

AMENDMENT TO THE POLICY PLAN (2015 EDITION)

The following amendments to the 2015 Comprehensive Plan have been developed by the Elkins Planning Commission and recommended to City Council for adoption. The location of changes is identified by page number.

MODIFY: Elkins Comprehensive Plan, 2015 Edition, page 5-18, Add the following action item for Action Step 1 at the end of the bulleted list:

- The development of telecommunication facilities is important to improve the quality of life, support economic development opportunities, and provide emergency services. However, the need for telecommunication facilities must be balanced with scenic viewsheds and residential development in the city. Careful consideration must take place when siting new facilities; such as collocation, concealment, and landscaping. Most of the city is built-out with compact residential and commercial development. Topography and existing facilities should be considered when determining locations for new telecommunication facilities. Placement of telecommunication facilities in or adjacent to residential areas and downtown should be avoided. If facilities are placed downtown, the facilities should be in industrial zoned areas.

MODIFY: Elkins Comprehensive Plan, 2014 Edition, page 5-19, Replace Future Land Use Classifications with the following:

As the city is urban in nature and does not have any lands that are classified as agriculture or conservation, rural lands were not identified on future land use map. The city plans to continue to grow with possible annexation areas and therefore will continue a more urban, built-out land use pattern. The city supports the preservation of agricultural lands and in the future would consider annexation of agricultural lands.

Future Land Use Classifications

Recreational– areas intended for parks and recreation uses. The proposed Allegheny Highlands Trails is also shown on the map. The current route has not yet been finalized therefore the route is only the approximate location.

Single family residential- intended to provide for low density residential uses.

Residential- intended to provide for single-family and multi-family residential uses.

~~Wees Historic District – this classification would allow additional requirements in order to preserve the historical character of the area~~

Institutional- areas owned by Davis & Elkins College Central Business District

Central Business District- intended to provide for small-scale business uses to serve surrounding neighborhoods. Residential uses would allow for a mix of single family and multifamily uses, especially in the second story of commercial buildings.

Commercial- intended to provide for businesses that require larger buildings and would have more of an impact of surrounding uses.

Industrial- intent of this classification is to accommodate industrial uses.

MODIFY: Elkins Comprehensive Plan, 2015 Edition, page 5-18 and page 5-23, Replace Future Land Use Map with the following updated map:

Map 5-4: Future Land Use

