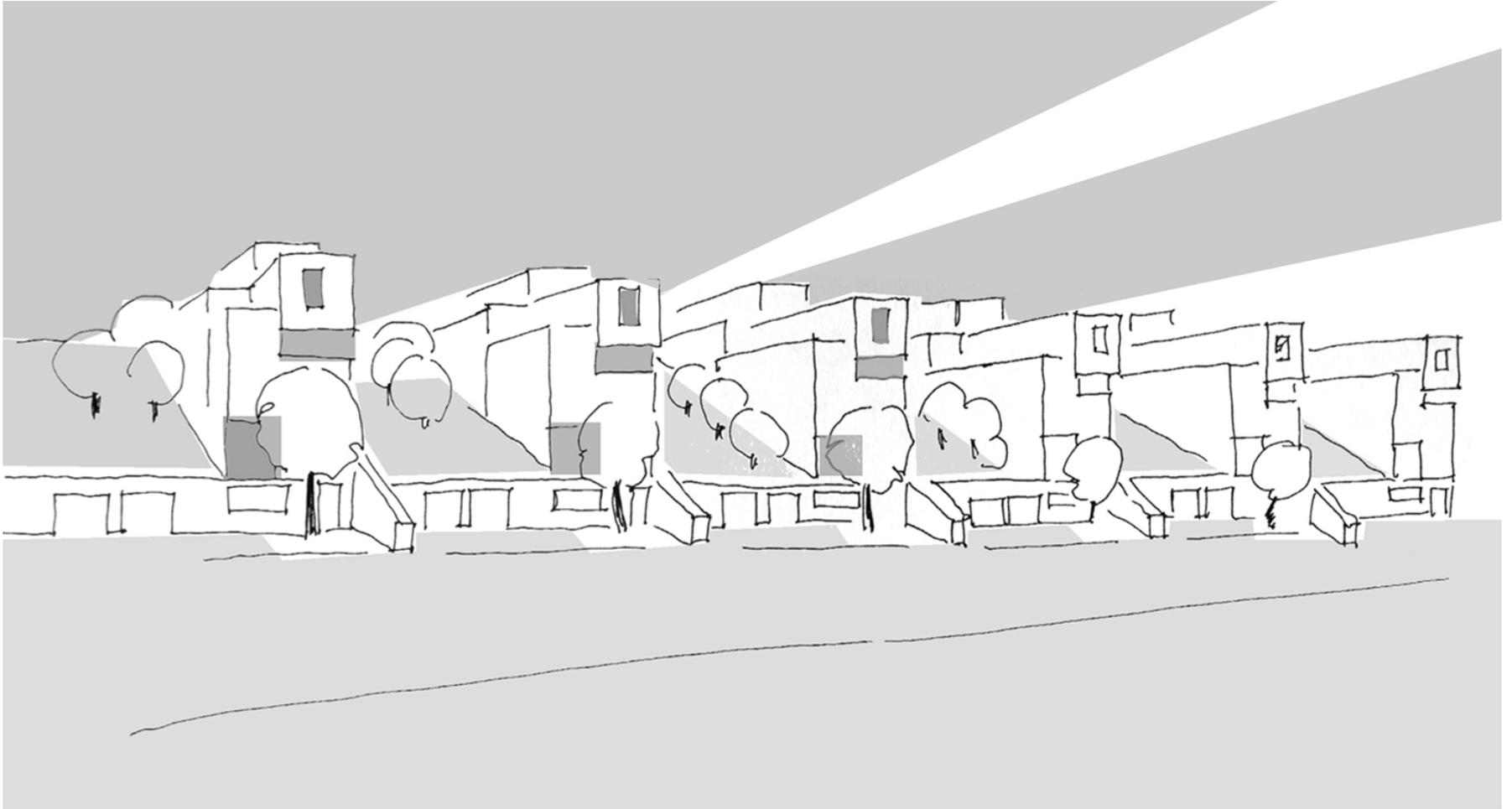
- Maintain the existing R-2 zoning classification for Block C
- “Demonstration” overlay district to foster development of moderately higher densities than Block B that provides an attractive gateway into the Wiles Hill neighborhood.



Land Use and Building Form

- Permit the development of Multi-Family Dwelling Units by-right with design standards that ensure appropriate height, scale, and massing for desired gateway objectives, with preference toward unique terraced or cascading dwelling units to integrate hillside form, provide desired views, and promote condominium unit homeownership
- Provide subdivision and side setback provisions permitting more narrow lots for Two-Family and Townhouse development to promote fee simple homeownership

FOR CONCEPTUAL PURPOSES ONLY



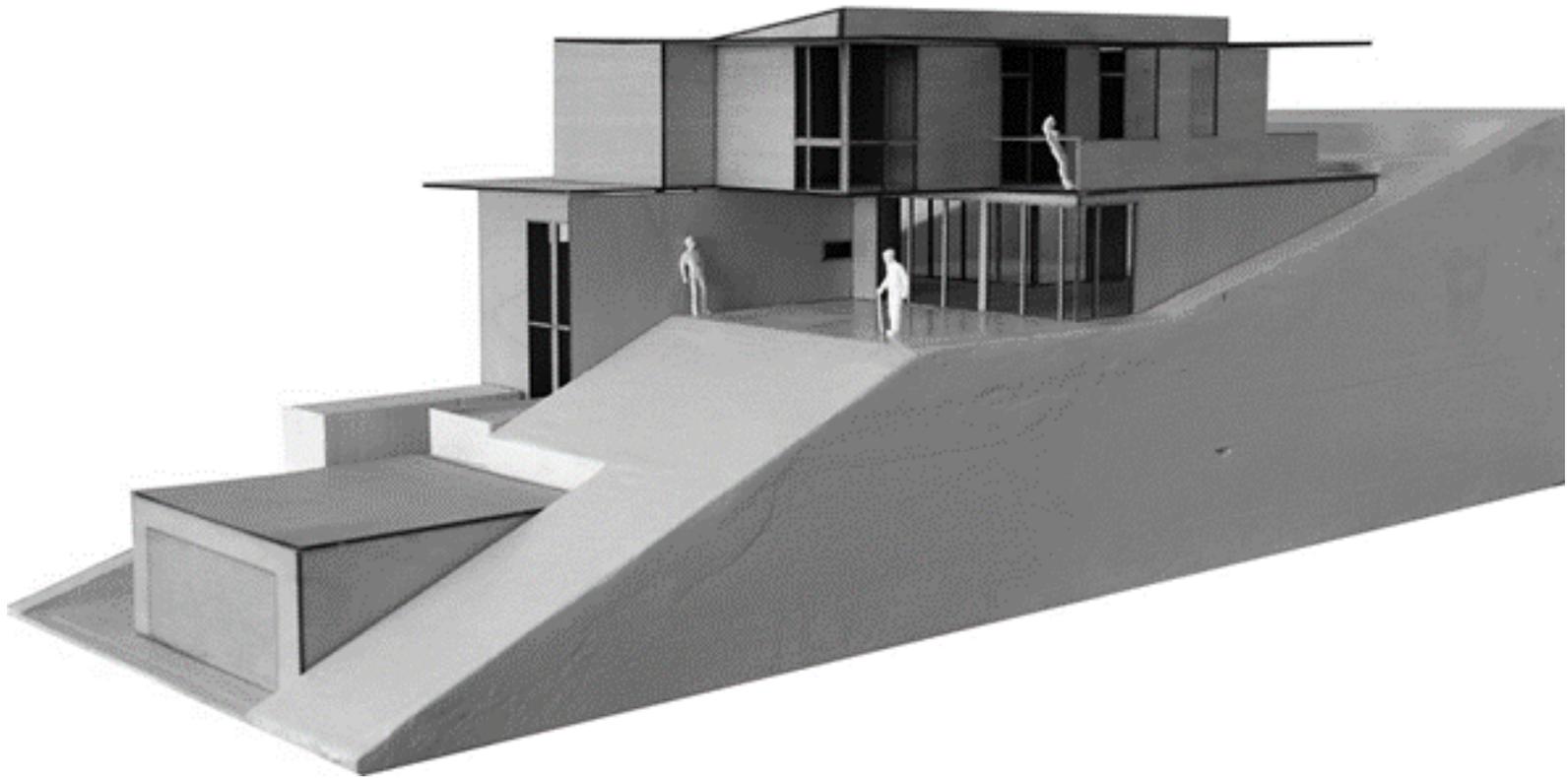
FOR CONCEPTUAL PURPOSES ONLY



FOR CONCEPTUAL PURPOSES ONLY



FOR CONCEPTUAL PURPOSES ONLY



FOR CONCEPTUAL PURPOSES ONLY



FOR CONCEPTUAL PURPOSES ONLY



Themes – Block C

Land Use and Building Form

- Residential uses only – eliminate all non-residential uses as currently permitted either by-right or with conditional use approval – EXCEPT permit small neighborhood-scaled type retail at the corner of Jones Avenue and Stewart Street (e.g., coffee shop)
- Continue to permit Class 1 Home Occupation but prohibit Class 2
- Require building frontage along First Street and Jones Avenue
- Require front porches for single-family, two-family, and townhouse units to be constructed that face a pedestrian-friendly sidewalk along First Street
- Provide design standards for the rear facades facing Stewart Street
- Provide architectural design standards for retaining walls along Stewart Street including maximum height, appropriate materials, etc.



Themes – Block C

Building Height

- Eliminate the use of stories when calculating maximum building height. Instead, use a measure of feet or topographic elevation coordinate, whichever is greater/less, to reasonably protect and preserve the viewshed Block B.



Pedestrian Scale and Orientation

- New construction must follow First Street right-of-way expansion and improvements to include curbs/gutters, wider lanes, and sidewalk
- The temporary pedestrian route along the former First Street ROW connecting to Jones Avenue should be improved to an acceptable permanent condition
- Prohibit driveway access from Stewart Street to advance best access management practices along corridor

Themes – Block C

Pedestrian Scale and Orientation

- Driveway entrances along First Street should be limited in number and designed to provide common access to on-site parking spaces
- Prohibit parking spaces in front setback along First Street
- A percentage of required on-site parking should be garaged to avoid expansive surface parking and promote homeownership of dwelling units
- On-site visitor parking considerations should be included
- Prohibit satellite or off-premise parking from areas outside Block C
- Enhance existing landscaping, screening, and buffering requirements for surface parking areas from view of Stewart Street and Jones Avenue
- Require a minimum percentage of passive and activity open space for townhouse and multi-family development like currently provided in PUD standards



Questions / Comments

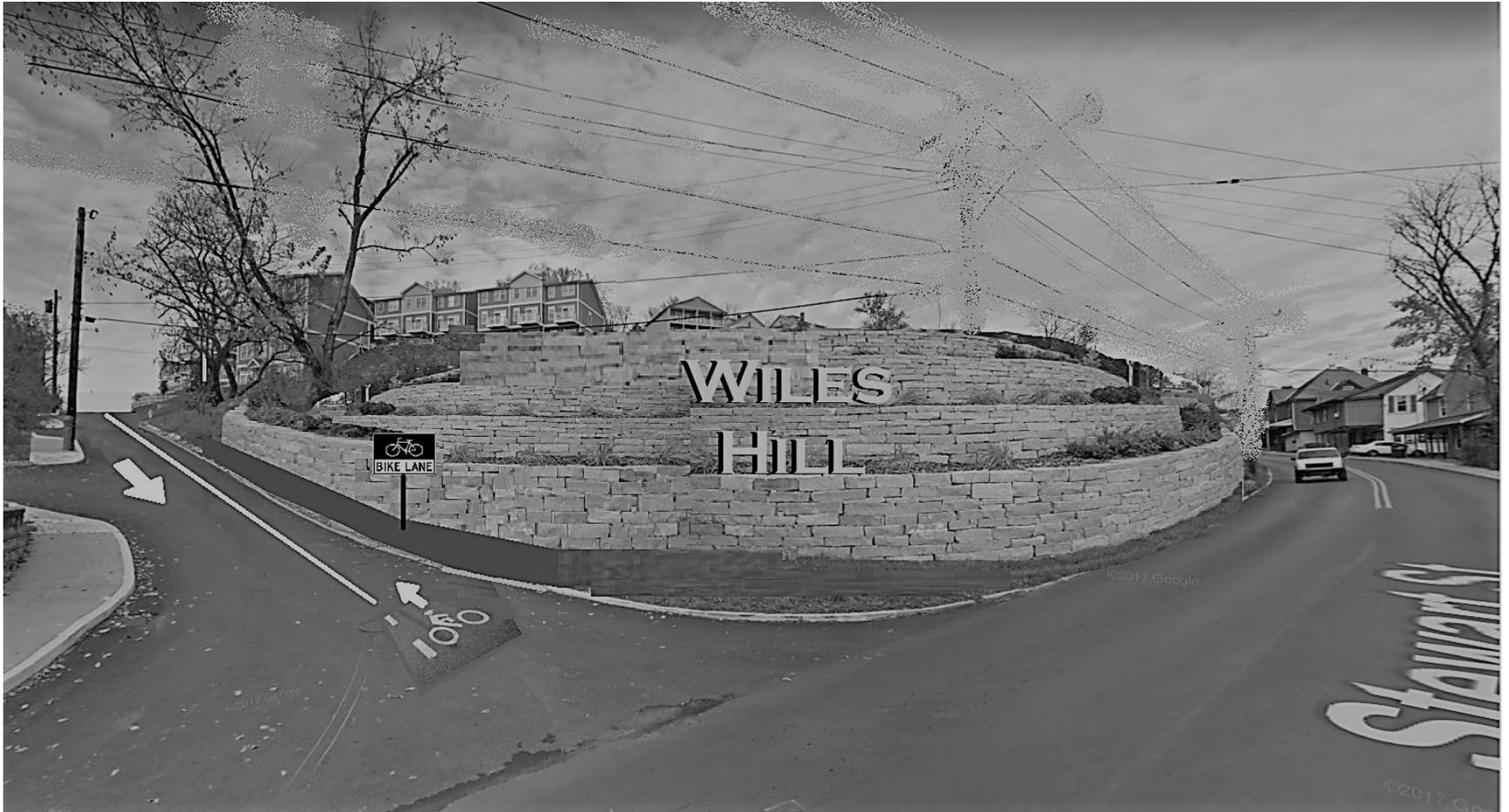
THANK YOU

<http://www.morgantownwv.gov/193/Areas-for-Future-Study>

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The following slides were added at the request of working group members during the 18 SEP 2019 Community Forum

Conceptual image of gateway retaining wall feature and contraflow bicycle climbing lane



Block A – Comparative illustration of smaller parcel and smaller homes to existing conditions

