

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA



April 2013

**THE HUNTINGTON URBAN RENEWAL AUTHORITY
THE CITY OF HUNTINGTON, WEST VIRGINIA
800 Fifth Avenue, Huntington, West Virginia 25701**

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

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REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

A. INTRODUCTION –

The City Council of the City of Huntington, WV approved and certified an area in the Fairfield West Neighborhood of the City of Huntington, as a slum and blighted area on Monday, February 25, 2013. The area is known as the Fairfield West Redevelopment Project Area and is generally bounded by Ninth Avenue on the north; Hal Greer Boulevard on the west; Twentieth Street on the east; and Charleston Avenue and Hall Avenue on the south.

The Redevelopment Project Area meets the definition of a slum or blighted area in accordance with the West Virginia Urban Renewal Authority Law. The Huntington City Council passed a resolution designating and certifying a portion of the Fairfield West Neighborhood as a slum or blighted area on February 25, 2013. City Council also directed the Huntington Urban Renewal Authority to develop a redevelopment plan for the acquisition, clearance, reconstruction, rehabilitation, and future use of the redevelopment project area.

In accordance with State law, the Huntington Urban Renewal Authority has caused to be prepared, this redevelopment plan which is in conformance to: definite local objectives as to appropriate land uses; improved traffic, public transportation, public utilities, recreational and community facilities; other public improvements; and includes proposed land uses and building requirements.

The redevelopment plan includes the following as required by the Urban Renewal Authority Law:

- ♦ The boundaries of the redevelopment project area with a map showing the existing land uses and conditions of the real property therein.
- ♦ A land use plan showing proposed uses of the area.
- ♦ Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment.
- ♦ A statement of the proposed changes, if any, in the zoning ordinance or map, street layout, street levels or grades, building codes, and ordinances.
- ♦ A site plan of the area.
- ♦ A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

In addition to the above, this redevelopment plan includes:

- ♦ A property acquisition plan which lists the properties to be acquired.
- ♦ A budget and financing plan which outlines the cost of redevelopment and method of financing.
- ♦ A relocation plan.
- ♦ A land disposition plan indicating parcels to be sold for private redevelopment or parcels to be donated for public uses.
- ♦ A citizen participation plan which describes the citizen meetings and the required public hearing.
- ♦ Legal documentation on the approvals of the redevelopment plan by the Huntington Planning Commission, the Huntington Urban Renewal Authority, and the Huntington City Council.

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

B. REDEVELOPMENT AREA –

1. Project Area Boundary:

BEGINNING AT THE POINT of the intersection of the westerly right-of-way line of Hal Greer Boulevard (16th Street) and the northerly right-of-way line of Ninth Avenue; thence eastwardly along the said northerly right-of-way line of Ninth Avenue to its point of intersection with the easterly right-of-way line of 20th Street; thence southwardly along the said easterly right-of-way line of 20th Street to its point of intersection with the extended southerly right-of-way line of Hall Avenue; thence westerly along the said southerly right-of-way line of Hall Avenue extended to its point of intersection with the westerly right-of-way line of 17th Street; thence northwardly along the said westerly right-of-way line of 17th Street to its point of intersection with the southerly right-of-way line of an unnamed alley between Charleston Avenue and Twelfth Avenue; thence westerly along the said southerly right-of-way line of the unnamed alley extended to its point of intersection with the westerly right-of-way line of Hal Greer Boulevard (16th Street); thence northwardly along the said westerly right-of-way line of Hal Greer Boulevard (16th Street) to its point of intersection with the northerly right-of-way line of Ninth Avenue, **THE POINT OF BEGINNING.**

Attached is a map entitled “Project Boundary Map” at the end of this section, which illustrates the boundaries of the Fairfield West Redevelopment Area.

2. Existing Land Uses:

The Redevelopment Area is predominantly residential in land use. It was originally a glass factory and then was laid out as a residential neighborhood. There are commercial structures along Hal Greer Boulevard and 20th Street; the majority of which are service type commercial or professional office buildings with more than adequate parking facilities. The Northcott Court Public Housing Community is located in the southwestern corner of the Redevelopment Area, along Hal Greer Boulevard. Located in the center of the Redevelopment Area are the Simms School Apartments and Fairfield West Apartments, both

affordable senior living apartments. In addition, there are seven (7) churches located within the Redevelopment Area Boundary.

Attached at the end of this section is a map entitled “Existing Land Use Map,” which illustrates the current land uses in the Redevelopment Plan.

3. Structural Conditions:

The structural conditions of each building (based on the exterior condition) in the Redevelopment Area were determined during an October 2012 survey of the Area; the following four (4) structural conditions categories were used:

- Sound Condition: no rehabilitation work required
- Maintenance Needed: minor rehabilitation work required
- Code Deficient: major rehabilitation work required
- Economically Infeasible to Rehabilitate: vacant dilapidated structures

There are 512 primary buildings in the Redevelopment Area and 278 ancillary buildings (garages, sheds, and trailers). There are 451 out of the 512 primary buildings that are occupied (88.1%), which leaves a vacancy rate of 11.9%.

The exterior structural condition of the primary buildings is as follows:

▪ Sound Condition.....	127 (24.8%)
▪ Maintenance Needed.....	173 (33.8%)
▪ Code Deficient.....	174 (34.0%)
▪ Economically Infeasible.....	38 (7.4%)
<hr/>	
Total:	512 (100%)

Based on this survey, 212 out of the 512 primary buildings are code deficient or economically infeasible to rehabilitate, which is 41.4% of all the buildings in the Redevelopment Area.

Attached at the end of this section is a map entitled “Structural Conditions Map” which illustrates the result of the field survey work.



<p>URBAN DESIGN VENTURES <small>BUILT ON EXPERIENCE</small></p> <p>Community Planning and Development Consultants 212 E. Seventh Avenue Homestead, PA 15120</p> <p>Date: February 25, 2013</p>	<p>Map Legend</p> <p>----- Redevelopment Area Boundary</p>
<p>FAIRFIELD WEST REDEVELOPMENT PROJECT AREA</p> <p>Project Area Boundary Map</p> <p>Prepared For: Department of Development & Planning, City of Huntington, West Virginia</p>	<p>Map Legend</p> <p>----- Redevelopment Area Boundary</p>



URBAN DESIGN VENTURES
BUILT ON EXPERIENCE
 Date: February 25, 2013

Community Planning and Development Consultants
 212 E. Seventh Avenue
 Homestead, PA 15120

Map Legend

Residential	Semi-Public	Parking Lot
Commercial	Garage / Accessory Structure	Unimproved Lot
Mixed Res. & Comm.	Vacant Structure	Park / Landscaped Area
Redevelopment Area Boundary		

FAIRFIELD WEST REDEVELOPMENT PROJECT AREA
Existing Land Use Map
 Prepared For: Department of Development & Planning, City of Huntington, West Virginia



0 150 300
75° 225°



Community Planning and
Development Consultants
212 E. Seventh Avenue
Homestead, PA 15120

Date: February 25, 2013

Map Legend

- Sound Condition, No Rehabilitation Work Required
- Minor Rehabilitation, Work Required
- Major Rehabilitation, Work Required
- Economically Infeasible to Rehabilitate
- Redevelopment Area Boundary



FAIRFIELD WEST REDEVELOPMENT PROJECT AREA

Structural Conditions Map

Prepared For: Department of Development & Planning, City of Huntington, West Virginia

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

C. LAND USE PLAN –

1. Residential Uses:

The proposed land uses for the Fairfield West Redevelopment Area will predominantly be residential, including both moderate and high density residential: detached single family houses, semi-detached two family duplexes, town houses, and apartments. Many vacant lots are proposed for in-fill residential reuse with the construction of new houses, duplexes, and apartment buildings.

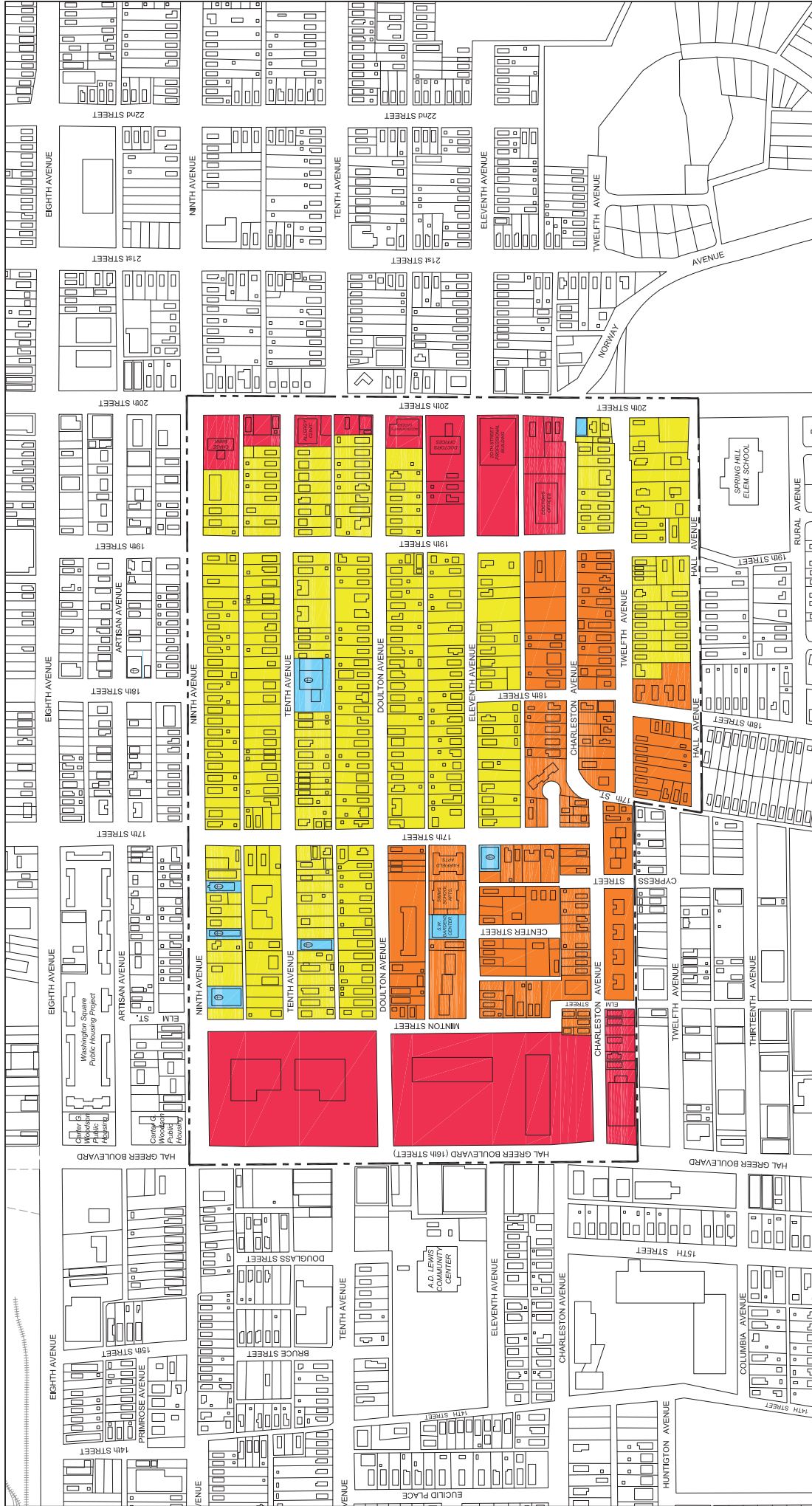
Attached to the end of this section is a map entitled, “Proposed Land Use Plan,” which illustrates the proposed land uses for the Redevelopment Area.

2. Non-Residential Uses:

There are a number of parcels of land in the Fairfield West Redevelopment Area that have non-residential uses. The majority of these parcels will retain their existing uses. The following non-residential land uses are proposed for the Redevelopment Area:

- ♦ **Commercial** – along Hal Greer Boulevard from Ninth Avenue to Charleston Avenue, east to Minton Street
- ♦ **Commercial** – along 20th Street, from Ninth Avenue south to Charleston Avenue
- ♦ **Semi-Public** – scattered throughout the residential areas, consisting of various churches, the former SW Gardens Center, and the EMS Station on 20th Street

Attached to the end of this section is a map entitled, “Proposed Land Use Plan,” which illustrates the proposed land uses.



URBAN DESIGN VENTURES
BUILT ON EXPERIENCE
 Date: April 2, 2013

Community Planning and Development Consultants
 212 E. Seventh Avenue
 Homestead, PA 15120

FAIRFIELD WEST REDEVELOPMENT PROJECT AREA
Proposed Land Use Plan

Prepared For: Department of Development & Planning, City of Huntington, West Virginia

Map Legend

- Medium Density Residential Use
- High Density Residential Use
- Neighborhood Commercial Use
- Non-Profit / Semi-Public Use
- Redevelopment Area Boundary

0' 75' 150' 300'
 0° 75° 225° 300°

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

D. REDEVELOPMENT STANDARDS –

1. Population Densities:

The proposed population densities for the residential land uses in the Redevelopment Area are one family for each 3,000 square feet of land area. This is approximately 1 person for each 1,000 square feet of land area. This is based on the City of Huntington's Zoning Ordinance, for both R-4 and R-5 Zoning Districts, and is therefore in compliance with the City's Zoning requirements.

2. Land Coverages:

The maximum land coverage for the residential land uses in the Redevelopment Area is 50% to 60% of the parcel's land area. This is based on the City of Huntington's Zoning Ordinance for the R-4 and R-5 Zoning Districts. The maximum land coverage for commercial land uses in the Redevelopment Area is 75% of the parcel's land area. This is based on the City of Huntington's Zoning Ordinance for the C-1 Zoning District.

3. Building Intensities:

The bulk and area regulations for the residential land uses in the Redevelopment Project Area are:

a. Moderate Density Residential -

- ♦ Minimum Lot Area = 3,000 S.F.
- ♦ Minimum Lot Width = 30 feet
- ♦ Front Yard Setback = 20% of lot depth
- ♦ Side Yard Setback = 20% of lot width, minimum of 5 feet per side
- ♦ Rear Yard Setback = 15 feet
- ♦ Max. Building Height = 2 ½ stories up to 35 feet

b. High Density Residential -

- ♦ Minimum Lot Area = 3,000 S.F. (Single Family/Duplex)
= 3,600 S.F. (Multi-Family)

		=	2,000 S.F. (Single Family Attached/Townhouse)
♦	Minimum Lot Width	=	30 feet (Single Family/Duplex/Multi-Family)
		=	20 feet (Single Family Attached/Townhouse)
♦	Front Yard Setback	=	20% of lot depth (Single Family Attached/Townhouse)
		=	25 feet (Single Family Attached/Townhouse)
♦	Side Yard Setback	=	20% of lot width, minimum of 5 feet per side (Single Family/Duplex/Multi-Family)
		=	0 feet (Single Family Attached/Townhouse)
♦	Rear Yard Setback	=	15 feet (Single Family/Duplex/Multi-Family)
		=	20 feet (Single Family Attached/Townhouse)
♦	Maximum Building Height	=	3 stories, up to 35 feet (Single Family/Duplex/Single Family Attached/Townhouse)
		=	5 stories, up to 55 feet (Multi-Family)

c. Neighborhood Commercial -

♦	Minimum Lot Area	=	2,500 S.F.
♦	Minimum Front Yard	=	None (except 50 feet along Hal Greer Boulevard)
♦	Minimum Side Yard	=	5 feet (if adjoining a residential district)
		=	None (if not adjoining a residential district)
♦	Rear Yard Setback	=	15 feet
♦	Maximum Building Height	=	3 stories, up to 45 feet

4. Off-Street Parking:

Off-street parking shall be provided to lessen congestion on the local streets. Off-street parking shall be provided at the time of construction of any new residential buildings, additions to, or a change in capacity of an existing building. Off-street parking shall be provided as follows:

- ♦ Single Family Residences = 2 spaces
- ♦ Duplex, Two Family Residence = 2 spaces for each dwelling unit
- ♦ Multi-Family Residences = 2 spaces for each dwelling unit, except apartments restricted to the elderly, whereby one (1) space will be required for each dwelling unit
- ♦ Commercial = For parking requirements, refer to Huntington Zoning Ordinance, Article 1343 Off-Street Parking, Loading, and Unloading Regulations, Page Numbers 127 and 128

Attached are copies of Article 1323 (R-4 Residence District), Article 1325 (R-5 Residence District), and Article 1327 (C-1 Neighborhood Commercial District) from the City of Huntington's Zoning Ordinance. It is important to note that the Redevelopment Regulations for new construction cannot be less restrictive than the City's Zoning Ordinance.

ARTICLE 1323

R-4 RESIDENCE DISTRICT

Section 1323.01 **Purpose**

The purpose of the R-4 district is to establish and provide areas for primarily single-family residential land use at moderate densities of no more than two units per lot. These areas are to be developed compatible and respectful of the scale, texture and quality of existing housing and related uses.

Section 1323.02 **Permitted Uses**

- A. Single-family detached dwellings
- B. Conversion apartments of no more than two units and two-family dwellings in agreement with Section 1323.04 of this Ordinance.
- C. Home occupations in agreement with Section 1341.22 of this Zoning Ordinance.
- D. Personal Care Home
- E. Public Utility Installations
- F. Accessory uses and accessory buildings incidental to the above uses and located on the same lot.
- G. Special Permits listed in Section 1323.05 and in agreement with Article 1359 of this Ordinance.

Section 1323.03 **Bulk and Area Regulations**

Minimum Lot Area	3,000 square feet
Minimum Lot Width	30 feet
Minimum Front Yard	Principal Structure – 20% of lot depth (See also Section 1341.02.C) Accessory Structures – behind rear wall of principal structure
Minimum Side Yard	Principal Structure – 20% of lot width with neither side yard being less than 5 feet (see also Section 1341.02.D) Accessory Structures – 3 feet
Minimum Rear Yard	Principal Structure – 15 feet (see also Section 1341.02.D) Accessory Structure – 3 feet
Maximum Lot Coverage	50%
Maximum Building Height	Principal Structures – not to exceed 2 ½ stories or 35 feet Accessory Structures – 15 feet

Section 1323.04 Residential Conversion of Single-Family Detached Dwellings.

- A. The maximum number of dwelling units after conversion is limited to two (2).
- B. Each dwelling unit shall contain within the unit a complete kitchen, toilet and bathing facility; shared facilities shall not be permitted.
- C. The appearance of a single-family dwelling unit shall be maintained. For the converted structure necessary changes in the number or placement of windows to provide adequate light and air will be allowed, but shall be minimized; and changes which occur shall be in one manner consistent with the architectural character of the dwelling. No stair cases shall be allowed in the front of buildings to access upper floors.
- D. Except for parking in driveways, no parking spaces shall be located in the front yard. Parking area shall be designed so that each vehicle has access to the street without the necessity of moving another vehicle. All newly constructed driveways and parking spaces shall be set back a minimum of five (5) feet from all property lines. Off-street parking shall be designed to be accessible from the lowest order street on which the property fronts. Except for driveway and walkway accesses, buffering shall be placed around off-street parking areas which contain three (3) or more spaces. Plant material or fences shall be used. Material used in screen plantings shall be multi-stemmed evergreen species and shall be at least four (4) feet in height within two (2) years. Fences shall be four (4) to five (5) feet in height and shall provide a visual screen.
Off-street parking improvements shall be provided based on the number of bedrooms per dwelling unit with 1 ½ spaces for one sleeping room plus ¼ space for each additional sleeping room. All parking areas shall also comply with Article 1343 of the City of Huntington Zoning Ordinance.
- E. Garbage and refuse pickup and other utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the neighborhood and shall be enclosed and shielded from view by fencing, walls, or shrubbery. Planted material or fences shall meet the standards for buffering of parking areas specified above.
- F. Certification of adequate sewer and water services shall be provided by the applicant.
- G. Basement or cellar dwelling units shall be permitted only if all exterior walls of the dwelling unit are at least four (4) feet above the average finished grade level of the adjoining ground.

Section 1323.05 Special Permit. See Section 1359 for Special Permit Procedures and Regulations applicable to specific uses identified as permitted Special Permits.

- A. Fire Station or Police Station
- B. Municipal or Government Building
- C. Public Parking or Public Recreational
- D. Child Care Center
- E. Bed and Breakfast

- F. Nursing Home
- G. Adult Day Care
- H. Parking for Permitted Uses Within the Zone When not Located on the Same Lot it was Designed to Serve
- I. Schools
- J. Religious Uses
- K. Commercial Communication Tower or Antenna
- L. Planned Unit Development
- M. Board House
- N. Manufactured Home Park
- O. Reuse of Closed Schools or Other Public Buildings

ARTICLE 1325

R-5 RESIDENCE DISTRICT

Section 1325.01 **Purpose**

The purpose of the R-5 district is to accommodate, in central locations convenient to services and City institutions, higher density multi-family housing consisting of three or more units.

Section 1325.02 **Permitted Uses**

- A. Single-family detached dwellings
- B. Multi-family dwellings
- C. Conversion apartments and two-family dwellings in agreement with Section 1323.04 of this Ordinance.
- D. Home occupations in agreement with Section 1341.22 of this Zoning Ordinance.
- E. Personal Care Home
- F. Congregate Housing
- G. Shelter/Emergency
- H. Board House
- I. Religious Uses
- J. Accessory uses and accessory buildings incidental to the above uses and located on the same lot.
- K. Special Permits listed in Section 1325.04 and in agreement with Article 1359 of this Ordinance.

Section 1325.03 **Bulk and Area Regulations**

	Single or Two-family Dwellings	Multi-family Dwellings	Single-family Attached / Townhouse Dwellings
Minimum Lot Area	3,000 square feet	3,600 square feet	2,000 square feet
Minimum Lot Width	30 feet	30 feet	20 feet
Minimum Front Yard	Principal Structure – 20% of lot depth (see also Section 1341.02.C) Accessory Structure – must be located beyond rear wall of principal structure	Principal Structure – 20% of lot depth (see also Section 1341.02.C) Accessory Structure – must be located behind rear wall of principal structure	Principal Structure – 25 feet (see also Section 1341.02.C) Accessory Structure – must be located beyond rear wall of principal structure
Minimum Side Yards	Principal Structure – 20% of lot width, with neither side yard	Principal Structure – 20% of lot width, with neither side yard	Principal Structure – 0 feet; Accessory Structure

	being less than 5 feet (See also 1341.02.) Accessory Structure – 3 feet	being less than 5 feet (See also 1341.02.) Accessory Structure – 3 feet	– 3 feet
Minimum Rear Yard	Principal Structure – 15 feet Accessory Structure – 3 feet	Principal Structure – 15 feet Accessory Structure – 3 feet	Principal Structure – 20 feet Accessory Structure – 3 feet
Maximum Lot Coverage	60 percent	60 percent	60 percent
Maximum Building Height	Principal Structure – 3 stories, not to exceed 35 feet Accessory Building – 15 feet	Principal Structures – 5 stories, not to exceed 55 feet Accessory Building – 15 feet	Principal Structure – 3 stories, not to exceed 35 feet Accessory Building – 15 feet

A. Supplement Regulations. A Site Plan shall meet the following requirements, in addition to the requirements set forth in this Ordinance:

1. Structure having a height of more than three (3) stories shall increase side yard by one foot for each additional story above two (2) stories.
2. In the event that more than one building is proposed, then shall be designed to be located so that not more than (2) buildings are in a straight, unbroken line. Each multi-family use building shall be designed with setbacks or breaks of not less than six (6) feet to all exterior walls for every two (2) building units. Each apartment complex of dwelling units shall have a compatible architectural theme with variations in design to provide attractiveness to the development, which shall include consideration of landscaping techniques, building orientation to the site and to other structures, topography, natural features and individual dwelling unit design, such as varying unit widths, staggering unit setbacks, providing different exterior materials, changing roof lines and roof designs, altering building heights, and changing types or windows, shutters, doors, porches, colors, and vertical or horizontal orientation of the facades, singularly or in combination or each dwelling unit.
3. Regulations found in Section 1323.04 shall apply for residential Conversions.

Section 1325.04 Special Permit. See Article 1359 for Special Permit Procedures and Regulations applicable to specific uses identified as permitted Special Permits.

- A. Fire Station or Police Station
- B. Municipal or Government Building
- C. Public Park or Public Recreational
- D. Manufactured Home Park

- E. Country Club or Golf Course
- F. Commercial Greenhouse
- G. Day Care, Child or Adult
- H. Nursing Home
- I. Nursing Home Conversions
- J. Outdoor Commercial Recreation Enterprise
- K. School
- L. Public Camp
- M. Special School
- N. Stadium or Coliseum
- O. Reuse of Closed Schools or Other Public Buildings
- P. Shelter/Mission
- Q. Halfway House
- R. Commercial Communication Tower or Antenna
- S. Planned Unit Development
- T. Parking for Uses Permitted Within the Zone When Not Located on the Same Lot it is Designed to Serve
- U. Offices for Charitable Organizations

ARTICLE 1327

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

Section 1327.01 **Purpose**

The purpose of the C-1 district is to conveniently provide goods and services to the residents of the neighborhoods while maintaining and promoting the sense of community provided by the commercial hub located in the neighborhood.

Section 1327.02 **Permitted Uses**

- A. Stores and shops for the conduct of any retail business, excluding drive-in establishments and provided that a retail store in the C-1 Districts shall not include a store in excess of ten thousand (10,000) square feet of floor area
- B. Personal service establishments
- C. Offices for professional services
- D. Restaurants, excluding drive-in or drive-through
- E. Minor repair and servicing operations, indoor only, of any article for sale which is permitted in this district
- F. Attended laundry and retail dry cleaning service, not including bulk processing on or from other premises
- G. Religious uses
- H. Financial Institutions
- I. Funeral Homes
- J. Schools
- K. Day Care, Child or Adult
- L. Commercial Greenhouses
- M. Fraternal Organizations, Private Clubs, Lodges, and Social Halls which do not serve alcoholic beverages
- N. Single-family, Two-family, and Multi-family Uses in conformance with Articles 1321, 1323, and 1325 of this Ordinance
- O. Residential Flats above permitted non-residential uses
- P. Accessory uses and accessory buildings incidental to the above uses and located on the same lot
- Q. Special Permits listed in Section 1327.05 and in agreement with Article 1359 of this Ordinance

Section 1327.03 **Bulk and Area Regulations**

Minimum Lot Area	2,500 square feet
Minimum Front Yard	None (See also Section 1341.02.C)
Minimum Side Yard, if adjoining a residential district	5 feet
Minimum Side Yard, if <u>not</u> adjoining a residential district	None

Minimum Rear Yard	15 feet (see also Section 1341.02.D)
Maximum Lot Coverage	75%
Maximum Building Height, Principal Uses	3 stories, not to exceed 45 feet
Maximum Building Height, Accessory Uses	15 feet

- A. Parking See Article 1343
- B. Signs See Article 1345
- C. Landscaping See Article 1347

Section 1327.04 Supplementary Regulations

- A. Any principal commercial building may contain more than one use and organization. Any lot may contain more than one principal structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in a manner that each structure and resulting lot would conform to the zoning requirements, including frontage on a public street. Where any lot contains more than one principal building, all buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time.

All building walls facing a street or residential district line shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block or concrete block walls. Preferred building materials include brick, wood, stone or other natural materials.

- B. No merchandise, products, waste equipment or similar material or objects shall be displayed or stored outside except for the display of fresh produce. Temporary displays of merchandise for special promotions or events may be permitted by the Mayor's Office.

Section 1327.05 Special Permit. See Article 1359 for Special Permit Procedures and Regulations applicable to specific uses identified as permitted Special Permits.

- A. Public Park or Public Recreational
- B. Clinic or Medical Health Center
- C. Outdoor Commercial Recreation Enterprise
- D. Practice Golf Driving Range
- E. Private Recreational Development
- F. School
- G. Public Camp
- H. Railroad Right-of-way and Uses essential to Railroad Operation
- I. Stadium or Coliseum
- J. Convenience Store with Gas Sales
- K. Parking Lot Designed to Serve a Use not Located on Same Lot
- L. Commercial Communication Tower or Antenna
- M. Shopping Center

- N. Hospital
- O. Automotive Service Station in Agreement with Section 1341.11 of this Ordinance
(Includes Convenience Store Offering Sale of Gasoline)
- P. Car Wash
- Q. Drive-in or Drive-thru Establishments
- R. Stores in excess of 10,000 square feet
- S. Hotel and Motel
- T. Restaurant (alcoholic beverages limited to beer and wine)
- U. Animal Hospital
- V. Self-Storage, Indoors in Accordance with Section 1341.49 of this Ordinance

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

E. PLANNING CHANGES –

1. Zoning Ordinance & Map:

There are four (4) existing zoning districts in the Redevelopment Area (R-2, R-4, R-5, and C-1) and the Redevelopment Plan proposed to revise this to R-4, R-5, and C-1 Zoning Districts:

- ♦ **R-2 Residence District** – primarily single family residential land use at low densities of no more than one (1) unit per lot.

The R-2 Zoning District will be eliminated. Change the block bounded by 17th Street on the west, Twelfth Avenue on the north, 18th Street on the east, and Hall Avenue on the south, from R-2 to R-5 Zoning.

- ♦ **R-4 Residence District** – primarily single and two-family residential land uses at moderate densities of no more than two (2) units per lot.

The R-4 Zoning District presently covers the majority of the Fairfield West Redevelopment Area except for some areas along the southern and eastern Project Area Boundary that are zoned R-2 or C-1.

Proposed changes to the R-4 Zoning District include:

- Changing the R-4 Area from Ninth Avenue on the north to Doulton Avenue on the south from the C-1 Zoning District along Hal Greer Boulevard on the west to the extended right-of-way of Minton Street on the east;
- Changing the R-4 Zoning District from Doulton Avenue on the north, 17th Street on the east to the unnamed alley between Charleston Avenue and Twelfth Avenue on the south, to Elm Street and Minton Street on the west, to become an R-5 Zoning District;
- Changing the R-4 Zoning District to R-5 for the area from the alley between Charleston Avenue and Eleventh Avenue on the north, 19th Street on the east, Twelfth Avenue on the south, and 17th Street on the west;

- Changing the R-4 Zoning District to R-5 for 3 parcels of land located along 18th Street between Twelfth Avenue and Hall Avenue; and
 - Lastly, changing the R-4 Zoning District to C-1 for the block bounded by Doulton Avenue on the north, Minton Street and Elm Street on the east, Charleston Avenue on the south, and an unnamed alley between Minton Street and Hal Greer Boulevard on the west.
- ♦ **R-5 Residence District** – higher density multi-family housing consisting of three or more units.

The R-5 Zoning District presently includes the south side of Doulton Avenue to the north side of Charleston Avenue from Hal Greer Boulevard on the west to an unnamed alley to the rear of the parcels fronting on Minton Street on the east. This is the location of the Northcott Court Public Housing Community. This area is proposed to be rezoned to C-1.

- ♦ **C-1 Neighborhood Commercial District** – commercial uses which provide goods and services to the residents in the neighborhood.

The C-1 Zoning District presently includes the northwestern corner of the Redevelopment Area for parcels fronting the eastern side of Hal Greer Boulevard (16th Street), the parcels fronting the western side of 20th Street from Ninth Avenue to Charleston Avenue, and the south western corner of the Redevelopment Area boundary for parcels along the southern side of Charleston Avenue from Hal Greer Boulevard (16th Street) to Elm Street.

The C-1 Zoning District will be expanded to include all the properties on the eastern side of Hal Greer Boulevard from Ninth Avenue south to the Rite Aid property, and from Hal Greer Boulevard east to Minton Street and Minton Street extended north to Ninth Avenue.

Attached is a map entitled, “Proposed Changes to Zoning Map,” which illustrates the revisions and proposed zoning districts for the Redevelopment Area. Also attached, is the notice of the Huntington Planning Commission’s Public Hearing on the zoning changes.

2. Street Layouts:

The following right-of-way adjustments are proposed for the Redevelopment Area:

- ♦ Abandon the alley adjacent to an east of the Northcott Court Public Housing Community property from Doulton Avenue south to Charleston Avenue.
- ♦ Abandon the two (2) small alleys from Minton Street west to the Northcott Court property.
- ♦ Abandon a portion of Tenth Avenue from the Hal Greer Boulevard right-of-way east 400 feet.
- ♦ Abandon the alley between Ninth Avenue and Tenth Avenue from the Hal Greer Boulevard right-of-way east 400 feet.
- ♦ Abandon the alley between Tenth Avenue and Doulton Avenue from the Hal Greer Boulevard right-of-way east 400 feet.
- ♦ Abandon the small alley that runs north to south between Tenth Avenue and the alley between Tenth Avenue and Doulton Avenue.
- ♦ Dedicate a new 50 feet right-of-way for the extension of Minton Street north from Doulton Avenue north to Tenth Avenue; and from Tenth Avenue north to Ninth Avenue.
- ♦ Dedicate a new 60 feet wide right-of-way for the extension of 17th Street to connect straight to Charleston Avenue.
- ♦ Abandon a small portion of 17th Street north of its intersection with Charleston Avenue as part of the improvement of the intersection of 17th Street and Charleston Avenue.
- ♦ Dedicate an area to increase the turning radius at the intersection of Charleston Avenue and 17th Street.
- ♦ Dedicate additional right-of-way for construction of a cul-de-sac on the eastern leg of 17th Street where it jogs south to meet Charleston Avenue.

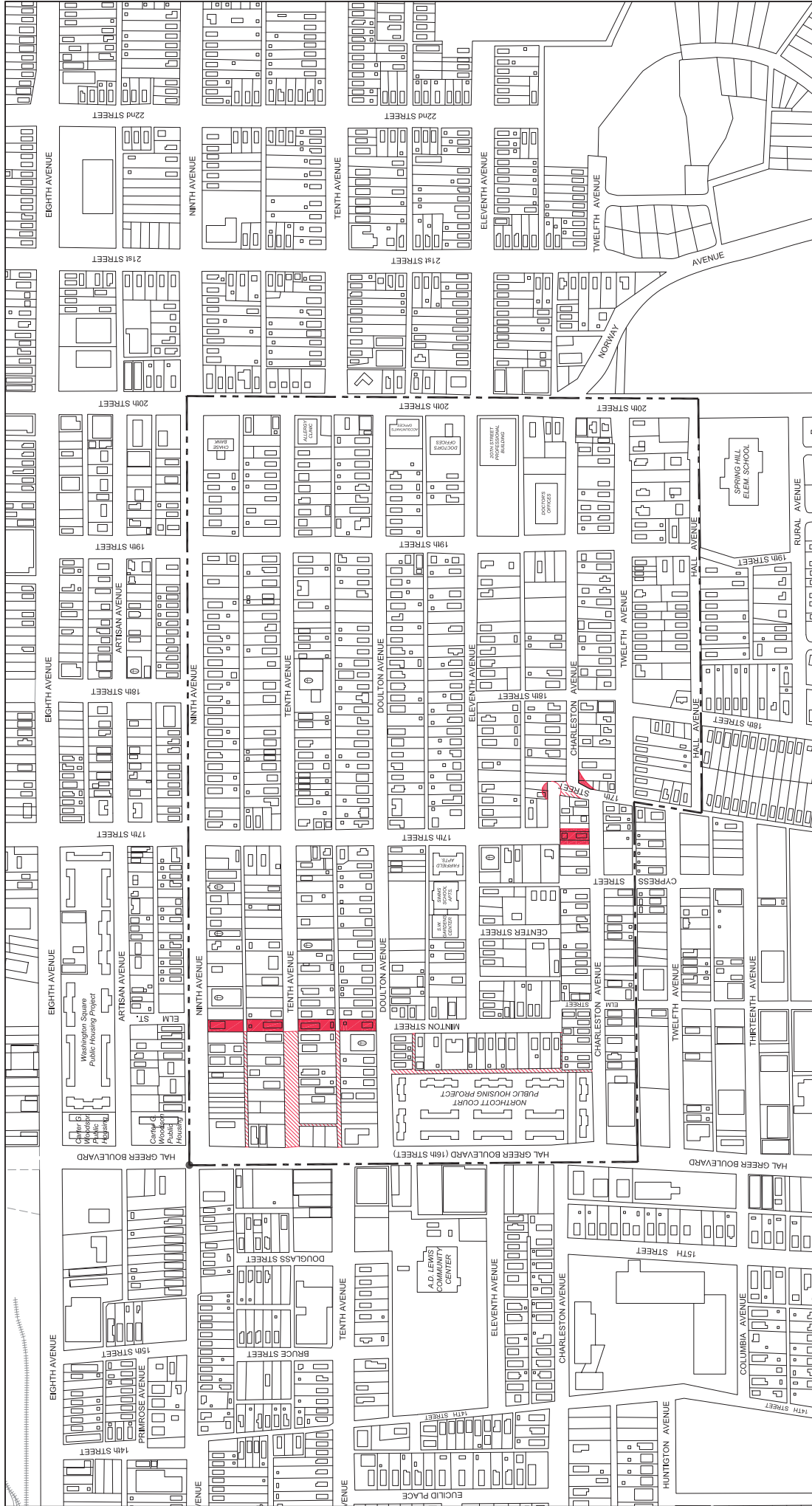
All of these right-of-way and street layout changes are shown on the attached map entitled "R.O.W. Adjustment Map."

3. Street Levels or Grades:

There are no proposed changes in street levels or grades in the Redevelopment Area.

4. Building Codes and Ordinances:

There are no proposed changes in the City's Building Codes or other ordinances for the proposed Redevelopment Area.



<p>URBAN DESIGN VENTURES <small>BUILT ON EXPERIENCE</small></p> <p>Community Planning and Development Consultants 212 E. Seventh Avenue Homestead, PA 15120 Date: April 2, 2013</p>	<p>Map Legend</p> <ul style="list-style-type: none"> Existing Street Right-Of-Way Proposed New Street Right-Of-Way Right-Of-Way To Be Vacated Redevelopment Area Boundary
<p>FAIRFIELD WEST REDEVELOPMENT PROJECT AREA</p> <p>R.O.W. Adjustment Map</p> <p>Prepared For: Department of Development & Planning, City of Huntington, West Virginia</p>	<p>0' 150' 300'</p> <p>0° 75° 225° 300°</p> <p></p>

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

F. ILLUSTRATIVE SITE PLAN –


1. Site Plan of the Area:

Attached is a map entitled, “Illustrative Site Plan,” which shows the results of the proposed redevelopment of Fairfield West Redevelopment Project.

This Illustrative Site Plan shows the proposed construction of eleven (11) single family residences, construction of eight (8) duplex residences, construction of four (4) town houses, and ninety-four (94) multi-family units in the Fairfield West Redevelopment Project. This will create a total of one hundred twenty-five (125) new housing units for the Fairfield West Redevelopment Project.




Also proposed, is the construction of four (4) new commercial facilities along Hal Greer Boulevard consisting of approximately 40,000 square feet of retail commercial space.





Community Planning and Development Consultants
212 E. Seventh Avenue
Homestead, PA 15120
Date: April 2, 2013

Map Legend

-  New Building To Be Constructed
-  Existing Building To Remain
-  Redevelopment Area Boundary

FAIRFIELD WEST REDEVELOPMENT PROJECT AREA

Proposed Site Plan

Prepared For: Department of Development & Planning, City of Huntington, West Virginia

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

G. PUBLIC FACILITIES OR UTILITIES –

1. Additional Public Facilities:

The following public facilities are proposed for the Redevelopment Area:

- ♦ Replacement of damaged, deteriorated, or missing curbs, 5 foot wide sidewalks, and handicap ramps
- ♦ Tree plantings, other landscaping along the main “avenues”

2. Additional Public Utilities:

The existing storm drainage system needs to be upgraded. New catch basins should be installed at the time of street reconstruction. The existing storm and sanitary sewer lines should be flushed and cleaned out. An evaluation should also be made about replacing any sewer lines at the same time as the streets are reconstructed. All other utilities appear to be adequate.

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

H. PROPERTY ACQUISITION PLAN –

1. List of Properties to be Acquired:

This Redevelopment Plan proposes to mainly acquire vacant lots and vacant dilapidated structures. Four (4) occupied residential structures will need to be acquired in order to extend Minton Street north to Ninth Avenue. Another four (4) occupied residential structures will also need to be acquired for the assemblage of larger sites to develop multi-family housing. All other buildings will be listed for property rehabilitation.

The properties proposed for acquisition and clearance are shown on the attached maps entitled, “Property Acquisition Map” and “Proposed Demolition Map,” which are attached at the end of this section.

Also, attached is a list of all the properties scheduled to be acquired by the Huntington Urban Renewal Authority, which are marked Exhibit B.



Community Planning and Development Consultants
212 E. Seventh Avenue
Homestead, PA 15120

URBAN DESIGN VENTURES
BUILT ON EXPERIENCE
Date: April 2, 2013

Map Legend


- Properties To Be Acquired For Redevelopment
- HURA Owned Properties
- Properties Acquired Through Tax Tickets
- Redevelopment Area Boundary

FAIRFIELD WEST REDEVELOPMENT PROJECT AREA

Property Acquisition Map




Prepared For: Department of Development & Planning, City of Huntington, West Virginia





Community Planning and Development Consultants
212 E. Seventh Avenue
Homestead, PA 15120
Date: April 2, 2013

Map Legend

-  Buildings To Be Demolished
-  Buildings To Remain
-  Redevelopment Area Boundary

FAIRFIELD WEST REDEVELOPMENT PROJECT AREA

Proposed Demolition Plan

Prepared For: Department of Development & Planning, City of Huntington, West Virginia

EXHIBIT B - LIST OF PROPERTIES TO BE ACQUIRED

FAIRFIELD WEST REDEVELOPMENT PLAN, HUNTINGTON, WV

TAX MAP NUMBER	STREET ADDRESS	DESCRIPTION	OCCUPANCY STATUS	OWNER(S) NAME	MAILING ADDRESS
Block 31 Lot 396	1617 10th Avenue	Vacant Lot	N/A	France, George M. Jr.	Huntington West Virginia Area Habitat P. O. Box 2526 Huntington, WV 25726
Block 31 Lot 397	1619 10th Avenue	Vacant Lot	N/A	Johnson, Mae	1015 Euclid Pl., Huntington, WV 25703
Block 31 Lot 397.1	1621 10th Avenue	Vacant Lot	N/A	Farley, B. L. & Justice, Christine	P.O. Box 69 Chataaroy, WV 25667
Block 31 Lot 398	9th Avenue & Hal Greer Boulevard	Vacant Lot	N/A	Mansour, Michael	123 Fairfax Dr. Huntington, WV 25705
Block 31 Lot 399	1627 9th Avenue	Vacant Lot	N/A	Green, Teresa McClain & McClain	Kevin H. McClain 40 Keeneland Dr. Huntington, WV 25705
Block 31 Lot 405	1643 9th Avenue	Single Family House	Rental Property	Phillips, Wesley Jr.	1321 9th Ave. Huntington, WV 25701
Block 31 Lot 423	1684 10th Avenue	Vacant Lot	N/A	Huntington West Virginia Area Habitat	P.O. Box 2526 Huntington, WV 25726
Block 31 Lot 424	1682 10th Avenue	Vacant House	Vacant	Hill, Daphne M. - EST	Dianne Greene 38 Berwyn St., Orange, NJ 07050
Block 31 Lot 425	1680 10th Avenue	Vacant Lot	N/A	Walters, Monica L.	609 Raven Crest Apartments Frankfort, KY 40601
Block 31 Lot 426	1688 10th Avenue	Vacant Lot	N/A	Charleston Welding Co. LLC	P.O. Box 1106 Saint Albans, WV 25177
Block 31 Lot 427	1678 10th Avenue	Single Family House	Owner Occupied	Alexander, Clifton	1678 10th Ave. Huntington, WV 25701
Block 31 Lot 428	1676 10th Avenue	Vacant Lot	N/A	Fox, Larry II	59 Township Rd. 1425 South Point, OH 45680
Block 31 Lot 429	1674 10th Avenue	Vacant Lot	N/A	Garrett, Glendon L.	1662 10th Ave. Huntington, WV 25701
Block 31 Lot 437	1638 10th Avenue	Single Family House	Owner Occupied	Garrett, Billy L.	1638 10th Ave. Huntington, WV 25701
Block 31 Lot 493	1734 10th Avenue	Vacant House	Vacant	O'Hara, Tammy and Bruce and Debra	Rosalie Bradley 1734 10th Ave. Huntington, WV 25701
Block 31 Lot 504	934 17th Street	Vacant House	Vacant	Barnes Bud & Susie - EST	David P. Barnes Jr. 1811 11th Ave. Huntington, WV 25701
Block 31 Lot 508	1911 9th Avenue	Vacant House	Vacant	GBC	4355 Cobb Parkway Ste J505 Atlanta, GA 30339
Block 31 Lot 508.1	1915 9th Avenue	Vacant House	Vacant	Johnson, Mae	1015 Euclid Pl. Huntington, WV 25701
Block 31 Lot 509	1917 9th Avenue	Vacant House	Vacant	Horne Solutions Partners IV	4350 St. Andrews Rd. Ste G Columbia, SC 29210
Block 31 Lot 549	10th Avenue and Hal Greer Boulevard	Vacant House	Vacant	Huntington West Virgina Housing Authority	P.O. Box 2183 Huntington, WV 25722
Block 31 Lot 551	1637 10th Avenue	Single Family House	Rental Property	Slash, Clara P. - EST	Nellie A. Slash, 207 Winesap Way, Ona, WV 25545
Block 31 Lot 587	1634 Douilton Avenue	Single Family House	Owner Occupied	McClinton, Audrey D. and Bowman An	1634 Douilton Ave., Huntington, WV 25701
Block 31 Lot 590	1626 Douilton Avenue	Vacant House	Vacant	Garrett, Mauryel and Turner, Ron	1626 Douilton Ave., Huntington, WV 25701
Block 31 Lot 591	1622 Douilton Avenue	Vacant House	Vacant	Cheek, Phillip	1622 Douilton Ave., Huntington, WV 25701
Block 31 Lot 620	1831-1833 10th Avenue	Vacant Lot	N/A	Thomas, Michael L. - ETALS	Tocan Ventures P.O. Box 854 Barboursville, WV 25504
Block 31 Lot 621	1835 10th Avenue	Single Family House	Vacant	Slash, Charles B.	1720 Douilton Ave., Huntington, WV 25701
Block 31 Lot 629	1838 Douilton Avenue	Vacant House	Vacant	Jackson, Lenora	None on record
Block 31 Lot 630	1834-1836 Douilton Avenue	Vacant Lot	N/A	Huntington West Virginia Habitat	P.O. Box 2526 Huntington, WV 25726
Block 31 Lot 631	1828 Douilton Avenue	Vacant Lot	N/A	Terry, James W. Jr. - EST	Cheyenne Fragale P.O. Box 66 Handley, WV 25102
Block 31 Lot 656	1945 10th Avenue	Vacant House	Vacant	Thompson, Phillip	1122 17th St. Huntington, WV 25701
Block 31 Lot 722	1810 11th Avenue	Vacant House	Vacant	Dawson, Dorothy R	5444 Shawnee Dr., Huntington, WV 25705
Block 46 Lot 15	1005 R Minton Street	Vacant Lot	N/A	Bridges, Charles	None on record
Block 46 Lot 15.1	1005 Minton Street	Vacant House	Vacant	Bridges, Charles	None on record
Block 46 Lot 26	1129 Minton Street	Vacant Lot	N/A	Johnson, Mae and William	1015 Euclid Pl, Huntington, WV 25701
Block 46 Lot 27	1131 Minton Street	Vacant House	Vacant	Meredith, Stephen D - ETALS	Stephen D. Meredith 1783 Arlington Blvd., Huntington, WV 25705
Block 46 Lot 39	1014 Minton Street	Single Family House	Owner Occupied	Johnson, William L	1014 Minton St. Huntington, WV 25601
Block 46 Lot 40	1016 Minton Street	Vacant House	Vacant	Huntington, WV Housing Authority	P.O. Box 2526 Huntington, WV 25726
Block 46 Lot 41	1018 Minton Street	Vacant House	Vacant	Simms, Donald G	P.O. Box 1412 Huntington, WV 25715
Block 46 Lot 42	1650 11th Avenue	Vacant Lot	N/A	Tomkies, Alison V.	P.O. Box 1639 Huntington, WV 25717
Block 46 Lot 43	1660 11th Avenue	Vacant Lot	N/A	Smith, Clifton W.	1635 10th Ave. Huntington, WV 25701
Block 46 Lot 44	1664 11th Avenue	Single Family House	Rental Property	Radford, Mark and Antoinette E.	P.O. Box 265 Proctorville, OH 45669
Block 46 Lot 45	1666 11th Avenue	Vacant Lot	N/A	Johnson, Martha	None on record
Block 46 Lot 46	1668 11th Avenue	Vacant House	Vacant	Kates, Gregory T.	1670 11th Ave. Huntington, WV 25701

FAIRFIELD WEST REDEVELOPMENT PLAN, HUNTINGTON, WV

TAX MAP NUMBER	STREET ADDRESS	DESCRIPTION	OCCUPANCY STATUS	OWNER(S) NAME	MAILING ADDRESS
Block 46 Lot 50	Center Street	Vacant Lot	N/A	Blangit Trading Co. LLC	Huntington National Bank P. O. Box 633 Charleston, WV 25322
Block 46 Lot 51	1134 Minton Street	Vacant Lot	N/A	Johnson, Mae F and William	1015 Euclid Place Huntington, WV 25701
Block 46 Lot 54.1	1112 Minton Street	Vacant Lot	N/A	Green, Jennifer M and Turner, Gary	Gary A Turner 1817 Artisan Ave., Huntington, WV 25701
Block 46 Lot 54.2	Minton Street	Vacant Lot	N/A	Copely, Sheila	RR Box 1 338 Fort Gay, WV 25514
Block 46 Lot 70	Minton Street	Vacant Lot	N/A	None on record	None on record
Block 46 Lot 71	Minton Street	Vacant Lot	N/A	None on record	None on record
Block 46 Lot 72	1130 1/2 Elm Street	Commercial Building	Storage	Toney, William D. Jr.	Russell Coleman 51 Private Dr. 8039 South Point, OH 45680
Block 46 Lot 73	1640 Charleston Avenue	Commercial Building	Storage	Toney, William D. Jr.	Russell Coleman 51 Private Drive, South Point OH 45680
Block 46 Lot 74	1642 Charleston Avenue	Vacant Lot	N/A	Toney, Bill	5 Elwood Ave. Huntington, WV 25705
Block 46 Lot 100	1672 Charleston Avenue	Vacant Lot	N/A	Whiteside, Diana L.	6529 Oscar Circle, Elk Grove, CA 95757
Block 46 Lot 101	1674-1676 Charleston Avenue	Vacant House	Vacant	Tomkies, Alison V.	P.O. Box 1639 Huntington, WV 25717
Block 46 Lot 102	1680 Charleston Avenue	Vacant Lot	N/A	Bailey, Reginald	163 County Rd. South Point, OH 46680
Block 46 Lot 120	1732 Charleston Avenue	Vacant House	Vacant	Dunfee, Bill	800 Memorial Park Dr. Huntington, WV 25701
Block 46 Lot 124	1720 Charleston Avenue	Vacant Lot	N/A	Pierson, John H	1509 Rugby Rd., Huntington, WV 25705
Block 46 Lot 125	1718-168 Charleston Avenue	Vacant Lot	N/A	Keeney, Jeff	P.O. Box 492 Ona, WV 25545
Block 46 Lot 141	1115 19th Street	Vacant House	Vacant	Wade, Nancy J - EST	1115 19th St. Huntington, WV 25701
Block 46 Lot 224	1649 Charleston Avenue	Apartment Building	Rental Property	Lewis, James C and Shirley G	1 Parkway Drive, Huntington, WV 25705
Block 46 Lot 225	1653 Charleston Avenue	Single Family House	Rental Property	Reed, Gethel J and Andrew L	1643 Charleston Ave., Huntington WV 25701
Block 46 Lot 226	1655 Charleston Avenue	Vacant Lot	N/A	Napier, Diana L	7859 Cherrytree Ln, New Port Richey, FL 34653
Block 46 Lot 227	1657 Charleston Avenue	Vacant Lot	N/A	Perry Development Corp.	None on record
Block 46 Lot 228	Charleston Avenue	Vacant Lot	N/A	Adkins, Paul C	RR 1 Box 89A, Lesage, WV 25537
Block 46 Lot 229	Charleston Avenue	Vacant Lot	N/A	Adkins, Paul C	None on record
Block 46 Lot 230	Charleston Avenue	Vacant Lot	N/A	Adkins, Paul C	None on record
Block 46 Lot 231	1671 Charleston Avenue	Single Family House	Rental Property	Adkins, Paul C and Carolyn R	RR 1 Box 89A, Lesage, WV 25537
Block 46 Lot 232	1673 Charleston Avenue	Single Family House	Owner Occupied	Smith, Ronald E and Annie	1673 Charleston Ave. Huntington, WV 25701
Block 46 Lot 233	1675 Charleston Avenue	Vacant House	Vacant	Turner, Gary	1817 Artisan Ave., Huntington, WV 25703
Block 46 Lot 248	1685 Charleston Avenue	Vacant Lot	N/A	Turner, Willa Mae	1662 Charleston Ave., Huntington, WV 25701
Block 46 Lot 249	1687 Charleston Avenue	Vacant Lot	N/A	Brunfield, Frances - Est	394 Township Rd., Chesapeake, OH 45619
Block 46 Lot 251	1691-91R Charleston Avenue	Vacant House	Vacant	Goodson, Jerome	1662 Charleston Ave., Huntington, WV 25701
Block 46 Lot 263	1146 17th Street	Single Family House	Rental Property	Farley, B L and Justice, Christine	PO Box 69, Chatteroy, WV 25667
Block 46 Lot 264	1150 17th Street	Vacant Lot	N/A	Sanders, Jack L - EST	4072 Green Valley Rd. Huntington, WV 25701
Block 46 Lot 264.1	17th Street and 11th Avenue	Vacant Lot	N/A	Ashworth, Phoebe - EST	RR 2 Box 662 Milton, WV 25541
Block 46 Lot 264.2	17th Street and 11th Avenue	Vacant Lot	N/A	Ashworth, Phoebe - EST	RR 2 Box 662 Milton, WV 25541
Block 46 Lot 265	1728 12th Avenue	Vacant House	Vacant	Gilmore, Mary and Powell Florida	5109 Chastel Trl. Raleigh, NC 27610
Block 46 Lot 272.1	1744 12th Avenue	Vacant House	Vacant	King, Harriet	2849 Washington Blvd., Huntington, WV 25705
Block 46 Lot 291	1916 12th Avenue	Vacant House	Vacant	Lewis, Walter V - EST	Phil Agee 4350 Boulder Highway Las Vegas NV 89121
Block 46 Lot 370.1	1218 18th Street	Single Family House	Owner Occupied	Samples, Alphonso	1218 18th St. Huntington, WV 25701

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

I. BUDGET AND FINANCING –

1. Cost of Redevelopment Activities:

The cost to prepare the Project Area for redevelopment is estimated to be as follows:

♦ Land Acquisition (Including appraisals, legal costs, etc.)	=	\$1,380,000
♦ Relocation	=	\$ 325,000
♦ Demolition/Site Clearance (Not including Northcott Court Buildings)	=	\$ 470,000
♦ Disposition (Including property maintenance, insurance, etc.)	=	\$ 200,000
♦ Site Improvements (Including sewer lines, walks, curbs, & streets)	=	\$ 600,000
♦ Administration (Preparation of Redevelopment Plan, Public Hearing, etc.)	=	\$ 75,000

Total:	\$3,050,000
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Note: The structures that are not to be acquired are scheduled for rehabilitation loan/grant program will assist the owner/occupants in the rehabilitation of their properties. Future funding will have to be budgeted along with increase amounts per property.

2. Method of Financing:

The sources of funds to undertake this project are CDBG and HOME funds. HOME funds could be used for site acquisition. The CDBG funds could be used for the other costs.

♦ HOME Funds	=	\$2,000,000
♦ CDBG Funds	=	\$ 700,000
♦ Land Disposition Proceeds	=	\$ 350,000

Total:	\$3,050,000
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REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

J. RELOCATION PLAN –

1. Residential Relocation Workload:

♦ Owner-occupied Households		
Six (6) families @ \$40,000 each	=	\$ 240,000
♦ Tenant Rental Households		
Seven (7) families @ \$10,000 each	=	\$ 70,000
Total:		\$ 310,000

2. Non-Residential Relocation Workload:

♦ Commercial/Storage		
One (1) business @ \$15,000 each	=	\$ 15,000
Total:		\$ 15,000

There are adequate housing resources in the Fairfield West Neighborhood and the surrounding area of the City of Huntington to accommodate all the residential relocates.

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

K. LAND DISPOSITION PLAN –

1. Properties to be Sold:

There are twenty-five (25) parcels of land that will be assembled and made ready for residential redevelopment. The location of these parcels is shown on the attached map entitled “Land Disposition Map.”

There are eight (8) parcels of land that will be assembled and made ready for future commercial redevelopment. The location of these parcels is shown on the attached map entitled, “Land Disposition Map.”

2. Properties to be Donated:

There are seven (7) parcels of land that will be assembled for right-of-way adjustments and these parcels will be donated to the City of Huntington for street improvements. The location of these parcels is shown on the attached map entitled, “Land Disposition Map.”

Attached and marked Exhibit C is a listing of the land Disposition Parcels in the Redevelopment Project Area.

Also attached, is a map entitled, “Future Housing Development Sites.”





Community Planning and Development Consultants
212 E. Seventh Avenue
Homestead, PA 15120
Date: April 2, 2013



0° 150° 300°
75° 225°



Map Legend

-  Parcels To Be Dedicated For Public R.O.W.
-  Parcels For Commercial Reuse / Development
-  Parcels For Residential Reuse / Development
-  Redevelopment Area Boundary

FAIRFIELD WEST REDEVELOPMENT PROJECT AREA

Land Disposition Map

Prepared For: Department of Development & Planning, City of Huntington, West Virginia

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

L. CITIZEN PARTICIPATION –

1. Citizen Meetings:

The City of Huntington's Department of Development and Planning held a citizen meeting on February 18, 2013 to discuss the proposed redevelopment project for Fairfield West and the certification of the area. The residents of Fairfield West expressed their support for the redevelopment of the area and would like to see the construction of new housing. A stakeholder meeting of the Neighborhood Institute, religious leaders, and community leaders in Fairfield West was held on February 19, 2013. Another meeting was held with the Neighborhood Institute on April 15, 2013 to discuss the "DRAFT" Redevelopment Plan.

Attached is a copy of the meeting notice, attendance sign-in sheets, and a summary of the minutes of the meeting.

2. Ad for Public Hearing:

Attached is a copy of the Class II Legal ad for the public hearing

3. Comments at Public Hearing:

NOTICE OF PUBLIC HEARING

Notice is hereby given by the City of Huntington, Cabell and Wayne Counties, West Virginia, that the City Council of the City of Huntington shall hold a Public Hearing on the proposed Redevelopment Plan for Fairfield West. The Public hearing will be held at ___(hour)___ P.M. ___(day of week)___, ___(month)___ ___(date)___, 2013 in the City Council Chambers, Huntington City Hall, 800 Fifth Avenue, Huntington, WV 25701.

All interested citizens and parties shall be afforded the opportunity to present oral or written testimony on the proposed Redevelopment Plan for Fairfield West, a copy of which is on display in the offices of the Huntington Department of Development and Planning, located on the main floor of the City Hall, 500 Fifth Avenue, Huntington, WV 25701. The public may review the Redevelopment Plan during normal business hours, Monday through Friday.

The Huntington Urban Renewal Authority will present the Redevelopment Plan for Fairfield West which contains the following information:

1. Project Area Boundary & Existing Condition
2. Proposed Land Use Plan
3. Redevelopment Standards
4. Planning Changes to Zoning Map, etc.
5. Illustrative Site Plan of the Project Area
6. Need for Public Facilities or Utilities
7. Property Acquisition Plan
8. Budget and Financing Plan
9. Relocation Plan
10. Land Disposition Plan

The Redevelopment Project Area consists of the following properties.

- ♦ South side of Ninth Avenue from Hal Greer Boulevard east to 20th Street. Odd numbers 1601 through 1955 Ninth Avenue.
- ♦ North side of Tenth Avenue from Hal Greer Boulevard east to 20th Street. Even numbers 1600 through 1940 Tenth Avenue.
- ♦ South side of Tenth Avenue from Hal Greer Boulevard east to 20th Street. Odd numbers 1601 through 1947 Tenth Avenue.
- ♦ North side of Doulton Avenue from Hal Greer Boulevard east to 20th Street. Even numbers 1600 through 1932 Doulton Avenue.
- ♦ South side of Doulton Avenue from Hal Greer Boulevard east to 20th Street. Odd numbers 1601 through 1931 Doulton Avenue.
- ♦ North side of Eleventh Avenue from Minton Street east to 20th Street. Even numbers 1650 through 1934 Eleventh Avenue.
- ♦ South side of Eleventh Avenue from Minton Street east to 19th Street. Even numbers 1653 through 1849 Eleventh Avenue.

- ♦ North side of Charleston Avenue from Northcott Court Public Housing Project east to 19th Street. Even numbers 1624 through 1840 Charleston Avenue.
- ♦ South side of Charleston Avenue from Hal Greer Boulevard east to 20th Street. Odd numbers 1607 through 1935 Charleston Avenue.
- ♦ North side of Twelfth Avenue from 17th Street east to 20th Street. Even numbers 1720 through 1934 Twelfth Avenue.
- ♦ South side of Twelfth Avenue from 17th Street east to 20th Street. Odd numbers 1729 through 1925 Twelfth Avenue.
- ♦ North side of Hall Avenue from 18th Street east to 20th Street. Even numbers 1808 through 1924 Hall Avenue.
- ♦ East side of Hal Greer Boulevard from Ninth Avenue south to the south side of Charleston Avenue. Even numbers 900 through 1138 Hal Greer Boulevard.
- ♦ West side of Minton Street from Doulton Avenue south to Charleston Avenue. Odd numbers 1005 to 1141 Minton Street.
- ♦ East side of Minton Street from Doulton Avenue south to Charleston Avenue. Even numbers 1002 to 1138 Minton Street.
- ♦ West side of Center Street from Eleventh Avenue south to alley way abutting rear of north side of Charleston Avenue properties. Odd numbers 1109 to 1113 Center Street.
- ♦ East side of Center Street from Eleventh Avenue south to alley way abutting rear of north side of Charleston Avenue properties. Even number 1106 Center Street.
- ♦ East side of Cypress Street from Eleventh Avenue south to alley way abutting rear of north side of Charleston Avenue properties. Odd number 1129 to 1133 Cypress Street.
- ♦ West side of 17th Street from Ninth Avenue south to Twelfth Avenue. Odd numbers 903 to 1153 17th Street.
- ♦ East side of 17th Street from Ninth Avenue south to Hall Avenue. Even numbers 934 to 1212 17th Street.
- ♦ West side of 18th Street from Eleventh Avenue south to Charleston Avenue. Odd number 1115 18th Street.
- ♦ East side of 18th Street from Eleventh Avenue south to Hall Avenue. Even numbers 1114 to 1218 18th Street.
- ♦ West side of 19th Street from Ninth Avenue south to Hall Avenue. Odd numbers 901 to 1221 19th Street.
- ♦ East side of 19th Street from Twelfth Avenue south to Hall Avenue. Even numbers 1220 to 1222 19th Street.
- ♦ West side of 20th Street from Ninth Avenue south to Hall Avenue. Odd numbers 917 to 1217 20th Street.

All interested citizens are encouraged to attend.

Steve Williams, Mayor

Publish once for 3 consecutive weeks, last date of publication at least 10 days prior to the date of the Public Hearing.

REDEVELOPMENT PLAN FOR THE FAIRFIELD WEST REDEVELOPMENT AREA, CITY OF HUNTINGTON, WV

M. LEGAL DOCUMENTATION –

The following legal documentation is attached as proof of the approval of the Redevelopment Plan for Fairfield West.

1. Resolution of Huntington City Council Certifying a Redevelopment Area.
2. Resolution of the Huntington Urban Renewal Authority Approving the Redevelopment Plan.
3. Resolution of the Huntington Planning Commission Approving the Redevelopment Plan.
4. Resolution of the Huntington City Council Approving the Redevelopment Plan.

**RESOLUTION OF THE COUNCIL OF THE CITY OF HUNTINGTON
DESIGNATING AND CERTIFYING A PORTION OF THE FAIRFIELD
WEST NEIGHBORHOOD AS A SLUM OR BLIGHTED AREA**

WHEREAS, in accordance with the WV Urban Renewal Authority Law, as amended, the local governing body of a City is authorized to certify an area as a slum or blighted area based on a finding of fact; and

WHEREAS, a basic conditions report was prepared for the Fairfield West Study Area which was reviewed by the City Council of the City of Huntington; and

WHEREAS, the Fairfield West Study Area presents most or all of the following characteristics which warrant it's being considered a "slum or blighted area," as defined by the WV Urban Renewal Authority Law, supra:

- a. Dilapidated, deteriorated, old or obsolete buildings
- b. Inadequate ventilation, light, air, sanitation or open space
- c. High density of population and overcrowded conditions
- d. Conditions which endanger life or property
- e. Conducive to ill health, disease, infant mortality, juvenile delinquency and crime
- f. Detrimental to public health, safety, morals and welfare
- g. Predominance of defective or inadequate street layout
- h. Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- i. Insanitary or unsafe conditions
- j. Deterioration of site improvements
- k. Diversity of ownership
- l. Tax or special assessment delinquency exceeding the fair value of land
- m. Defective or unusual conditions of title
- n. Improper subdivision or obsolete plotting
- o. Conditions which endanger life or property by fire or other causes
- p. Substantial impairment to or arrest the sound growth of the community
- q. Retards the provision of housing accommodations
- r. Constitutes an economic or social liability
- s. A menace to the public health, safety, morals or welfare in its present condition and use:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HUNTINGTON, CABELL AND WAYNE COUNTIES, WEST VIRGINIA, AS FOLLOWS:

- Section 1. It is found and determined that the Fairfield West Study Area described in Exhibit A attached, is a slum or blighted area in need of redevelopment assistance because of the existence of a combination of some or all of the conditions enumerated above.

Section 2. The Fairfield West Study Area is hereby certified to the Huntington Urban Renewal Authority as a “redevelopment area” as defined by the WV Urban Renewal Authority Law, supra.

Section 3. A copy of this resolution designating a “slum or blighted area” shall be transmitted to the City of Huntington Planning Commission and the Huntington Urban Renewal Authority for their information, and certified copies of this resolution shall be retained in the files of the City Council of the City Huntington, WV.

ADOPTED INTO A RESOLUTION THIS 25th DAY OF FEBRUARY, 2013 BY THE CITY COUNCIL OF THE CITY OF HUNTINGTON, CABELL AND WAYNE COUNTIES, WEST VIRGINIA.

SPONSORED

BY: _____

APPROVED AS TO FORM BY: _____

**ACTION TAKEN BY
COUNCIL:**

DATE: _____

BARBARA NELSON, CITY CLERK

DATE

STEVE WILLIAMS, MAYOR

APPROVE

DATE

VETO

EXHIBIT A

THE FAIRFIELD WEST STUDY AREA IN THE CITY OF HUNTINGTON, WEST VIRGINIA

PROJECT BOUNDARY DESCRIPTION

BEGINNING AT THE POINT of the intersection of the westerly right-of-way line of Hal Greer Boulevard (16th Street) and the northerly right-of-way line of Ninth Avenue; thence eastwardly along the said northerly right-of-way line of Ninth Avenue to its point of intersection with the easterly right-of-way line of 20th Street; thence southwardly along the said easterly right-of-way line of 20th Street to its point of intersection with the extended southerly right-of-way line of Hall Avenue; thence westerly along the said southerly right-of-way line of Hall Avenue extended to its point of intersection with the westerly right-of-way line of 17th Street; thence northwardly along the said westerly right-of-way line of 17th Street to its point of intersection with the southerly right-of-way of an unnamed alley between Charleston Avenue and Twelfth Avenue; thence westerly along the said southerly right-of-way line of the unnamed alley extended to its point of intersection with the westerly right-of-way line of Hal Greer Boulevard (16th Street); thence northwardly along the said westerly right-of-way line of Hal Greer Boulevard (16th Street) to its point of intersection with the northerly right-of-way line of Ninth Avenue, **THE POINT OF BEGINNING.**

**RESOLUTION OF THE HUNTINGTON URBAN
RENEWAL AUTHORITY APPROVING THE
REDEVELOPMENT PLAN FOR FAIRFIELD WEST,
CITY OF HUNTINGTON, CABELL COUNTY, WV**

WHEREAS, in accordance with the West Virginia Urban Renewal Authority Law, as amended, a proposed Redevelopment Plan was prepared for the Fairfield West area which was certified by the City Council of the City of Huntington as a slum or blighted area on February 25, 2013; and

WHEREAS, the Board of the Huntington Urban Renewal Authority has reviewed the proposed Redevelopment Plan for Fairfield West for conformance with the WV Urban Renewal Authority Law, as amended; and

WHEREAS, the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the community and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, included in the Redevelopment Plan are adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, slums, or conditions of blight, and the provision of adequate, safe and sanitary dwelling accommodations;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE HUNTINGTON URBAN RENEWAL AUTHORITY AS FOLLOWS:

SECTION 1. It is found and determined that the Redevelopment Plan for Fairfield West is in conformance with the West Virginia Urban Renewal Authority Law, as amended.

SECTION 2. The proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers is adequate to address the needs of the project area.

- SECTION 3.** The proposed method of financing the redevelopment project is reasonable.
- SECTION 4.** There will be no relocation of families displaced by the redevelopment activities.
- SECTION 5.** That the Redevelopment Plan for Fairfield West is hereby approved in its entirety.
- SECTION 6.** That a copy of this resolution shall be transmitted to the Huntington Planning Commission and to the City Council of the City of Huntington for their information, and certified copies of this resolution shall be retained in the files of the Huntington Urban Renewal Authority.
- SECTION 7.** That any recommendations made by the Huntington Planning Commission in regard to the Redevelopment Plan for Fairfield West be accompanied along with this Resolution and a copy of the Redevelopment Plan for Fairfield West to the City Council of the City of Huntington.

**ADOPTED INTO A RESOLUTION THIS _____ DAY OF _____,
2013 BY THE BOARD OF COMMISSIONERS OF THE HUNTINGTON URBAN
RENEWAL AUTHORITY.**

ATTEST:

Secretary

Chairperson of the Board

**RESOLUTION OF THE CITY OF HUNTINGTON, WV
PLANNING COMMISSION APPROVING THE
REDEVELOPMENT PLAN FOR FAIRFIELD WEST**

WHEREAS, a proposed Redevelopment Plan for Fairfield West in the City of Huntington, WV was presented to the Huntington Planning Commission; and

WHEREAS, the Huntington Urban Renewal Authority has prepared and authorized this redevelopment plan in accordance with the West Virginia Urban Renewal Authority Law, as amended; and

WHEREAS, the Huntington Planning Commission is the official planning advisory body to the City Council of the City of Huntington.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF HUNTINGTON PLANNING COMMISSION AS FOLLOWS:

SECTION 1. It is found and determined that the Redevelopment Plan for Fairfield West is in conformance with the City of Huntington's Comprehensive Plan.

SECTION 2. The Redevelopment Plan for Fairfield West is hereby in all respects approved and its approval is hereby recommended to the City Council of the City of Huntington, WV.

SECTION 3. That a copy of this resolution shall be transmitted to the Huntington Urban Renewal Authority and to the City Council of the City of Huntington for their information, and certified copies of this resolution shall be retained in the files of the Huntington Planning Commission.

SECTION 4. That there are no changes or other recommendations made in regard to the approval of the Redevelopment Plan for Fairfield West.

**ADOPTED INTO A RESOLUTION THIS _____ DAY OF _____,
2013 BY THE CITY OF HUNTINGTON PLANNING COMMISSION.**

ATTEST:

Secretary

Chairperson

**RESOLUTION OF THE COUNCIL OF THE CITY
OF HUNTINGTON APPROVING THE REDEVELOPMENT
PLAN FOR FAIRFIELD WEST, HUNTINGTON, WV**

WHEREAS, in accordance with the West Virginia Urban Renewal Authority Law, as amended, the local governing body must approve a redevelopment plan prior to its implementation; and

WHEREAS, a proposed Redevelopment Plan for Fairfield West was presented to the Council of the City of Huntington along with resolutions and recommendations by the Huntington Planning Commission and the Huntington Urban Renewal Authority; and

WHEREAS, a Public Hearing was held on the Redevelopment Plan for Fairfield West on _____, 2013 in which the City Council heard testimony from the residents of Fairfield West which are in favor of the proposed redevelopment plan, and

WHEREAS, the Council of the City of Huntington previously designated and certified the project area as a "slum or blighted area" in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HUNTINGTON, CABELL AND WAYNE COUNTIES, WEST VIRGINIA, AS FOLLOWS:

- SECTION 1.** It is found that the Redevelopment Plan for Fairfield West is feasible and in conformity with the Comprehensive Plan for the City of Huntington for the development of the community as a whole.
- SECTION 2.** It is found that there is a shortage of housing with sound standards and designs, adequate for family life, which exists in the community and the need for housing accommodations will be increased as a result of the clearance of slums in other areas.
- SECTION 3.** It is found that the conditions of blight in the Fairfield West Redevelopment Project Area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare of the City of Huntington.
- SECTION 4.** It is found that the development of the blighted area for predominantly residential uses is an integral part of and essential to the program of the community for the elimination of slum areas.
- SECTION 5.** That the Redevelopment Plan for Fairfield West is hereby in all respects approved and the Huntington Urban Renewal Authority is hereby authorized to undertake the redevelopment process for the project area.

SECTION 6. That a copy of this resolution shall be transmitted to the Huntington Urban Renewal Authority for its information, and certified copies of this resolution shall be retained in the files of the Council of the City of Huntington, WV.

**ADOPTED INTO A RESOLUTION THIS _____ DAY OF _____, 2013
BY THE CITY COUNCIL OF THE CITY OF HUNTINGTON, CABELL AND WAYNE
COUNTIES, WEST VIRGINIA.**

SPONSORED

BY: _____

APPROVED AS TO FORM BY: _____

**ACTION TAKEN BY
COUNCIL:**

DATE: _____

BARBARA NELSON, CITY CLERK

DATE

STEVE WILLIAMS, MAYOR

APPROVE

DATE

VETO