



MONONGALIA COUNTY PLANNING COMMISSION
 243 High Street, Rm 026 Morgantown, WV 26505
 Phone 304.291.9570 Fax 304.291.9573 www.monongaliacounty.gov

Office Use	
Permit No:	_____
Pre App:	_____
Plan Comm:	_____
BZA:	_____
Fee:	_____

APPLICATION FOR A PLANNED UNIT DEVELOPMENT

The intent of a PUD is to enhance the design of a development by allowing for flexibility and variation from the established site requirements and development standards of underlying development districts.

**ALL REQUIREMENTS AND SPECIFICATIONS MAY BE
 FOUND IN ARTICLE 1600 OF THE ZONING ORDINANCE.**

Date of Submittal ____/____/____

Property Owner:

Agent (if applicable):

Name

Name

Mailing Address (Street, City, State, Zip Code)

Mailing Address (Street, City, State, Zip Code)

Daytime Phone

Daytime Phone

Email Address

Email Address

Legal Description of Property:

(You can use either the Street Address or the District, Map and Parcel No.)

Tax District	Tax Map	Parcel No.	Parcel Size (acres or sq. ft.)
_____ Street Address (Street, City, State, Zip Code)			

Street Address (Street, City, State, Zip Code)

Type of planned unit development: Residential: _____ Commercial: _____ Mixed Use: _____

Current zoning classification: _____

Is the area of the PUD under single ownership or control: _____

Total size of area of PUD (in acres): _____

Is this application to amend a current PUD: _____

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I understand that applying for a Planned Unit Development does not guarantee approval and that the fee associated with the application is non-refundable. I give permission for on-site visits as required.

I understand that my presence is mandatory at any meetings regarding this application.

Signature of Applicant: _____ **Date:** _____

MCPC

MONONGALIA COUNTY PLANNING COMMISSION

243 High Street, Rm 110 Morgantown, WV 26505

Phone 304.291.9570 Fax 304.291.9573 www.moncpc.org

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PUD BASIC REQUIREMENTS:

All applications for a PUD shall be accompanied by the following:

1. A site plan showing the development area and all proposed improvements within the development area (3 copies)(All sheets shall be 24"x36" in size) signed and sealed and drawn to scale (minimum 1"=50' – maximum 1"= 10' with the exception of the maps on sheet one) by a registered design professional licensed of the State of West Virginia as authorized by West Virginia State law. **See Article 1600.05, B & E**
2. Three additional copies of above site plan 11"x17" in size.
3. Text narrative which sets forth the uses and the development standards to be met. **See Article 1600.05, D**
4. Exhibits that set forth any aspects of the Master Plan not fully described in the map and text narrative.

MASTER PLAN BASIC REQUIREMENTS:

1. Minimum area requirements are ten (10) acres for residential uses, twelve and one-half (12.5) acres for mixed uses and fifteen (15) acres for commercial uses. Single control of property under multiple-ownership may be accomplished through the use of enforceable covenants and commitments, which run concurrent with the PUD.
2. The Master Plan shall address all land use, development standards, and other applicable specifications of this Ordinance. If the Master Plan is silent on a particular land use, development standard, or other specification of this Ordinance, the standard of the underlying zoning district or the applicable regulation shall apply.
3. The Master Plan map shall show the location of all improvements. The location of approved PUD's shall be designated on the County's Official Zoning Map and adopted pursuant to rules and regulations governing map amendments of this Ordinance.
4. A PUD must comply with all required improvements, construction standards, design standards, and all other engineering standards adopted and enforced by the Monongalia County Planning Office, and any other pertinent regulations, except where specifically varied through the provisions of this Article.
5. Designation and Conveyance or Ownership of a minimum of twenty percent (20%) Permanent Open Space. Permanent open space shall be categorized as one of the following two types:

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MASTER PLAN (continued):

- i. Improved Open Space (consisting of at least 30 percent of the total permanent open space) is defined as parks, playgrounds, swimming pools, ball fields, plazas, landscaped green spaces, and other areas that are created or modified by man.
- ii. Natural Open Space is defined as areas of natural vegetation, water bodies, or other landforms that are to be left undisturbed. Graded and surfaced walking trails through areas of natural open space shall constitute disturbance of the area in the amount of the land of the walking trail multiplied its width.
- iii. Neither definition of open space shall include schools, community centers, or other similar areas in public ownership. No PUD plan shall be approved unless such plan provides for permanent landscaped or natural open space.

If the Master Plan provides for the PUD to be constructed in phases, open space must be provided for each phase of the PUD in proportion to that phase. Permanent open space shall be conveyed to or owned by one of the following forms:

- i. To a homeowner's association or similar entity established for the purpose of benefiting the owners and tenants of the PUD or, where appropriate and approved by the Monongalia County Planning Commission and Monongalia County Commission, adjoining property owners, or both; or,
 - ii. To a public corporation or unit of local government; or,
 - iii. To owners other than those specified above, and subject to restrictive covenants describing and guaranteeing the open space and its maintenance and improvement, running with the land for the benefit of residents of the PUD or adjoining property owners, or both; or,
 - iv. Included in single-family residential lots under the individual control of lot owners.
6. The permitted, accessory, and conditional uses allowed within the underlying zone shall govern said uses permitted within a PUD and may not be modified by the application of this Article. Adequate public water and public sewer may be required as a condition of approval for higher density housing projects or sites where the provision of onsite water and/or sewer disposal may have an adverse impact to adjacent properties or the environment.

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MASTER PLAN (continued):

7. **Density Bonus.** Within the standards established by this Article, dwelling units may be shifted to suitable locations on residential PUD sites. For larger projects (more than 20 units), the maximum residential density that may be approved in a PUD is 110 percent of that permitted in the zone in which the project is located. For smaller projects (less than 20 units), one bonus unit shall be permitted for projects of three to 10 units, and two bonus units shall be permitted for a project of 11 to 20 units. No bonus units shall be available for projects of less than three units.
8. **Authorization of Housing Types.** PUD requests shall utilize, to the greatest extent feasible, a variety of housing types and lot configurations including detached single-family dwellings; common wall dwellings, such as townhouses, garden apartments, semi-detached, duplexes, triplexes, quadruplexes, etc. (including those on individual lots to be sold in fee and those sharing common lots); and zero lot line homes. Mid-rise and high-rise dwellings shall be considered on a conditional basis and will require fire department approval.
9. **Average Lot Size.** In order to increase project design flexibility and as long as the overall density requirements of the PUD are met, no average lot size or minimum lot size per dwelling unit is established, but may be required as a condition of approval.
 - a. Residential uses within a PUD are subject to a 10 ft minimum front and a 20 ft minimum rear and side street setback. No minimum interior setback is established, but may be required as a condition of approval. Setbacks for permitted non-residential uses shall conform to the setback requirements of the underlying zoning district. The minimum setback from rivers, lakes, or backwaters shall be 100 feet from the scarline. Parking Lot/drive aisle setbacks shall have a minimum depth of 5 feet.
10. For PUD's, the requirements governing maximum lot coverage for structures and maximum impervious surface areas by underlying zones may be exceeded by as much as 10 percent, so long as in no case does a proposed maximum lot coverage exceed 60 percent and a proposed maximum impervious surface area exceed 80 percent unless a higher percentage is established by the underlying zone in which case they shall not exceed that standard by more than five percent. Specific lot coverage and impervious surface area requirements may be established for individual West Run PUD applications as a condition of approval.
11. **Maximum Height of Structures.** The height of structures within a proposed PUD shall not exceed 40 feet for residential structures and 50 feet for commercial structures without fire department and Planning Commission approval.