CITY OF CHARLES TOWN
BOARD OF PARKS AND RECREATION
AGENDA • MAY 29, 2024

Commission/Board Meeting **COUNCIL CHAMBERS** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. UNFINISHED BUSINESS

: **2024-547:** Skate Park Artist RFP
RFP - Skate Park.pdf

: **2024-548:** Thrasher Engineering Pool Contract Update

4. NEW BUSINESS

: **2024-489:** WVU Healthcare and Stone Spring Open Space
1. Staff Report.pdf
2-UGB_Future_Land_Use_10Yr.pdf
3-WVUM MOB current proposed site plan.pdf
4-North road ROW impact exbt.pdf
5-WVUM Fitness Concept.pdf
6 - Cond. of Annexation.pdf

: **2024-549:** Park Updates: Willingham Knolls, Jefferson Memorial Park, Skate Park, Evitts Run, Happy Retreat
130623.pdf
130624.pdf
130625.pdf
130626.pdf

: **2024-550:** Location for Next Park and Recreation Meeting

: **2024-551:** Thrasher Engineering Pool Concept Plans and Budget Numbers Presentation

5. ADJOURNMENT

6. NOTICE: The Public May View the Meeting Live by Clicking on the Event Link at:

https://www.charlestownwv.us/government/agendas-and-minutes/

Board of Parks and Recreation
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/29/24
Department: Board of Parks and Recreation
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2024-547: Skate Park Artist RFP

ATTACHMENTS:
- RFP - Skate Park.pdf

City of Charles Town

Request for Proposals (RFP)

Skate Park Mural & Artwork

May 2024

City of Charles Town

Request for Proposals (RFP) – The City of Charles Town is soliciting proposals from qualified artists or team of artists to provide design and implementation services for an exterior mural and public art project on skating equipment at the City's Skate Park located at 290 N. West Street Charles Town, WV. The skating equipment will need to be primed, sealed, and transformed into a blank canvas in preparation for the mural. The mural(s) would be painted on the skating ramps and surrounding ground area located at the park.

Scope of Project

For purposes of this RFP, the objective is to obtain proposals from qualified persons, firms or artisans, hereafter referred to as "Vendor", to provide professional design and artisan/painting services to paint a mural on the skating ramps and equipment at the park. The work will further include all preparatory, surfacing, and final painting. Pricing should be separated and itemized per detail of work. See fee schedule for individualized itemization.

The project area includes four (4) pieces of skate equipment to include ramps, rails, and backboards. Photographs in this RFP depict the equipment. Work would consist of design as well as preparation and production of work on-site, which must be executed by experienced artists. The selected vendor must properly prime and prepare any area approved for painting and a high-quality exterior varnish will be required to secure the longevity of the mural(s). The artwork shall be painted on the skating equipment and surrounding ground area/surface next to the equipment. See Exhibits for areal and highlighted reference area.

The subject matter of the mural and public art area shall encompass a design relevant to the City and its "Historically Hip" branding and will be finally determined by the City during the mural design process. There will be no logos, words, or commercial imagery in the mural or public art. The design will be developed within a collaborative process that includes the City, Parks and Recreation Board, and volunteers with a vested interest in the project. The goal of the project is to create a piece of public art for an outdoor park environment that reflects the spirit of the City and to select a dedicated and qualified artist(s) or artist team that can demonstrate artistic excellence as well as collaboratively work with volunteers. Multiple artists may be selected.

The City reserves the right to select the mural colors that best blend with the interest of the natural surroundings and utilized in similar outdoor sport environments. The vendor is responsible for the daily clean-up of debris and disposal of work-related materials to maintain the established park site in a clean, presentable, and continuously usable manner, less the ramps when they are being painted and sealed. The work shall be done in a thorough, complete, and professional manner.

The vendor shall provide a comparative cost-analysis for all work performed inclusive of all materials, labor, design, and equipment, and ensure the work meets all applicable state and local code requirements. The vendor shall obtain all required permits and contractor licenses.

Proposals

Artists are invited to submit proposals, not more than 10 pages, containing their qualification and experience providing a cost-analysis of similar projects completed by the artist to include wall displays, outdoor artistry, and other sports complexes for either a public or private entity. To be considered, include a response to each item listed below and include a complete rate and fee schedule of costs including a lump sum project as well as an individualized hourly rate and itemization. A timeline/schedule detailing the project milestones, to include itemized items anticipated by certain date points shall also be included. Applicants must also demonstrate they have the capacity to provide a high level of service and expertise to the City through their answers and documentation.

The City reserves the right to not select any of the submitted proposals.

Any questions regarding this Request for Proposals should be addressed to the Director of Community Development, Alissa Meeks, at ameeks@charlestownwv.us or 304-724-3253. To be considered, proposals must be received no later than **4:00 p.m. on Friday, May 17, 2024**.

Submission of a hardcopy and electronic version must be received prior to the deadline in a sealed envelope addressed to:

Alissa Meeks
Director of Community Development
101 East Washington Street
Charles Town, WV 25414

Please note on the cover of the envelope or in the subject line of the email: Skate Park Art Mural RFP – Artist(s) Name.

Upon selection, it is anticipated the City of Charles Town may enter into a contract subject to the information contained in this RFP and the business proposal. East submittal must include:

1. Name of vendor/business, address, telephone number, year established, brief history of the company and specialty.

2. Name of the company representative, if other than the artist, that will be responsible for the contract and will serve as the principal contact for the City. Name and contact information of the on-site manager, if different.

3. Qualifications and experience of the Vendor and key individuals who will be assigned to this project, as indicated by prior involvement in similar projects.

4. Experience and ability of the artist to self-perform most of the work.

5. A list of names of potential subcontractors anticipated to be utilized in either the design, or preparation phase.

6. Portfolio – Documentation of business and professional work illustrating similar projects.

7. A comprehensive description and generalized/estimated timeline of events for each phase of the project as well as a description of the approach to the project such as methods of surface preparation, primer applications, varnish, or other material to secure the longevity of the mural.

8. A proposed itemized budget for an artist or team of collaborative artists, delineating the artist(s) fees, supply costs, preparation of ramp equipment, any travel-related expenses, and other associated costs.

9. Warranty for completed work. A suitable artist maintenance program that includes applications of anti-graffiti/anti-ultraviolet coating, inspections, surface cleanings, additional coats of protective paint. Artwork longevity of murals must display for at least five (5) years and the maintenance program must incorporate a schedule of costs and timeline for maintenance.

10. Provide a list of not more than three (3) other current, municipal/government or private clients the artist/vendor has worked with or serviced in the past five (5) years specializing in the scope of work outlined above. Please summarize the work completed and services provided to each of the three (3) entities. Include images and reviews of previously completed work. Artwork samples of murals or other projects shall be no more than ten (10) and listed in chronological order with the most recent as the first sample.

11. Note if the company has ever done any other work for the City of Charles Town during the last five (5) years.

12. Provide a summary of any litigation, claim(s), or contract disputes filed by or against the business in the past five (5) years which are related to the regular course of business offered. Please state if there are NO litigation claim(s) or contract disputes filed by or against the business in the past five (5) years.

13. Provide proof of general business and liability insurance and an agreement to keep in effect while working with the City of Charles Town.

14. Provide proof the company has a West Virginia business license, contractor's license if applicable, and has or will obtain a City of Charles Town business license prior to conducting business in the City.

15. If applicable, attach a copy of the applicant's standard contract containing the terms and conditions (subject to negotiations with the City).

16. A narrative and design illustrating the concept, including a digital format of all components.

Fees

The scope of services for which a pricing schedule is requested should be based on an hourly rate and total project cost as well as an itemized breakdown of certain work categories such as labor cost, preparation, sealing, etc. The vendor will be required to provide detailed and itemized billing for the work. City Business and Occupation Tax at 2% of the gross cost must be included in the bid price. Financial compensation will be made in accordance with an agreed upon contract between the artist(s)/vendor and the City.

Selection of Business/Contractor

The following factors will be considered when selecting a vendor:

- A complete proposal with responses to all sixteen (16) questions items listed in this RFP.
- Experience and qualifications successfully completing art/mural projects similar in nature.
- Demonstrated ability to complete the project in a timely manner.
- Hourly cost/rate/total project calculation for the entirety of the scope of work.
- Quality of work, as demonstrated by portfolio submission, showing examples and photographs of previous and/or similar work.

Failure to provide a fee may result in your proposal being rejected.

I, _____, acting on behalf of the firm/business of _____certify that I have reviewed and fully understand the City of Charles Town's Request for Proposals for the Skate Park Art Mural project. I further certify and swear that the information submitted in response to the Request for Proposals is a true, correct, and complete representation of our firm's ability to provide such services.

Signature

Date

City of Charles Town Skate Park – North West Street, Charles Town, West Virginia



Evitts Run



Board of Parks and Recreation
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/29/24
Department: Board of Parks and Recreation
Category: Contract
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2024-548: Thrasher Engineering Pool Contract Update

ATTACHMENTS:

Board of Parks and Recreation
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/29/24
Department: Board of Parks and Recreation
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

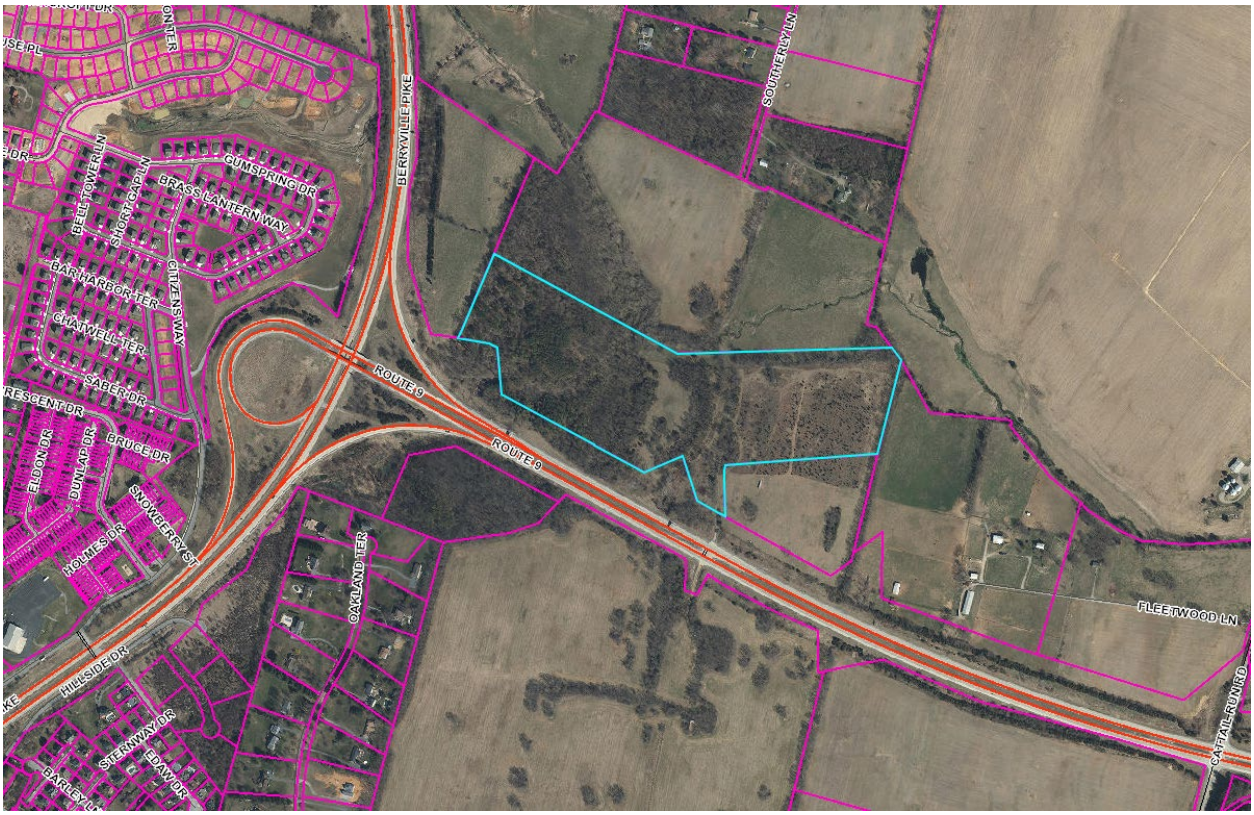
2024-489: WVU Healthcare and Stone Spring Open Space

ATTACHMENTS:

- 1. Staff Report.pdf
- 2-UGB_Future_Land_Use_10Yr.pdf
- 3-WVUM MOB current proposed site plan.pdf
- 4-North road ROW impact exbt.pdf
- 5-WVUM Fitness Concept.pdf
- 6 - Cond. of Annexation.pdf

Sketch Plan Review
SLD2024-01

Date: For the May 29, 2024 Parks and Recreation Board meeting
Applicant: Gresham Smith
Property Owner: University Healthcare Foundation Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development – Parkland discussion
Current Zoning: General Commercial



PROJECT OVERVIEW

The applicant is seeking to develop an access road, medical office building, parking lot, and stormwater management facilities. As part of the development, they seek to access US. Route 340 via dedicated parkland in the adjacent Stone Spring Subdivision.

STONE SPRING

Stone Spring is a predominantly residential development of 77 townhomes and 248 single-family detached homes and three commercial pad sites. Access is from Keyes Ferry Road and US Route 340.

PARKLAND

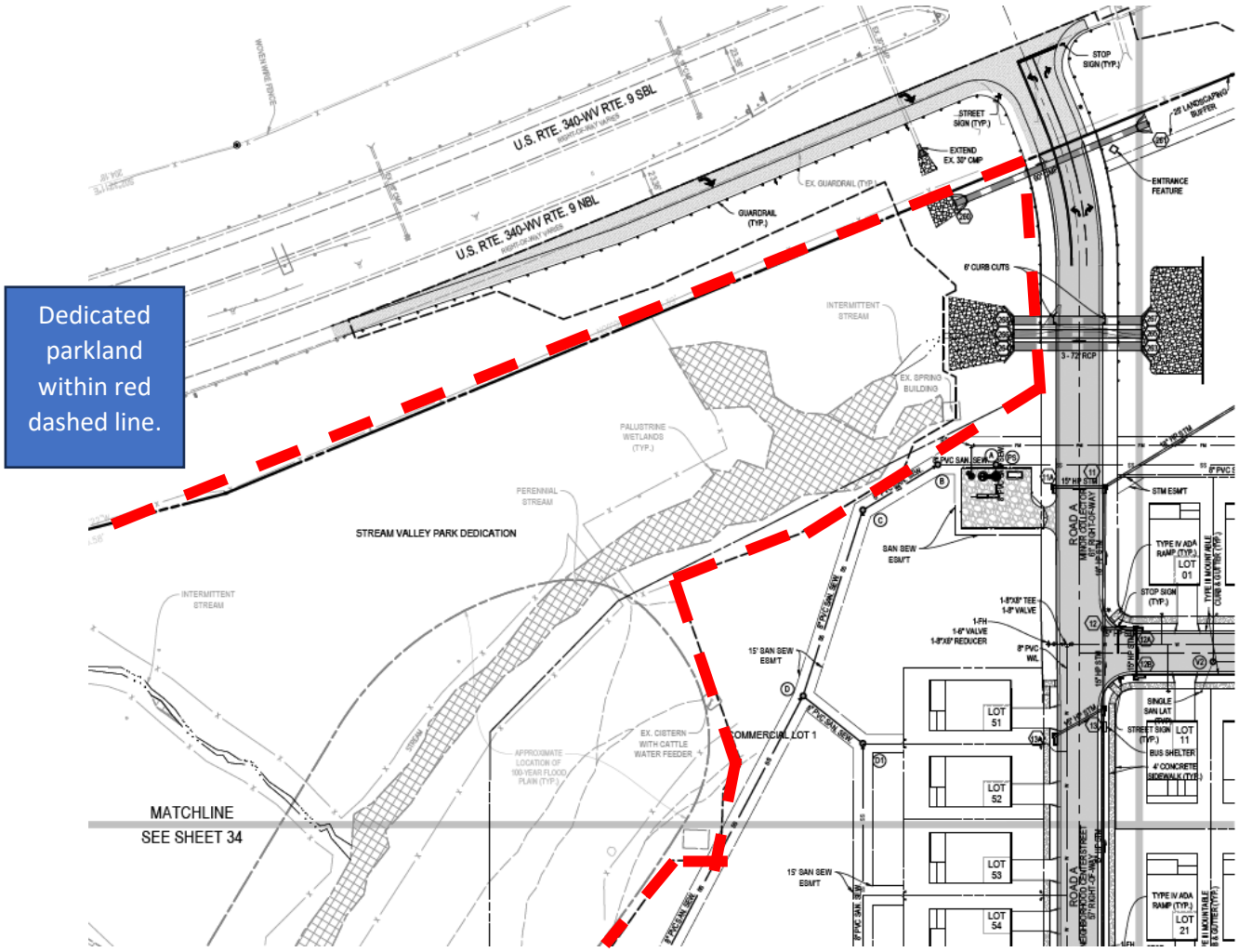
There is a stream with dedicated 14.5 acres of parkland on the Stone Spring site. As part of the Conditions of Annexation:

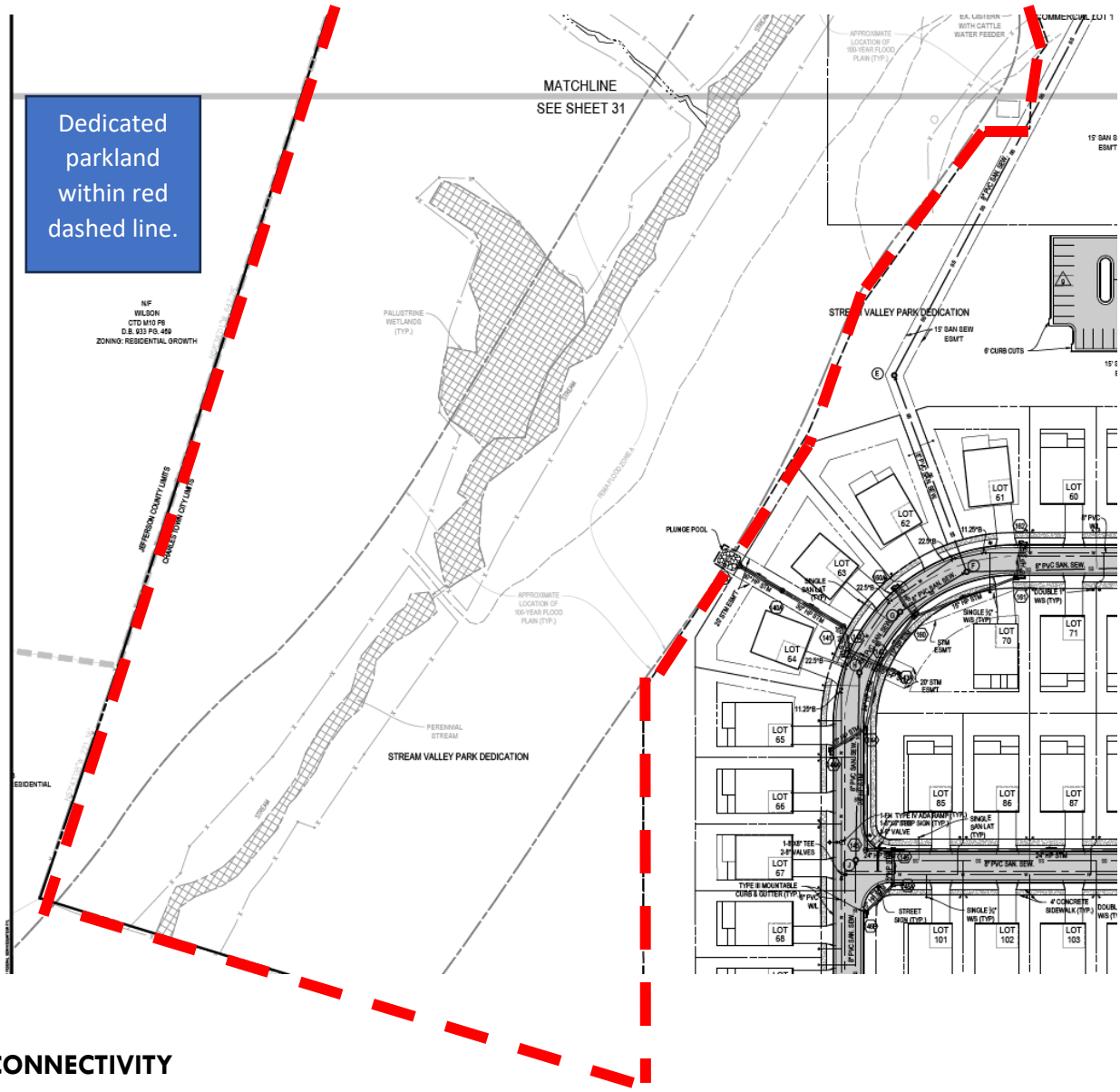
8. PARKLAND PROPOSED FOR DEDICATION TO THE CITY WILL INCLUDE VEHICULAR ACCESS AND PARKING IMPROVEMENTS FOR VISITORS TO THIS CITY PARK.

9. IN ADDITION TO OTHER PARKLAND DEDICATION REQUIRED BY THE CITY'S ORDINANCES, THE OWNER/DEVELOPER AGREES TO INCLUDE A NEIGHBORHOOD PARK OF AT LEAST 0.5 ACRES NEAR THE CENTER OF THE DEVELOPMENT THAT WILL INCLUDE ADEQUATE PLAYGROUND EQUIPMENT FOR ITS RESIDENTS



DEDICATED PARKLAND DETAILS



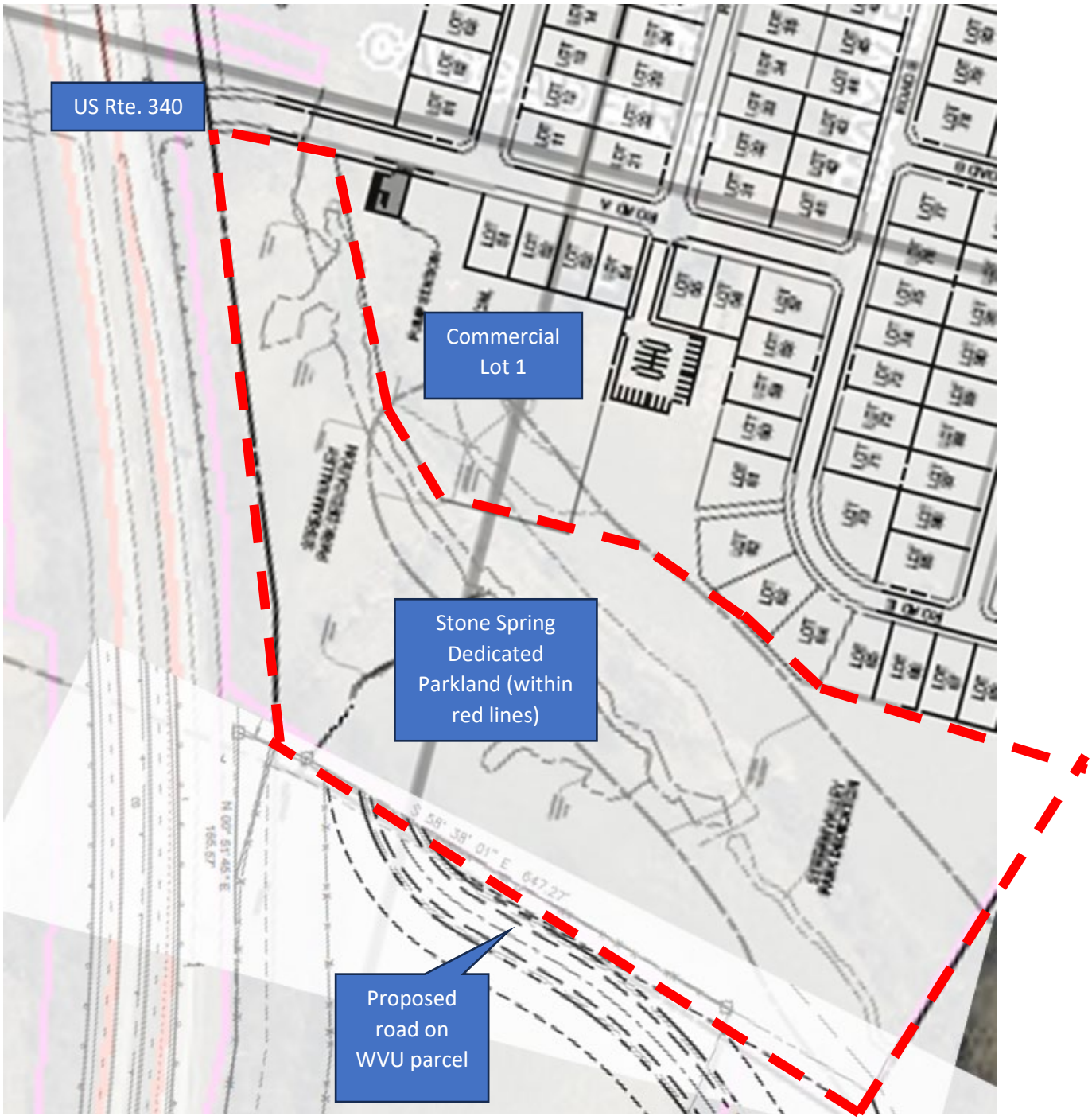


CONNECTIVITY

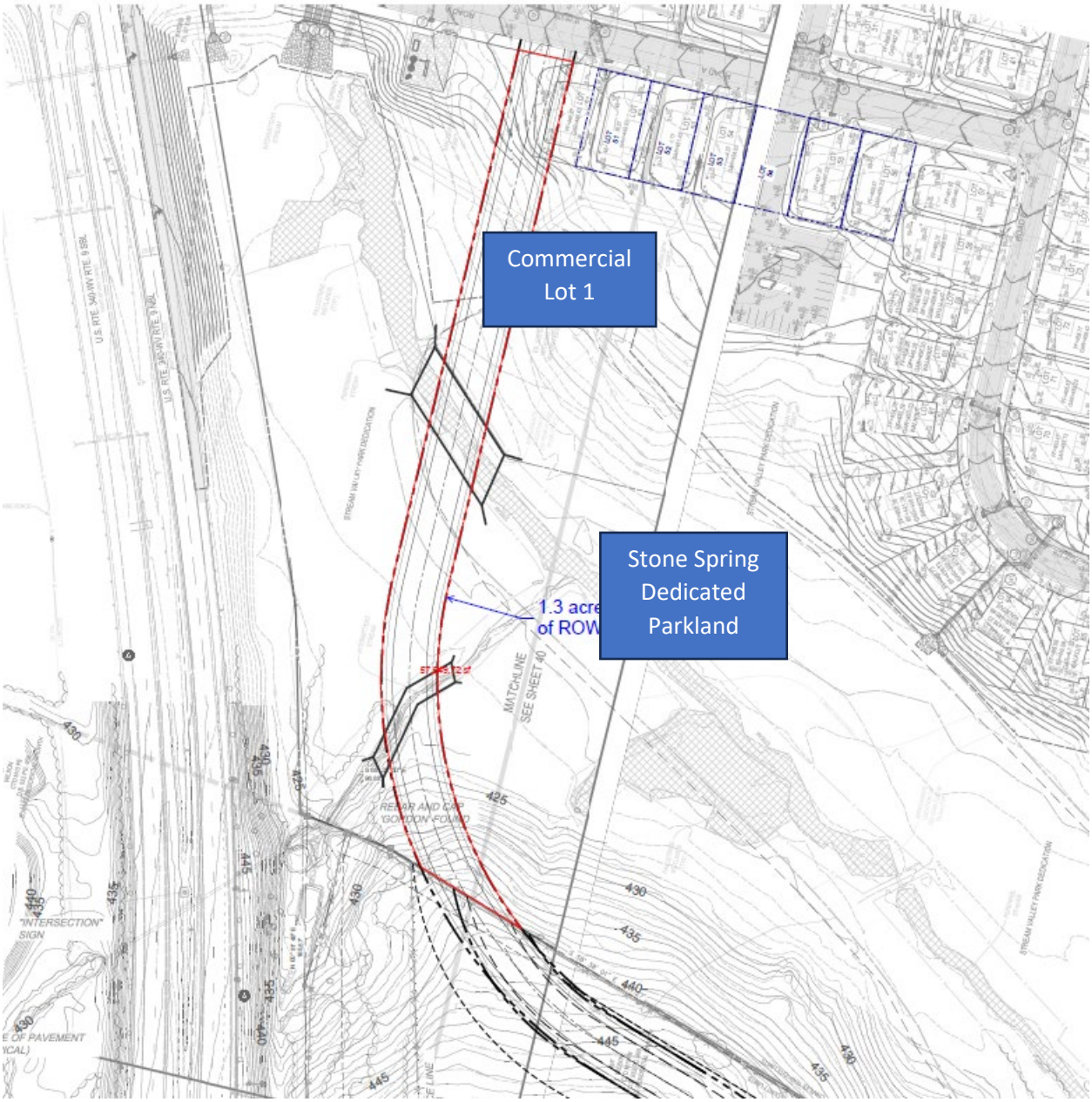
The image on the next page provides aerial photography overlaid with images of the plans for Stone Spring and WVU Healthcare:


SHEETS 10, 16, 26, 33, 39, & 121
SHEETS 09, 15, 25, 32, 38, & 120
SHEETS 08, 14, 24, 31, 37, & 119
SOUTHERLY LN
ROUTE 9
PRIVATE DRIVE
BLUE RIDGE CROSSING
OPEN SPACE
BUILDING SETBACK LINE (TYP.)
MONUMENT SIGNAGE

FOCUSED IMAGE ON CONNETCION AREA



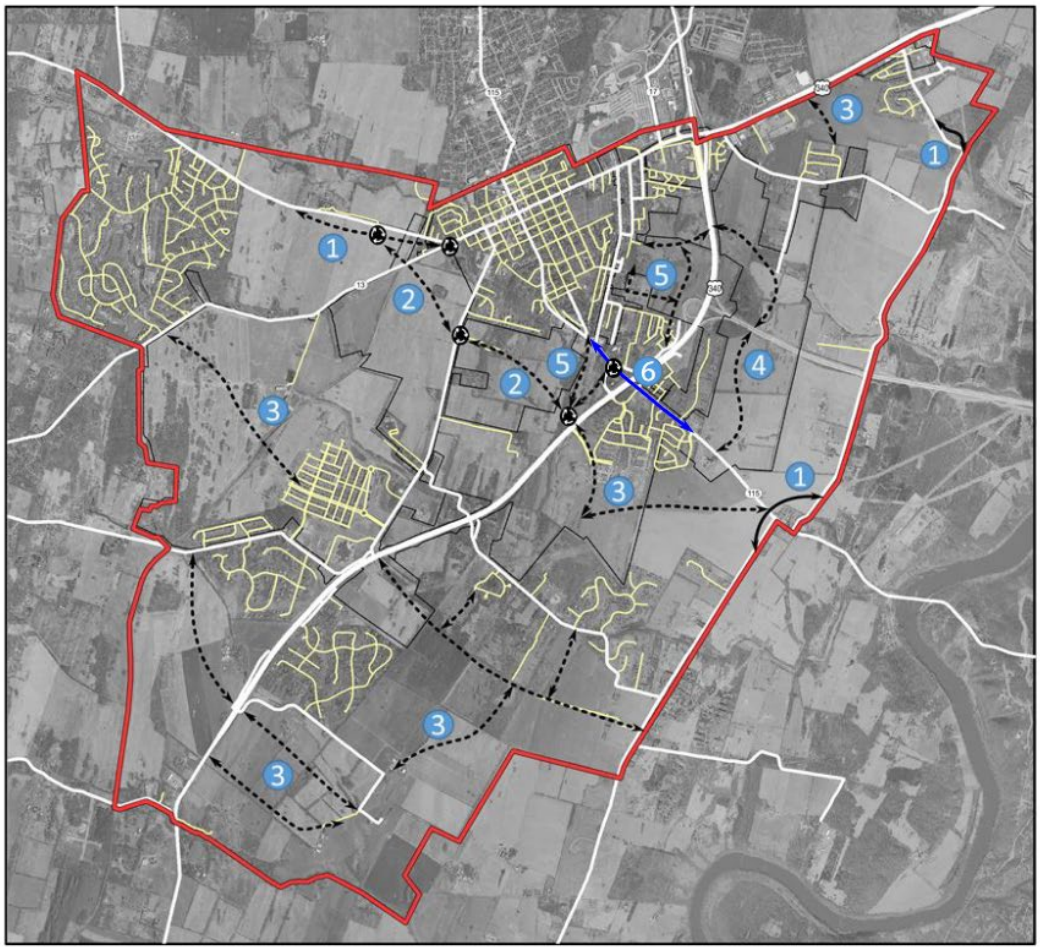
PROPOSED ROADWAY CONNECTION



The WVU Healthcare developer proposes to use part of the Stone Spring dedicated parkland as a connection point to US Rte. 340. This connection is supported by the 2040 Comprehensive Plan, which promotes a connection at this point, see point #4 on the next page:

CITY OF CHARLES TOWN COMPREHENSIVE PLAN

Future Roadway Network Improvements



Proposed Transportation Improvement

- New Road
- Local Road
- Complete Streets Improvements

Additional Map Elements

- State Road
- Local Road
- Urban Growth Boundary (UGB)
- City Boundary
- New Roundabout

Improvement Description

1. Safety improvements to existing roadways
2. New boulevard to connect WV-51 to US-340 to alleviate commercial vehicle congestion in Old Town Charles Town
3. New roadway connections between existing neighborhood developments and regional arterials to expand the grid network
4. New boulevard through the proposed medical arts campus
5. Local roadway enhancements to complete the grid network
6. Complete streets improvements on S. George Street from S. Samuel Street to Crosswinds Drive

0 0.5 1 2 Miles

Map created by the City of Charles Town Department of Community Development 2/1/2018

N

In exchange for occupying some parkland dedicated for the City, the WVU Healthcare developer will provide on the Stone Spring site a park, see diagram on next page: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620 South Tryon Street
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Charlotte, NC 28202
704.944.7970
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Nos. 51108 / C-416 / C-2098
GreshamSmith.com
WVUMedicine
BLUE RIDGE CROSSING
MULTISPECIALTY CENTER
PRELIMINARY SUBDIVISION/LAND
DEVELOPMENT PLAT
CITY OF CHARLES TOWN, WEST VIRGINIA
JEFFERSON COUNTY
PRELIMINARY
NOT FOR
CONSTRUCTION
Revision
No.
Date
Description
FITNESS AREA
EXHIBIT
•3308.01
05/06/2024
1
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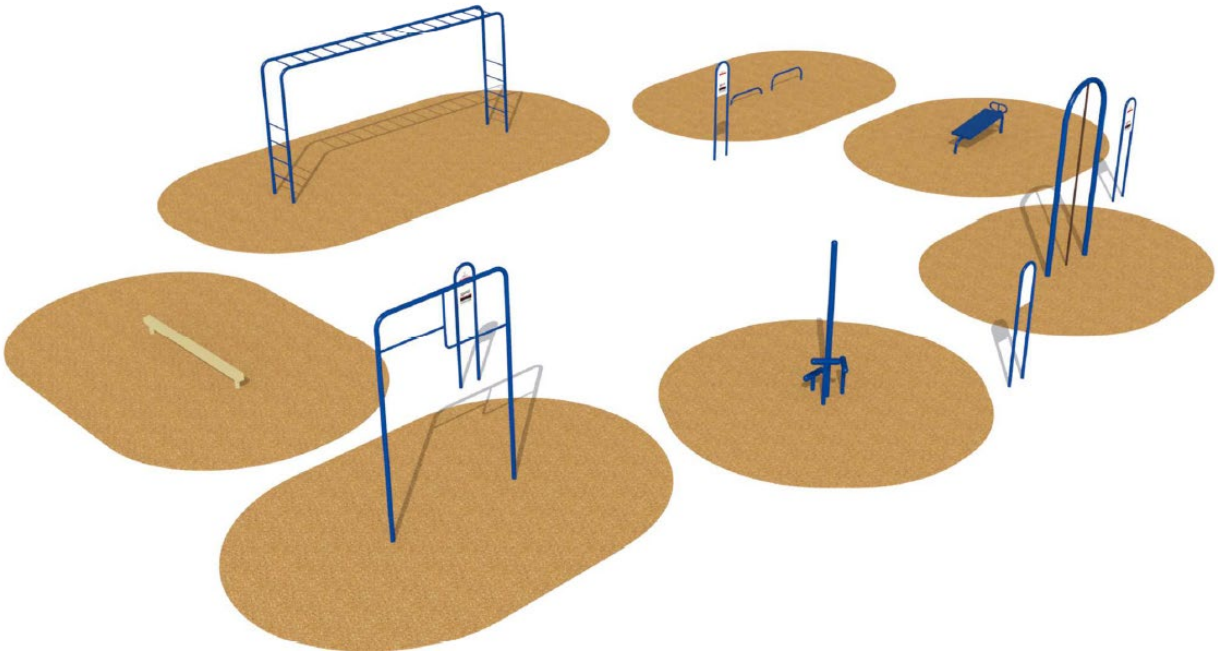
7
STREAM VALLEY PARK DEDICATION
NORTH



IMPACT

The proposed access point will affect the viability of 'Commercial Lot One', which is located in the same area as the potential park. This can be mitigated by providing commercial area of same or greater sizes to be set aside for active commercial space within the WVU property. That site will be accessible via both the roadway and sidewalks. The Planning Commission must consider this impact when reviewing the sketch plan.

As for parkland: the proposed roadway will cut through just the northernmost end of the dedicated parkland. No active park use was planned for this area. The applicant is providing active use space with access via roadway and sidewalk.

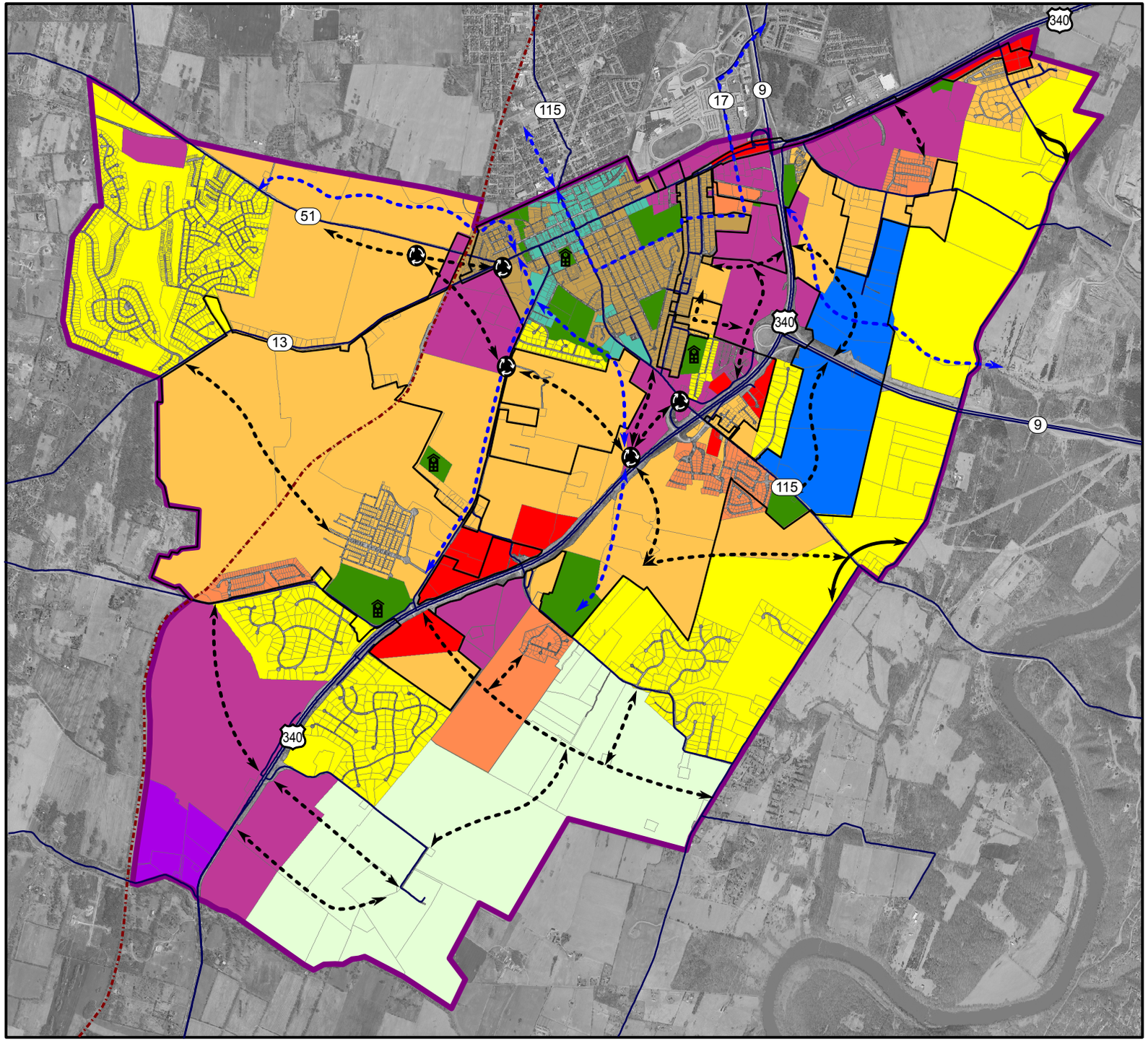
In regards to the WVU Healthcare site, no dedicated parkland is required by the Subdivision Ordinance as the development is not residential. Residential development does require dedicated park land or a fee-in-lieu-of.

CONCLUSION

WVU Healthcare seeks to build a roadway through Stone Spring dedicated parkland. In return, WVU Healthcare will provide an active use outdoor area.

CITY OF CHARLES TOWN COMPREHENSIVE PLAN

UGB Future Land Use: 10-Year Growth Scenario



Future Land Use Classification

- Urban Agriculture - Rural
- Residential Low Density
- Residential Medium High Density
- Old Town Residential
- Mixed Use Residential
- Old Town Mixed Use Commercial
- Mixed Use Commercial
- General Commercial
- Professional Office & Institutional District
- Light Industrial
- Public / Quasi Public Land

Proposed Transportation Improvement

- New Road
- New Off-Road Trail
- Improvement to Existing Road
- New Roundabout

Additional Map Elements

- Railroad Track
- Urban Growth Boundary (UGB)
- City Boundary
- Public School

0 0.5 1 2 Miles

Map created by the City of Charles Town Department of Community Development on 5/26/2017

Drawn By: KL
Checked By: RW
Approved By: RW

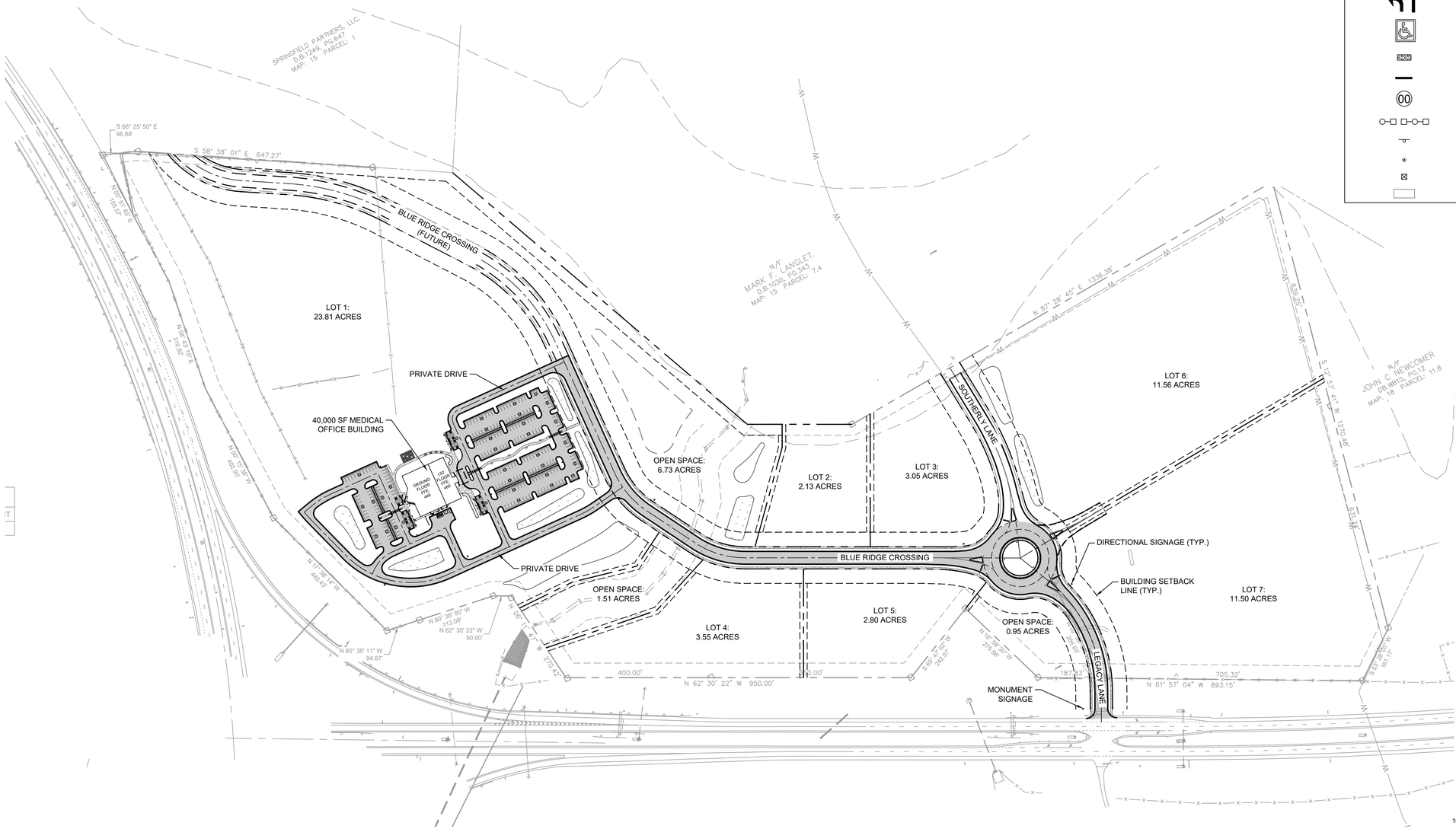
ZONING CRITERIA FOR GENERAL COMMERCIAL (GC):

PROPOSED USE: MEDICAL OFFICE, ITE CODE: 720 (PERMITTED USE)

MAX. DENSITY: NO REQUIREMENT
MIN. LOT SIZE: NO REQUIREMENT
MIN. SETBACKS:

FRONT YARD: 40 FT
SIDE YARD: 10 FT (25 FT ADJACENT TO RESIDENTIAL)
REAR YARD: 30 FT

MAX. LOT COVERAGE: 90 PERCENT
MIN. REQUIRED OPEN SPACE: NO REQUIREMENT
MAX. BUILDING HEIGHT: 55 FT
MAX. STORIES HEIGHT: 5



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- CURB & GUTTER
- RETAINING WALL
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- GRAVEL
- CONCRETE SIDEWALK
- CROSS-WALK
- T — TRANSFORMER PAD
- TURN ARROW
- ACCESSIBLE PARKING SPACE SYMBOL
- DETECTABLE WARNING SURFACE
- WHEEL STOP
- 00 — PARKING COUNT
- LIGHT POLE
- SIGN
- BOLLARD
- EMERGENCY CALL BOX
- BENCH

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Gresham Smith

GreshamSmith.com

620 South Tryon Street
Suite 500
Charlotte, NC 28202
704.944.7970

Firm Certification
Nos. 51100 / C-416 / C-2056

GreshamSmith.com

WVUMedicine

BLUE RIDGE CROSSING MULTISPECIALTY CENTER

DESIGN DEVELOPMENT

CHARLES TOWN, WEST VIRGINIA

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision		
No.	Date	Description

OVERALL SITE PLAN

C200

45550.02
05/06/2024

5/3/2024 4:43:09 AM \\global.gspdata\nrlch_nf\02\45550\02\01\Work\01CAD\06LP\Sheets\45550002_C200.dwg

Drawn By: KL
Checked By: RW
Approved By: RW

1.3 acres of ROW

57,599.72 sf

MATCHLINE SEE SHEET 40

MATCHLINE SEE SHEET 41

LOT 51 | LOT 52 | LOT 53 | LOT 54

U.S. RTE. 340-WV RTE. 9 SBL

U.S. RTE. 340-WV RTE. 9 NBL

STREAM VALLEY PARK DEDICATION

COMMERCIAL LOT 1

ROAD A

ROAD F

"INTERSECTION" SIGN

EDGE OF PAVEMENT (TYPICAL)

'340N and 51W' SIGN

BOX WIRE FENCE LINE

REBAR AND CAP "GORDON" FOUND

NORTH

60' 0 60' 120'
GRAPHIC SCALE

5/21/2024 12:59:54 PM
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Gresham Smith

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Firm Certification
Nos. 51100 / C-416 / C-2056

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BLUE RIDGE CROSSING MULTISPECIALTY CENTER

PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAT
CITY OF CHARLES TOWN, WEST VIRGINIA
JEFFERSON COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

RIGHT OF WAY EXHIBIT

45550.02
05/23/2024

Drawn By: KL
Checked By: RW
Approved By: RW



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Gresham Smith

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Suite 500
Charlotte, NC 28202
704.944.7970

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Nos. 51100 / C-416 / C-2056

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BLUE RIDGE CROSSING MULTISPECIALTY CENTER

PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAT

CITY OF CHARLES TOWN, WEST VIRGINIA
JEFFERSON COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

FITNESS AREA EXHIBIT

45550.02
05/06/2024

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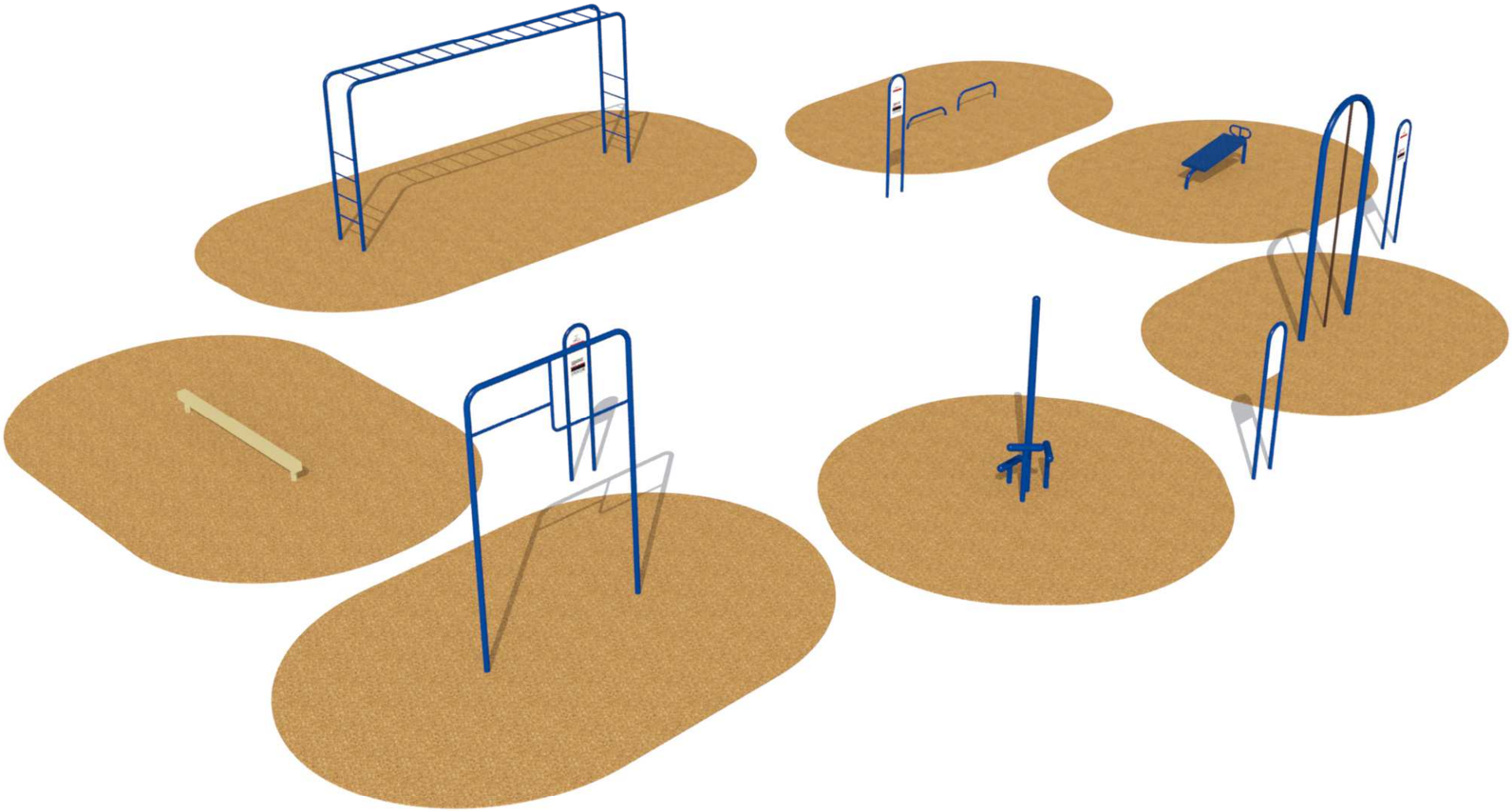

City Council
101 East Washington Street
Charles Town, WV 25414

Meeting: 02/07/22 07:00 PM
Department: City Council
Category: Agreement
Initiator: Daryl Hennessy

SCHEDULED

AGENDA ITEM (ID # 5366)

Fritts Farm Conditions of Annexation - Repeal and Replace

A negotiating committee consisting of Mayor Trainor and Councilors Twyford, George, and Hynes, met with the property owners of Fritts Farm and their prospective buyer/builder, to negotiate new terms regarding the development of this nearly 100 acre parcel of land located at 412 Keyes Ferry Road. Attached are a proposed resolution that replaces the Conditions of Annexation approved by Council in 2008 and the latest, preliminary concept plan for the site. Final approval of the concept plan will require review by the Planning Commission for consistency with the new development terms and the City's other subdivision and land development standards.

Proposed Motion. Move to repeal the 2008 Conditions of Annexation approved by Council for the Fritts Farm project and replace with the new Conditions of Annexation contained in the attached resolution.

ATTACHMENTS:

- Fritts Farm - Amended Conditions of Annexation (v2.0) (PDF)
- Fritts Concept Plan E (January 6, 2022) (PDF)

City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Web: www.charlestownwv.us

RESOLUTION

Resolution to Repeal and Replace the Conditions of Annexation for the Fritts Property

WHEREAS, in 2008, J. Russell Fritts, Inc. presented a petition to annex property into the City of Charles Town (City) that was subsequently referred to the Finance Committee (Committee) and the Planning Commission (Commission) for review, analysis, and recommendation; and

WHEREAS, the Committee and Commission recommended, and the Charles Town City Council (Council) approved via Resolution 2008-06 on March 17, 2008, the annexation of such land into the City with several conditions including a zoning designation of Neighborhood Residential; and

WHEREAS, the petitioners agreed that any conditions of annexation imposed by Council at that time would bind the owners of the property, their successors, and assigns; and

WHEREAS, nearly fourteen years after that initial agreement was made, the subject property remains undeveloped and the current family owners, working with a new developer, have requested that Council consider amendments to the original agreement that reflect the City's current growth plans and existing economic conditions; and

WHEREAS, Council appointed a negotiating team (Negotiating Team) on August 16, 2021, including representatives from the City's current Finance Committee, Planning Commission, and Council, to work with the current owners to determine if amendments should be recommended to the full Council for further consideration; and

WHEREAS, after several productive discussions with the current property owners and prospective developer of the Fritts Property that was annexed with conditions into the City pursuant to Resolution 2008-006 (Resolution), the Negotiating Team recommends repealing the conditions of annexation imposed by the Resolution and replacing with new terms and conditions.

NOW, THEREFORE BE IT RESOLVED Council agrees to the following new terms and conditions with respect to the development of the Fritts Property:

1. the development shall be subject to the City's current Neighborhood Residential zoning standards, except that the portion of land planned for commercial use shall be satisfied if at least five acres of land are set aside for neighborhood commercial uses; and
2. on land set aside for neighborhood commercial uses, mixed-use construction including first floor commercial and upper level residential uses shall be permitted and considered, subject to all other limitations, including height, in a Neighborhood Residential zoning district; and

Attachment: Fritts Farm - Amended Conditions of Annexation (v2.0) (5366 : Fritts Farm Conditions of Annexation - Repeal and Replace)

3. notwithstanding any residential units contained in a mixed-use commercial structure, the total number of residential units proposed for the site may not exceed 325 units; and
4. the final concept plan approved by the Planning Commission must include a road connection to the Langlet property located to the southeast of the Fritts property; and
5. each new unit of residential development on the site, except for those contained in a mixed-use structure, shall be subject to a voluntary financial proffer of $2,448 per unit that may be used by the City to fund any of its future capital needs; and
6. the financial proffer is subject to adjustment by the City every five years, starting from the Planning Commission's approval of the final preliminary plat drawings for the initial phase. The City will provide the owner/developer with a written 60-day advanced notice of the financial proffer increase with supporting documentation to justify the fee increase. Council will consider force majeure before increasing the fee; and
7. the owner/developer will pay $50,000 to the City after the Planning Commission has conceptually approved the development's preliminary plat, which will be used to fund a feasibility study aimed at improving pedestrian connectivity for residents of the City's 4th Ward to the Downtown; and
8. parkland proposed for dedication to the City will include vehicular access and parking improvements for visitors to this City park; and
9. in addition to other parkland dedication required by the City's ordinances, the owner/developer agrees to include a neighborhood park of at least 0.5 acres near the center of the development that will include adequate playground equipment for its residents; and

NOW, THEREFORE BE IT FURTHER RESOLVED, the Planning Commission shall review the owner/developers' preliminary plan for development dated January 6, 2022 for consistency with the Neighborhood Zoning district standards and other conditions outlined in this resolution, make adjustments with the owner/developer as agreed, and perform all other routine duties as outlined in the City's Subdivision and Land Development Ordinance related to this project; and

NOW, THEREFORE BE IT FURTHER RESOLVED, Council and the property owner agree that the terms and conditions contained in this resolution shall bind the current owner, their successor, and assigns.

Adopted the _____day of February 2022.

_____	_____
Robert M. Trainor	Daryl Hennessy
Mayor	City Manager/Clerk

Attachment: Fritts Farm - Amended Conditions of Annexation (v2.0) (5366 : Fritts Farm Conditions of Annexation - Repeal and Replace)

UNIT TYPE	UNIT COUNT	DIMENSIONS (TYP)		SETBACKS		
		WIDTH	DEPTH	FRONT	SIDE*	REAR
SINGLE-FAMILY DETACHED	245	60	110	25	10	20
SINGLE-FAMILY ATTACHED	56	30**	120	25	10	20
TOTALS	301					

*CORNER LOT SIDE YARDS TO USE FRONT SETBACK WHERE ADJACENT TO ROADS.
**END UNITS ARE 40' WIDE.

LAND USE AREAS (ACRES)	
COMMERICAL	*5.0*
PARK DEDICATION	*14.5*
HOA LAND	16.0
ROAD RIGHT-OF-WAY	16.3
LOT AREA	46.3
TOTAL	98.1

COMMERCIAL AREA
STREAM VALLEY PARK DEDICATION
HOA LAND

125 0 125 250 375
GRAPHICAL SCALE: 1" = 125'
NORTH

ROUTE 340 / ROUTE 9
ROUTE 340 / ROUTE 9
HOA PROPERTY 12.3+/- ACRES
ROAD B1
ROAD B2
ROAD B
STORM WATER MANAGEMENT (SWM)
STORM WATER MANAGEMENT (SWM)
STORM WATER MANAGEMENT (SWM)
ROAD N
COMMERCIAL LOT #2 2.0+/- ACRES
STREAM VALLEY PARK DEDICATION AREA 14.5+/- ACRES
COMMERCIAL LOT #1 1.8+/- ACRES
ROAD A
ROAD C
HOA PARK 0.5+/- ACRES
ROAD K
ROAD P
ROAD N
ROAD O
KEYES FERRY RD.
COMMERCIAL LOT #3 1.2+/- ACRES
HOA PROPERTY 3.2+/- ACRES
SWM
ROAD D
ROAD H
ROAD I
ROAD J
ROAD L
ROAD N
ROAD E
ROAD M
ROAD G
ROAD F
ROAD E

INTEGRITY FEDERAL SERVICES
ifs-ae.com

SPRINGFIELD
CONCEPTUAL PLAN E
01-06-2022

Attachment: Fritts Concept Plan E (January 6, 2022) (5366 : Fritts Farm Conditions of Annexation - Repeal and Replace)

Board of Parks and Recreation
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/29/24
Department: Board of Parks and Recreation
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2024-549: Park Updates: Willingham Knolls, Jefferson Memorial Park, Skate Park, Evitts Run, Happy Retreat

ATTACHMENTS:

- 130623.pdf
- 130624.pdf
- 130625.pdf
- 130626.pdf




34





Board of Parks and Recreation
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/29/24
Department: Board of Parks and Recreation
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2024-550: Location for Next Park and Recreation Meeting

ATTACHMENTS:

Board of Parks and Recreation
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/29/24
Department: Board of Parks and Recreation
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2024-551: Thrasher Engineering Pool Concept Plans and Budget Numbers Presentation

Thrasher Engineering Pool Concept Plans and Budget Numbers Presentation

ATTACHMENTS: