



**Municipal Planning Commission
City Service Center – 915 Quarrier Street – Suite 6
Wednesday, September 7, 2022
3:00 p.m.**

Agenda

1. Call to Order

2. Unfinished Business

Rezoning: Bill No. 7963, Committee Substitute - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a C-10 district, portions of Lots 5 and 6 of Block 37 located at 501 Patrick Street in the City of Charleston, Kanawha County, State of West Virginia, owned by C W PROPERTIES LLC and petitioned for by Mitch Rashid.

3. New Business

Rezoning: Bill No. 7969 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a R-O district, that certain lot or parcel of land located at 280 Oakwood Road in the City of Charleston, Kanawha County, State of West Virginia, owned by Will Robinson and Benjamin Embrey.

4. Minutes of the August 3, 2022 MPC meeting

5. Announcements

6. Adjournment

***Meetings may be recorded and broadcast via internet <https://charlestonwv.civicclerk.com>**

LEGAL ADVERTISEMENT
Municipal Planning Commission
City of Charleston, WV
Date: August 19, 2022

Insert the following legal notice containing all the wording below the heavy ruled line in the August 23rd, 2022 edition of the Gazette-Mail.

Issue a certificate within five (5) days of said notice to the Administrative Assistant of the Planning Department, 915 Quarrier Street, Suite 1, Charleston, WV 25301, setting forth a true and accurate copy of said notice and the exact date on which it was published.

NOTICE OF PUBLIC HEARING

The Municipal Planning Commission of the City of Charleston, West Virginia, will hold a public hearing at 3:00 p.m., Wednesday, September 7th, 2022, on the following:

Rezoning: A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a C-10 district, portions of Lots 5, 6, and 7 of Book 37 located at 501 Patrick Street in the City of Charleston, Kanawha County, State of West Virginia, owned by C W PROPERTIES LLC and petitioned for by Mitch Rashid.

Rezoning: Bill No. 7969 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a R-O district, that certain lot or parcel of land located at 280 Oakwood Road in the City of Charleston, Kanawha County, State of West Virginia, owned by Will Robinson and Benjamin Embrey.

The files are available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have any questions or concerns, email chad.webb@cityofcharleston.org or call (304) 348-8105.

Bill No. 7963 Committee Substitution

Introduced in Council

Passed by Council

September 6, 2022

Introduced By

Referred To:

Pat Jones

**Municipal Planning Committee
Planning, Streets, and Traffic**

Bill No. 7963 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a C-10 district, ~~that certain lot or parcels of land located at 1704 and 1706 5th Avenue~~ portions of Lots 5, 6, and 7 of Book 37 located at 501 Patrick Street in the City of Charleston, Kanawha County, State of West Virginia, owned by C W PROPERTIES LLC and petitioned for by Mitch Rashid.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA THAT:

1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 21st day of November, 2005, as amended, is hereby amended by rezoning from a R-4 district to a C-10 district the whole ~~of the following described lot or parcel of land:~~ of the above described lots.

~~Parcels Nos. 208 and 209 as shown upon West Charleston Tax Map No. 10. Subject Parcels commonly known as 1704 and 1706 5th Avenue, Charleston, West Virginia. Said tax map is of record in the Planning Office.~~

2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby amended in accordance with Article 29 of this ordinance.

3. All prior ordinances, or parts of ordinances, inconsistent with this Ordinance, are hereby repealed to the extent of said inconsistency.



Municipal Planning Commission

Checklist for Application for Rezoning

MPC Hearing Date: 8/3/2022

Bill #: 7963

Applicant Information	Property Information
Name: C West Properties	Address: 501 Patrick St. Charleston, WV 25387
Address: 4902 KANAWHA AVENUE SE Charleston, WV 25304	Tax Map and Parcel: Map 10, Parcels 208-210
Phone:	Zoning District: 12
Agents Name, Address, Phone (If other than Applicant): MITCHELL NICHOLAS RASHID 9 DAPPLEWOOD ROAD SOUTH CHARLESTON, WV, 25309	Property Owner and Mailing Address: (if other than applicant)

IMPORTANT: This application must be typed or legibly printed and filed by the filing deadline with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a petition to rezone using the format in the sample provided; 2) a Bill sponsored by a member of Charleston City Council using the format of the sample provided; 3) a map of the area proposed for rezoning, drawn to scale; 4) a list of the owners, with their mailing addresses, of the properties within a 250 foot radius of the property for which the rezoning is being sought; 5) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. In addition, you or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

PETITION

The following items shall be included in the petition which shall be filed in the format of the attached sample:
Section I

1. Statement of petitioner's identity as contract purchaser, agent or owner.
2. Property Address including Kanawha County Tax map and Parcel No.

Section II

1. Description of the use for which a rezoning is being requested and specific district being requested.

Section III

1. Applicable Sections of the Zoning Ordinance.
2. Statement of compliance with the City of Charleston Comprehensive and Neighborhood Plans.
3. If applicable, justification for a variance from the City of Charleston Comprehensive Plan and Neighborhood Plans.

Section IV

1. Statement of sponsorship of the Bill to Rezone by a member of City Council.
2. Statement of inclusion of a list of all property owners within 250 of the subject property.
3. Statement that the subject property is shown on a map of the subject property that is attached.
4. \$125.00 filing fee.

BILL

The following items shall be included in the Bill submitted along with the above petition:

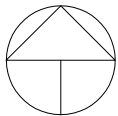
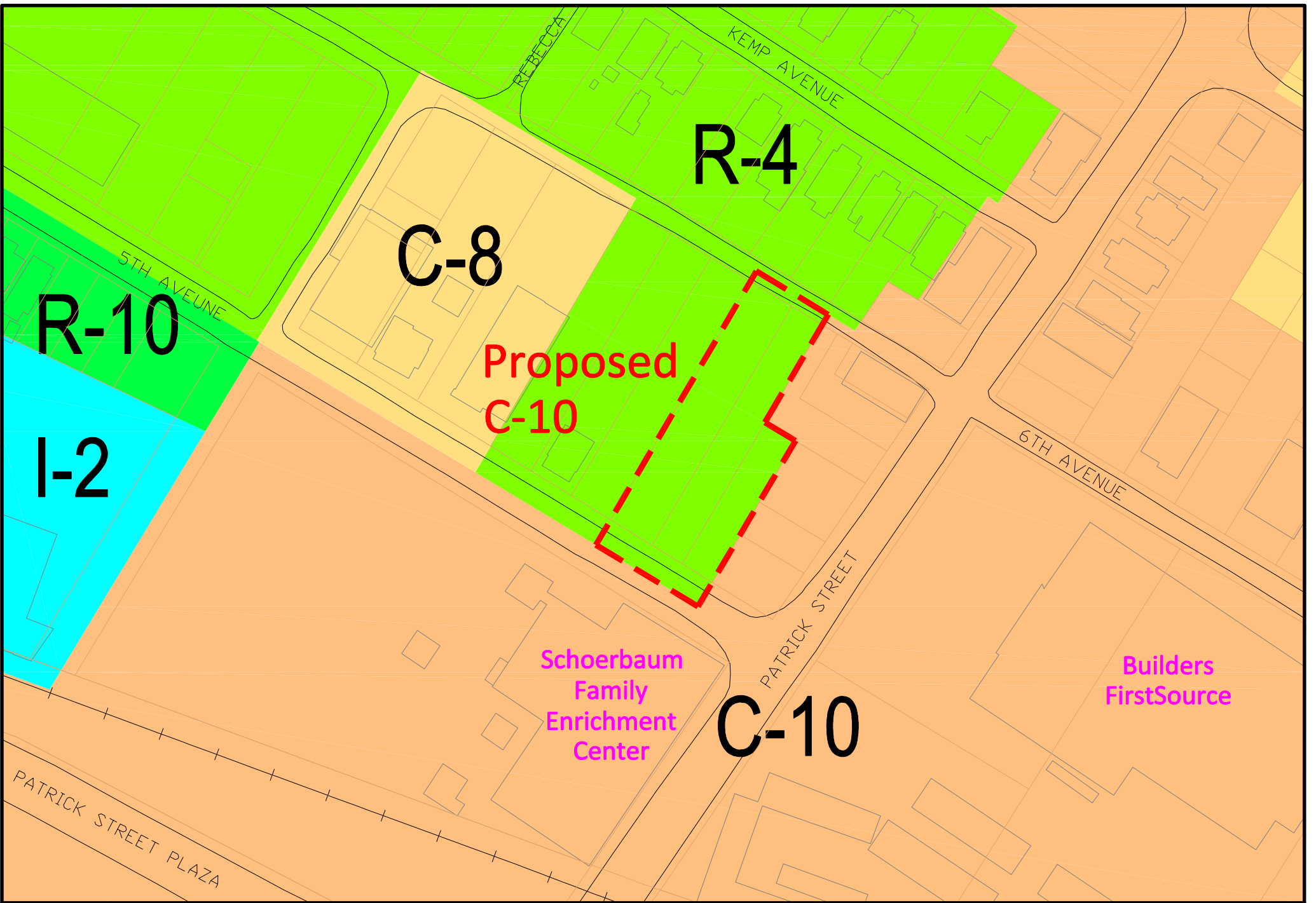
1. Name of sponsoring member of City Council
2. Bill filed electronically with the Planning Department in the exact format shown on the attached sample Bill.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

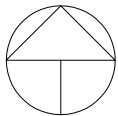
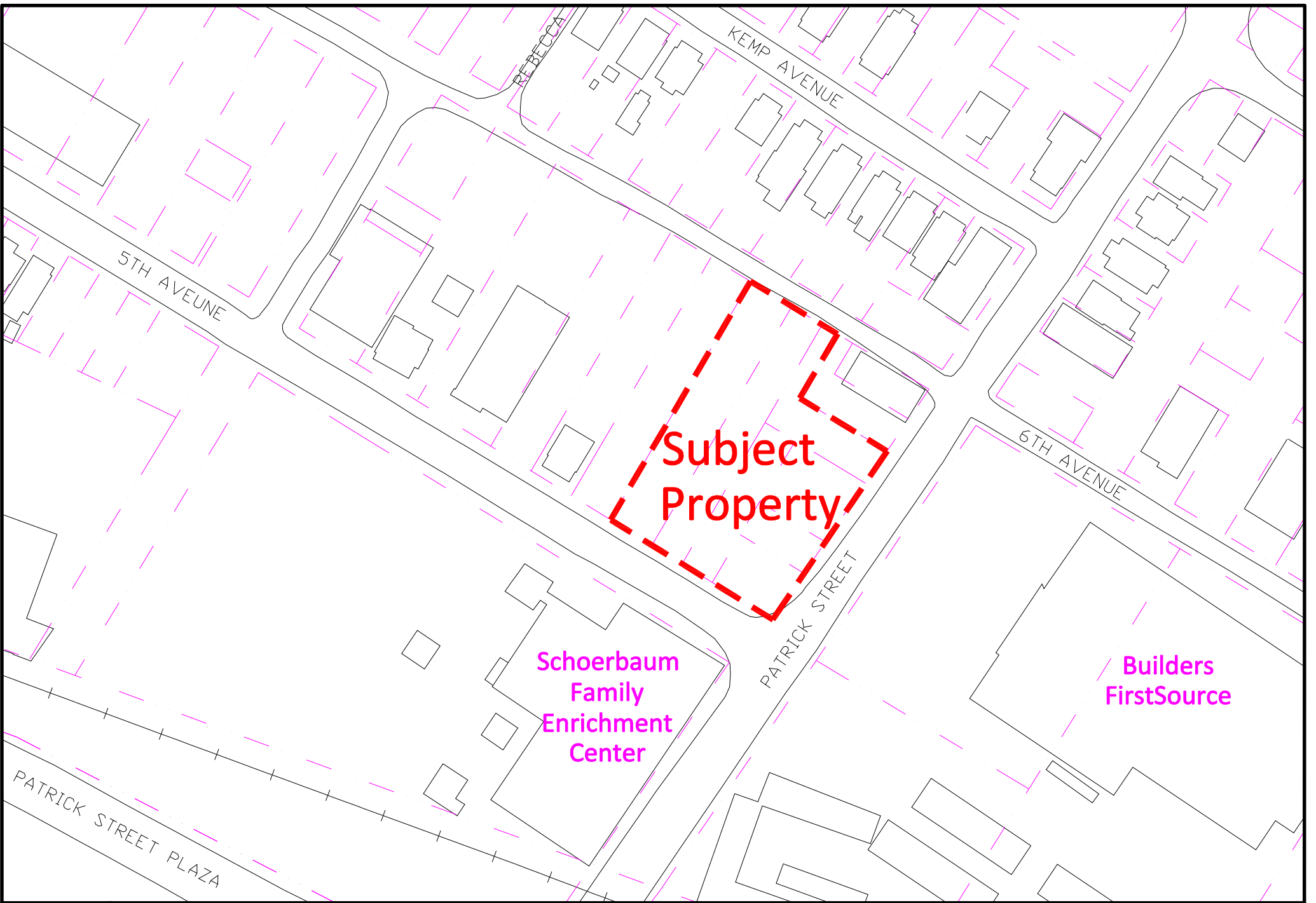
Date

Planning Department Use Only	
Comments:	
Information pertaining to the property proposed for rezoning:	
Application reviewed by:	
MPC Action: ☐ Recommended ☐ Not recommended	
City Council Action: ☐ Approved ☐ Rejected Date	
Planning Official Signature and Title	Date



REZONING FROM R-4 TO C-10

STAFF
EXHIBIT



501 PATRICK STREET

**STAFF
EXHIBIT**



BASE FLOOD ELEV. = 593.2

1:1 SLOPE, FILL REINFORCED WITH GEOGRID PER MANUFACTURER AND GEOTECHNICAL RECOMMENDATIONS

FINISHED GR 593.5
FILL 4,250 CY

0.762 ACRES
501 PATRICK STREET
C WEST PROPERTIES LLC
DB 3044 P 481

AREA=25,208 SF

AREA TO BE LOCATED IN ZONE X SHADED

POINT OF BEGINNING

5TH AVEUNE

BM TOP OF 3/4" PIPE
ELEV. = 595.79

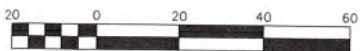
PROPOSED BUILDING

PATRICK STREET

L=30.25, R=82.10
CH=S59° 35' 30"W CL=30.08

References:

- Map of West Charleston owned by the West Charleston Company dated July 1894 by Venable & Vance, C.E. and of record in Map Book 1 of Page 3.
- Map showing parts of Lots 5, 6 & 7, Block 37, West Charleston, in the City of Charleston, Kanawha County, West Virginia, Surveyed for Mitch Rashid dated December 4, 2021 by William R. Gunnoe, P.S. No. 801.



Scale 1" = 20'

LEGEND

	LIGHT POLE
	MANHOLE
	GAS VALVE
	WATER VALVE
	WATER METER
	UTILITY POLE
	INLET
	LOW-MEDIUM PRESSURE
	TERRA COTTA PIPE
	CAST IRON PIPE
	BARE STEEL PIPE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	STORM SEWER
	ELECTRIC LINE
	UNDER GROUND ELECTRIC LINE
	ELECTRIC-TELEPHONE-CABLE TV LINES
	TELEPHONE LINE
	GAS LINE
	SANITARY SEWER
	WATER LINE
	CHAIN-LINK FENCE
	WOOD-PLASTIC FENCE
	GRASS
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

Surveyor Certification

This is to certify that this map or plat and the work on which it is based was conducted by me or under my direct supervision and is a true and accurate representation of that work.



DATE 4/12/2022

FLOOD INFORMATION

By topographic survey, the property is located in Zone X Shaded and Zone AE. This determination was based on the Flood Insurance Rate Map 54039C0406E effective date February 6, 2008.

Elevations shown are based on NAVD 88 Orthometric Height taken from NGS Monument HX2021 located at the Florida St. underpass.

King Engineering & Land Surveying Co.
1992 Parkwood Road, Charleston, WV 25314
Telephone: 304-344-8839
Web: Kingengineering.net

PROJECT: C WEST PROPERTIES LLC
PART OF LOT NOS. 5, 6 AND 7 OF BLOCK 37
WEST CHARLESTON
CITY OF CHARLESTON, KANAWHA COUNTY, WEST VIRGINIA

SCALE: 1 IN. = 20 FT.

DATE: APRIL 12, 2022

REVISION	DESCRIPTION

TITLE:

GRADING
PLAN

DRAWING:

C-1

Bill No. 7969

Introduced in Council

Passed by Council

September 6, 2022

Introduced By

Referred To:

Brady Campbell

Municipal Planning Committee
Planning, Streets, and Traffic

Bill No. 7969 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a R-O district, that certain lot or parcel of land located at 280 Oakwood Road in the City of Charleston, Kanawha County, State of West Virginia, owned by Will Robinson and Benjamin Embrey.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA THAT:

1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 21st day of November, 2005, as amended, is hereby amended by rezoning from a R-4 district to a R-O district the whole of the following described lot or parcel of land:

Parcel No. 1 as shown upon South Annex Tax Map No. 20. Subject Parcel commonly known as 280 Oakwood Road, West Virginia. Said tax map is of record in the Planning Office.

2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby amended in accordance with Article 29 of this ordinance.

3. All prior ordinances, or parts of ordinances, inconsistent with this Ordinance, are hereby repealed to the extent of said inconsistency.

Checklist for Application for Rezoning

MPC Hearing Date: 9/7/2022

Bill #: 7969

Applicant Information	Property Information
Name: Will Robinson	Address: 280 Oakwood Road (25314)
Address: 4 Jamestown Road, Charleston WV 25314	Tax Map and Parcel: Map: 20, Parcel: 1
Phone: 304-444-6922	Zoning District: 09
Agents Name, Address, Phone (If other than Applicant): None	Property Owner and Mailing Address: (if other than applicant) CWB Oakwood Development, LLC 4 Jamestown Road Charleston, WV 25314

IMPORTANT: This application must be typed or legibly printed and filed by the filing deadline with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a narrative justification to rezone including the information outlined below; 2) a Bill sponsored by a member of Charleston City Council using the format of the sample provided; 3) a map of the area proposed for rezoning, drawn to scale; 4) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. In addition, you or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

JUSTIFICATION

The following shall be included in a written justification for the request for rezoning:

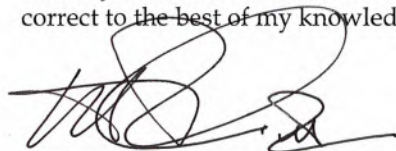
- ☒ Statement of petitioner's identity as contract purchaser, agent or owner.
- ☒ Property Address including Kanawha County Tax map and Parcel No.
- ☒ Description of the use for which a rezoning is being requested and specific district being requested (eg. R-6 Medium Density Residential District or C-10 General Commercial District).
- ☒ Statement of compliance with the City's Comprehensive and Neighborhood Plans, OR justification for variance from the City's Comprehensive and Neighborhood Plans.
- ☐ Statement that a map of the subject property that is attached.

BILL

A Bill must be submitted along with the above justification.

- ☒ Name of sponsoring member of City Council
- ☒ Formatting exactly as shown on the attached sample bill. Use Arial 12 pt type and line numbering. The Planning Department will acquire a bill number.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.



Signature

8/15/22
Date

To: Charleston Municipal Planning Commission

From: Will Robinson

Date: August 15, 2022

Subject: Petition for Re-zoning

Section I

1. Petitioners' identity – Will Robinson (owner) & Benjamin Embrey (owner)
2. Property address – 280 Oakwood Road, District: 09, Tax map: 20, Parcel: 1

Section II

Petitioners, Will Robinson and Benjamin Embrey, are residents of Charleston, WV and have purchased three land parcels, (09-20-1, 09-10-60, and 09-10-62) that comprise the acreage located at 280 Oakwood Road, Charleston, WV 25314. The acreage at 280 Oakwood Road has approximate frontage on Corridor G of 450 feet and approximate frontage on Oakwood Road of 400 feet. Prior to Robinson and Embrey purchasing the acreage at 280 Oakwood Road, the home was abandoned for at least five years, and the home is in a state of non-repair. Furthermore, the surrounding landscape has been an eyesore to the Charleston community as the acreage has not been maintained for many years.

The subject of this application is for **parcel 09-20-1 only** herein referred to as "*the property*", and a map of the subject property is attached. The property sits on the corner of Oakwood Road and Corridor G. Given the topography of the acreage and presence of Oakwood Road, the property is isolated from all residential dwellings. Furthermore, there are "buffer" land parcels (09-10-60 and 09-10-62) that would further isolate the subject property of this petition.

Petitioners request the zoning be modified slightly to R-0 (Residential Office District), thus remaining in a residential category. Petitioner desire to use said property for a small pediatric medical office (2 FTE medical providers: 1 doctor, 1 nurse practitioner). Petitioners would raze the current vacant home, raze all remaining structures, which are vacant, and build a new pediatric medical office to serve the Charleston community and surrounding area. Petitioners will utilize local construction resources and a local lending institution (based in WV) to assist in the re-development of the property.

As previously mentioned, the current location of the property is not located within a neighborhood as it is isolated facing Corridor G and Oakwood Road. Petitioners also recognize the following medical practices or veterinary offices that are within a few hundred feet to two miles of the property (i.e., close proximity):

- | | | |
|-----------------------------|----------------------------------|------------------------------|
| 1. South Hills Chiropractic | 2. FSPT | 3. South Hills Family Dental |
| 4. Rhodes Dentistry | 5. Holmes Orthodontics | 6. Oakwood Family Dental |
| 7. Valley Health | 8. Weaver and Sokolosky | 9. Nagy & Majestro |
| 10. Animal Care Associates | 11. Professional Therapy Service | 12. Dr. Christina Arco |

The petitioners also recognize the following non-residential dwellings that are within two miles of the property (i.e., close proximity) while travelling east on Oakwood Road:

- | | | |
|-------------------------------|--------------------------------|----------------------------|
| 1. Colonial Exxon | 2. Folded Leaf | 3. Bridge Road Market |
| 4. Polished | 5. 1010 Bridge | 6. Husson's Pizza |
| 7. Café Romeo | 8. Lola's | 9. CVS |
| 10. Oh La Lucy | 11. City National Bank | 12. Goldman & Associates |
| 13. Yarids | 14. Body Therapy Associates | 15. Wheelhouse |
| 16. Gardners Drycleaners | 17. South Hills Pilates | 18. South Hills Gymnastics |
| 19. Elizabeth Memorial Church | 20. St. Matthews Church | 21. Sarah's Bakery |
| 22. Geraniums | 23. Eggplant | 24. Bridge Road Bistro |
| 25. Zenergy | 26. Caldwell Insurance | 27. Tea Spoons |
| 28. Young Floral | 29. Petite Jewelry | 30. A Suite Life |
| 31. Peter Pan Cleaners | 32. Terrell Ellis & Associates | 33. Charleston Tennis Club |

Directly across the property, the following commercial properties are located in/around/near residential zoned properties: Kroger fuel station, One Stop fuel station, Dunkin Donuts (under construction), storage units (under construction), Oakwood Centre.

The presence of medical offices, restaurants, personal services, among others, provide for vibrant and sustained residential communities given the proximity of businesses and services that complement one's lifestyle and access to medical care.

Petitioners note the following research supporting said zoning change:

- "Healthcare real estate continues to move closer to where patients live, work and play."
(Source: Real Assets Advisor)
- "People want that 15-minute lifestyle if they can get it. They want walkable, amenitized, real places that allow them to live fuller lives without having to get into a car and transition from one segment of their life to another."
(Source: PWC Emerging Trends in Real Estate 2022)
- "The *neighborhood approach* involves a re-examination of our suburban communities to reposition them for transformation before the opportunity for change passes them over, or worse, creates blight that will later need to be addressed at a much higher cost."
- "Bad schools, closed shopping centers, **non-availability of medical facilities** and poor road work all contribute to the devaluation of your home." (Source: Clever)

The petitioners engaged an independent and objective transportation engineering firm, Carpenter Marty, to conduct a traffic impact study. In summary, the engineers note the following:

- **Site traffic has a negligible impact on the US-119 & Oakwood Road intersection.**
- **There are no improvements recommended for this development.**
- **The site access shown in the site plan is recommended.** The proposed site access provides approximately 200 feet of visibility in each direction (toward US-119 and Oakwood Road).
- **The driveway entrance/exit aligns with the requirements of the WVDOH.**

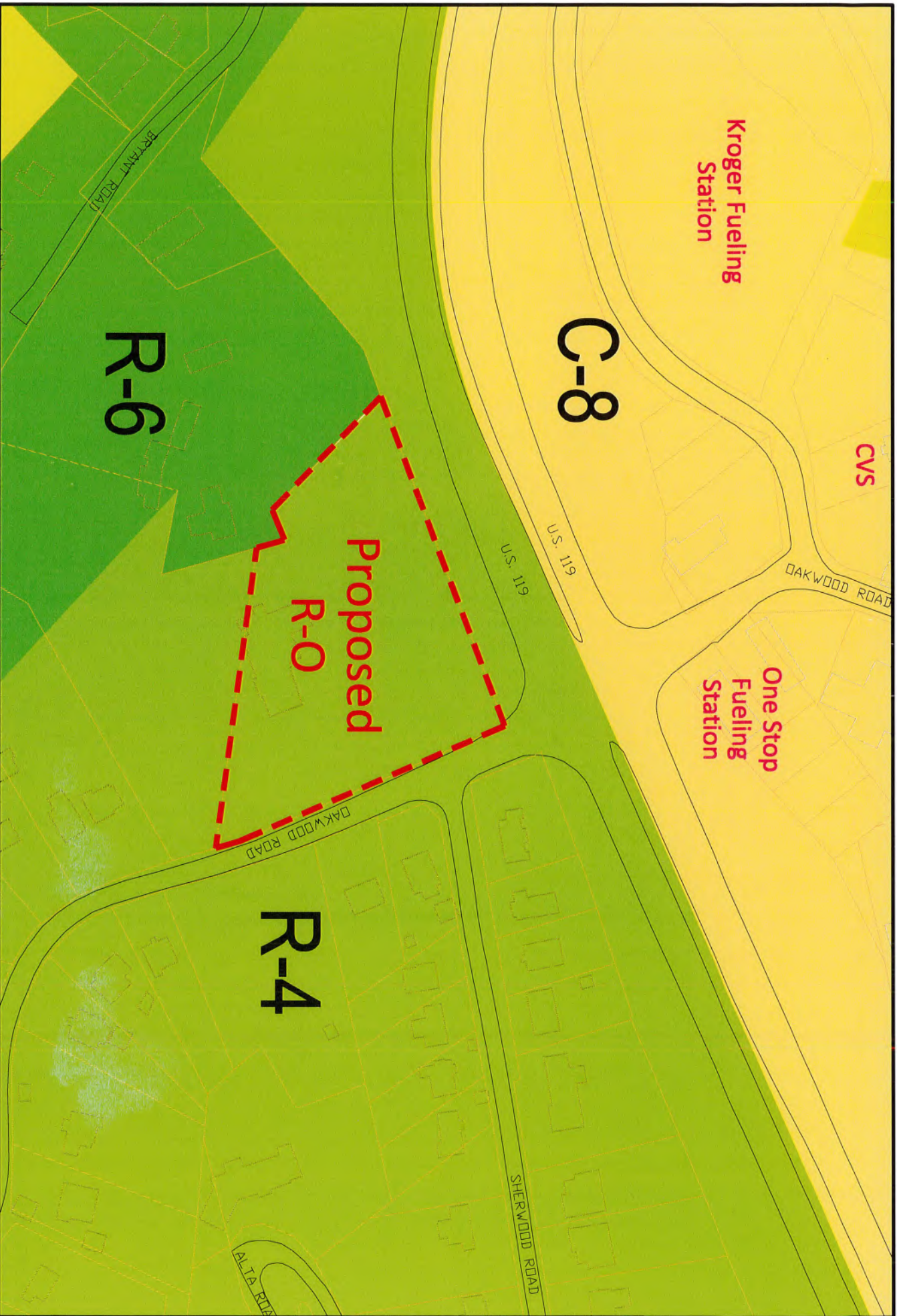
Section III

As noted within the City's zoning ordinance, the purpose of the R-O Residential-Office District is to:

- A. **Establish areas of high-density residential development combined with compatible office uses, and**
- B. **Provide opportunities for non-retail commercial offices in areas that are in transition from stable residential neighborhoods to more intensive commercial districts, and**
- C. Preserve and reuse the existing stock of older, large residential structures, many of which exemplify periods of early development of Charleston, and
- D. **Locate certain office uses in areas served by arterial and collector streets to minimize the impact of traffic on residential areas, and**
- E. **Regulate new construction in this area which is in scale with the surrounding environment.**

Petitioner believes said re-zoning request complies with four of the five designated purposes as described in the City's zoning ordinance.

The requested zoning modification is consistent with the City's *Neighborhood Plan for South Hills and Corridor G*, and in particular, "focus on redevelopment of older sections that need to be redeveloped to attract quality retailers (businesses)" and "continue to strengthen business node..." as noted therein.



REZONING FROM R-4 TO R-O

STAFF
EXHIBIT



Charleston, WV Pediatric Medical Office Traffic Impact Study

August 9, 2022



Table of Contents

I. Purpose of Report & Study Objectives	1
II. Proposed Development.....	1
A. Off-Site Developments.....	1
B. On-Site Development.....	1
III. Area Conditions	2
A. Area of Influence.....	2
B. Jurisdictions.....	2
C. Traffic Volumes & Conditions	3
IV. Projected Traffic	3
A. Background Traffic	3
B. Site Traffic	3
V. Traffic Analysis.....	4
A. Turn Lane Warrant Analysis	4
B. Capacity Analysis.....	4
C. Queuing Analysis.....	4
D. Sight Distance.....	4
VI. Results	4
A. Turn Lane Warrant Analysis	4
B. Capacity Analysis.....	4
C. Queuing Analysis.....	5
D. Sight Distance Exhibit.....	5
VII. Recommendations and Conclusions	6
VIII. Appendices	6

List of Tables

Table 1 – Site Trip Generation Summary	3
Table 2 – Capacity Analysis Summary	5
Table 3 – Queuing Analysis Summary (Average/95 th Percentile)	5

List of Figures

Figure 1 – Location in Charleston, WV	1
Figure 2 – Location of the Proposed Development (Yellow), Site Drive, and Study Intersections	2



I. Purpose of Report & Study Objectives

The purpose of this traffic analysis and report is to document the potential traffic impacts of a proposed pediatric medical office in Charleston, WV. This traffic impact study (TIS) is being submitted to the City of Charleston as part of the zoning evaluation process.

II. Proposed Development

A. Off-Site Developments

The study area includes the proposed site access point and the intersection of US-119 (Corridor G) and Oakwood Road. The surrounding area mostly includes gas stations, other small stores, single and multi-family residences, and four schools to the south.

B. On-Site Development

Location

The site is located to the south of the intersection of US-119 and Oakwood Road. **Figure 1** shows the location of the proposed site in Charleston, West Virginia and **Figure 2** shows the study area.

Figure 1 – Location in Charleston, WV

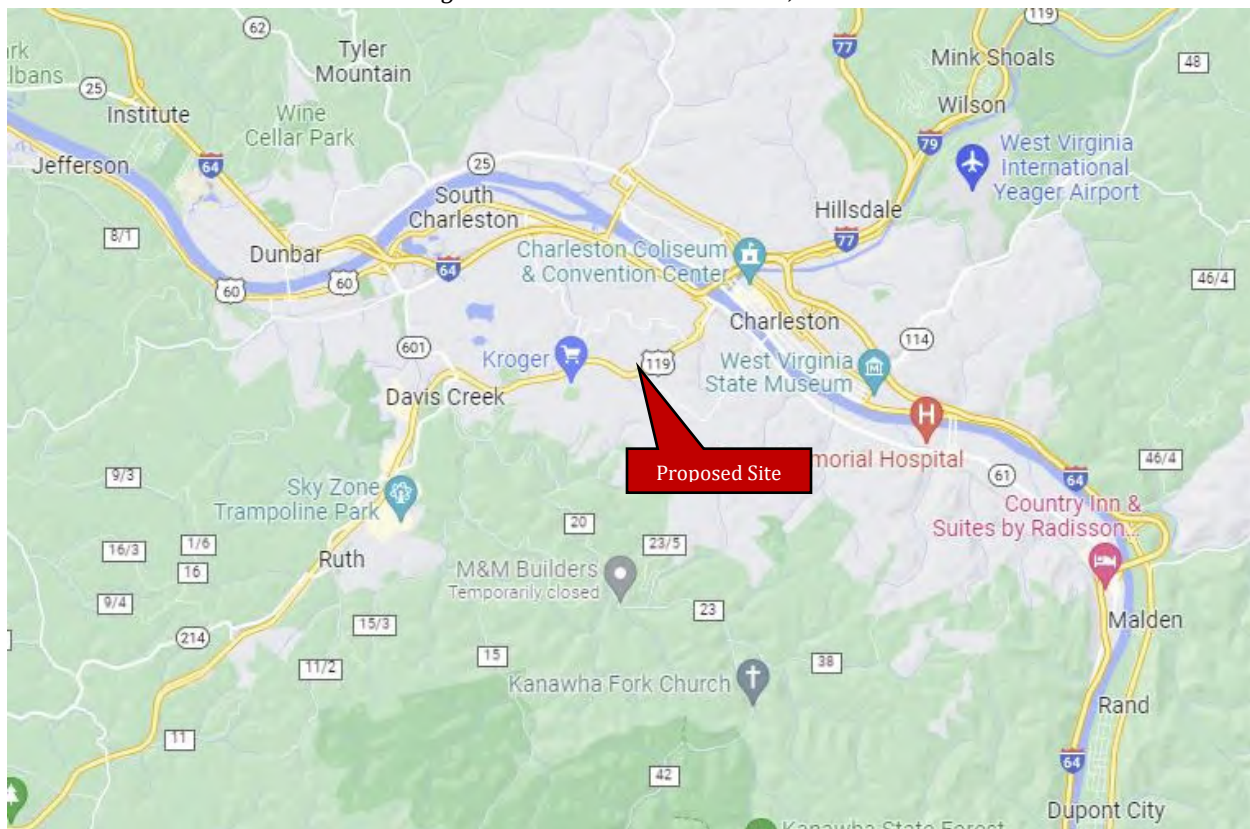


Figure 2 – Location of the Proposed Development (Yellow), Site Drive, and Study Intersections



Land Use & Intensity

The site is currently developed as an unoccupied single-family residence. The development is proposed to include a 4,000 SF medical office building with 31 parking spaces. The development is proposed to have one, full access point along Oakwood Road. The draft site plan is provided in **Appendix A**.

III. Area Conditions

A. Area of Influence

The study intersections for the proposed development are listed below. Numbers correspond to **Figure 2**.

1. US-119 & Oakwood Road
2. Oakwood Road & Site Access

B. Jurisdictions

The proposed site and all study intersections are under the jurisdiction of the City of Charleston.

C. Traffic Volumes & Conditions

Turning movement counts were collected at the intersection of US-119 & Oakwood Road for the entire day on July 21, 2022 by Carpenter Marty Transportation. The raw count data is provided in **Appendix B**.

IV. Projected Traffic

A. Background Traffic

For analysis, the Opening Year of the development is 2024 and the Design, or Horizon Year, is 2044.

The 2022 count data was collected when schools were out of session. Thus, adjustment factors were determined to apply to the data to represent volumes when school would be in session. The West Virginia GeoCounts system was utilized to find data for the study area. A seasonal/daily factor of 0.865 was found to represent the day of data collection for both US-119 and Oakwood Road, which were classified as F5 Urban Other. This value resulted in a proposed adjustment factor of 1.16. The adjustment factor was applied to the count data to produce adjusted count data.

In order to project the count data to the Opening and Horizon Years, information from the WVDOH Oakwood I/S Improvement plans was utilized. The plans provided 2020 and 2040 traffic volumes, which were used to calculate a linear annual growth rate of 1.25%. This growth rate was then applied to the adjusted count data to develop Background, or No Build, traffic for the Opening and Horizon Years. The adjustment factors and growth rate calculations can be seen in **Appendix B**.

B. Site Traffic

Trip Generation

Trips for the proposed site were generated using standard Institute of Transportation Engineers (ITE) practices and the *Trip Generation Manual*, 11th edition and data provided by the developer. Land Use Code (LUC) 720 – Medical-Dental Office Building was used to generate trips for the proposed development. **Table 1** shows the trips generated by the proposed development. The ITE trip generation outputs and information from the developer can be found in **Appendix C**.

Table 1 – Site Trip Generation Summary

Land Use	Size	AM Peak		PM Peak	
		Entry	Exit	Entry	Exit
720 – Medical-Dental Office Building – Stand Alone	4,000 SF	11	3	4	9

Site traffic was distributed to/from the site based on count data, building and access locations, knowledge of the surrounding area, and engineering judgement. Site traffic was added to the No Build traffic to produce Build traffic for the Opening and Horizon Years. The full volume calculations can be found in **Appendix D**.

V. Traffic Analysis

A. Turn Lane Warrant Analysis

A turn lane warrant analysis was conducted for the proposed site access. If a turn lane was warranted in any scenario, the length was calculated using methodologies per WVDOH standards and it was represented as such in the capacity analysis. Oakwood Road has a posted speed limit of 25 mph, so 30 mph was used as the design speed.

B. Capacity Analysis

Synchro version 11 was used to analyze capacity at the study intersections. A minimum Level-of-Service (LOS) of D for the overall intersections/approaches and LOS E for each individual movement during peak traffic hours was considered acceptable. If the intersections fell below these criteria, mitigation strategies were developed to bring each movement back to an acceptable LOS.

Existing signal timings were provided by WVDOH. Existing clearance intervals and cycle lengths were utilized in the analysis. Splits were optimized for the Opening Year No Build scenarios, and the same splits were utilized for all other scenarios. Existing signal timings are provided in **Appendix B**.

C. Queuing Analysis

The SimTraffic module of Synchro 11 software was used to evaluate queuing on the south leg of the US-119 & Oakwood Road intersection. Average and 95th percentile queues were evaluated. If queue lengths significantly extended beyond available storage space or past the proposed Site Access, mitigation strategies were developed.

D. Sight Distance

Sight distance exhibits were developed per WVDOH sight distance policies, which utilize the American Association of State Highway and Transportation Officials (AASHTO) recommendations. Google Earth elevation profile data was utilized for the vertical sight distance analysis. The exhibits were used to identify the minimum sight lines required for the Site Access. A design speed of 30 mph was utilized for Oakwood Road.

VI. Results

A. Turn Lane Warrant Analysis

Results of the turn lane warrant analysis show that no turn lanes are warranted at the Site Access. The full turn lane warrant analysis can be found in **Appendix E**.

B. Capacity Analysis

Results of the capacity analysis for the study intersections can be seen in **Table 2**. The full capacity analysis can be found in **Appendix F**.

Table 2 – Capacity Analysis Summary

Intersection	Approach/ Movement	Opening Year				Horizon Year			
		AM No Build	AM Build	PM No Build	PM Build	AM No Build	AM Build	PM No Build	PM Build
US-119 & Oakwood Road	NB	B/12.8	B/12.9	B/15.4	B/15.5	C/22.4	C/22.5	C/29.0	C/29.8
	SB	B/10.3	B/10.4	A/9.0	A/9.0	A/7.6	A/7.7	B/15.4	B/15.7
	EB	D/37.2	D/37.3	D/37.7	D/39.2	D/45.6	D/45.9	D/50.9	D/52.6
	WB	A/0.3	A/0.3	B/19.9	C/20.1	A/0.7	A/0.7	C/27.3	C/26.6
Oakwood Road & Site Access	EB		B/12.9		C/17.4		B/14.7		C/22.0
	NBL		A/7.7		A/0.0		A/7.8		A/0.0

As seen in **Table 2** above, all study intersections operate with acceptable LOS in all scenarios. The addition of site traffic has negligible impacts on the delays at the US-119 & Oakwood Road intersection. The full capacity analysis can be seen in **Appendix F**.

C. Queuing Analysis

Results of the queuing analysis for the south leg of US-119 & Oakwood Road can be seen in **Table 3**. The full queuing analysis can be found in **Appendix G**.

Table 3 – Queuing Analysis Summary (Average/95th Percentile)

Intersection	Approach	Available Storage	Opening Year		Horizon Year	
			AM Build	PM Build	AM Build	PM Build
US-119 & Oakwood Road	NB	215'	143' / 241'	146' / 232'	191' / 282'	239' / 316'

The proposed Site Access is shown to be approximately 215' from the US-119 intersection with Oakwood Road. With existing signal timings, it is estimated that 95th percentile queues from the US-119 & Oakwood Road intersection will block the proposed Site Access in all scenarios. However, 95th percentile queues are only expected to occur during a small part of the peak hours of the day, and do not reflect average conditions. Additionally, reviewing video footage of the northbound approach of the US-119 & Oakwood Road intersection shows that a maximum queue length of nine vehicles is typical for the peak hours. As this equates to a queue length of about 180', it is likely that the 95th percentile queue lengths generated by Synchro are conservative.

D. Sight Distance Exhibit

Horizontal and vertical sight distance exhibits were created for the Site Access intersection with Oakwood Road, considering two different site access locations. One analysis shows the sight distance if the Site Access remains where it is shown on the site plan. The other analysis shows a hypothetical location of the Site Access if it is moved as far south on Oakwood Road as possible, considering the results of the queuing analysis. Note, this hypothetical location assumes cross-access between the development site and the undeveloped parcel directly to the south.

Based on the sight distance exhibits, the Site Access is recommended to remain as shown in the site plan. In this location, no visual obstructions are apparent, however it is recommended that foliage within the sight triangles be trimmed and maintained. If the Site Access is moved further south, the existing curvature and topography of Oakwood Road may

cause sight obstructions for vehicles exiting the sight drive looking south. The sight distance exhibits can be seen in **Attachment H**.

VII. Recommendations and Conclusions

The results of the turn lane warrant analysis show that no turn lanes are warranted at the Site Access. Capacity analysis shows that no improvements are required for either study intersection. The addition of site traffic has negligible impacts on the delays at the US-119 & Oakwood Road intersection. Therefore, no improvements are recommended for this development.

The Site Access location shown in site plan is recommended, as it is expected to be the most optimal location available. The queuing analysis shows the northbound approach queue from the US-119 & Oakwood Road intersection may rarely block the Site Access. This is only expected to occur during the peak of the peak hours. For the majority of the business hours, the Site Access is expected to be unblocked. Furthermore, the sight distance analysis shows that moving the Site Access further south would cause sight distance issues. For these reasons, the Site Access location shown in site plan is recommended. It is also recommended that foliage within the sight triangles be trimmed and maintained.

Review of the WVDOH Manual on Rules and Regulations for Constructing Driveways on State Highway Rights-of-Way shows that the site access shown on the site plan is permissible. Section 8.4.2, Item 2, states “where driveways are provided to vacant land, they shall be located to give the best advantage to the roadway alignment, profile, sight distance conditions, and other related factors.” Based on the 25 MPH posted speed limit on Oakwood Road, the driveway spacing requirement is 105 feet. The proposed access on the site plan is approximately 150’ from Sherwood Road to the north. No commercial access or public roadways are within 105’ of the proposed access. Consolidation of future access points to the residual property are recommended as much as is feasible.

VIII. Appendices

Appendix A – Site Plan

Appendix B – Count Data, Growth Data, and Existing Signal Timings

Appendix C – Trip Generation

Appendix D – Volume Calculations

Appendix E – Turn Lane Warrant Analysis

Appendix F – Capacity Analysis

Appendix G – Queuing Analysis

Appendix H – Sight Distance Exhibits



**Municipal Planning Commission
City Service Center – 915 Quarrier Street – Suite 6
Wednesday, August 3, 2022
3:00 P.M.**

Members Present

Quintie Smith, Acting Chair
Terry Pickett
Adam Krason
JoEllen Zachs (via phone)
Alice Hypes
Shannon Ferrari
Shawn Taylor
Justin Marlow
Lisa Fischer-Casto
Deanna McKinney
Terri Allen, Mayor's Designee
Cory Stout
Mary Beth Hoover (via phone)

Members Absent

Margo Teeter
J.D. Stricklen, Kanawha County
Representative

Staff Present

Chad Webb

Public Present

Mitchell Rashid (Rezoning Bill No. 7963)
Aric Margolis (Rezoning Bill No. 7963)
Tina Beatty (513 Patrick Street)

1. Call to Order – Quintie Smith

2. Unfinished Business

3. New Business

Rezoning: Bill No. 7963 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 district to a C-10 district, that certain lot or parcels of land located at 1704, 1706, and 1708 5th Avenue in the City of Charleston, Kanawha County, State of West Virginia, owned by C W PROPERTIES LLC and petitioned for by Mitch Rashid.

Petitioner Mitchell Rashid of 1230 Staunton Road, Charleston, WV, 25314 approached the Commission with an explanation for the rezoning request. Mr. Rashid stated that five of the lots within the subject property are zoned commercial. Mr. Rashid is requesting that the remaining lots be rezoned from residential to commercial for development purposes. The purpose is to develop a sports training facility for youth soccer.

Quintie Smith asked if this rezoning involved two or three properties. Mr. Mitchell replied that there are seven lots. He has recently consolidated and submitted a map to the city to combine the lots into one parcel. Five of the lots facing Patrick Street currently are zoned commercial. The two interior lots are residential, R-4 perhaps. A member of the Commission noted that two lots are reflected on the tax bill, according to the map it appears to be three lots. It was noted that the confusion may be due to the fact it refers to 1704, 1706 and 1708 5th Avenue. Mr. Mitchell said 1704, 1706 and 1708 are now addressed as 501 Patrick Street. Quintie Smith asked if the properties had yet been consolidated. The response was that the lots are in the process of being consolidated. The lots involved are 208, 209 and 210.

Aric Margolis of 1515 Bedford Road, Charleston, WV addressed the Commission on behalf of the petitioner. Mr. Margolis stated, for clarification purposes, the bill itself would overrule everything. The bill itself, so long as it is correct, should satisfy any questions and concerns because that is what the MPC will be voting on, not the agenda item of the bill itself.

Adam Krason said that when the properties were combined, the most restrictive zoning prevails over all the lots. The bill is will now have to cover all seven properties.

Aric Margolis asked if this bill could be amended at this meeting or would they have to come back in another month? Chad stated the bill could be amended. It was submitted to Council on Monday. The bill could be amended through Planning, Streets and Traffic.

The Planning Commission's role at this point is to make a recommendation to council. If the property has been officially combined, the entire property reverts to an R-4. The tax map and parcel are now incorrect since the property has been combined. The property description that appeared in the newspaper was incorrect.

Tina Beatty addressed the Commission specifically in regard to 513 Patrick Street and how rezoning the property from an R-4 to a C-10 will affect that area. Ms. Beatty lives at 306 Delaware Avenue. She owns two of the properties affected by the rezoning proposal. Quinte Smith advised Mr. Beatty that he is a real estate broker and her property value would probably increase.

Adam Krason went on to state that if the newspaper is wrong then the bill is wrong. Adam recommends delaying this bill for a month and start over.

MOTION AND VOTE: Adam Krason made a motion to table Rezoning Bill No. 7963, the motion was seconded by Deanna McKinney and approved unanimously by the Commission.

4. Minutes of the July 6, 2022 MPC meeting

MOTION AND VOTE: Adam Krason made a motion to approve the July 6, 2022 minutes, Lisa Fischer-Casto seconded the motion and the Commission unanimously approved approval of the July 6, 2022 minutes.

5. Announcements

6. Adjournment