



City of Ranson

Department of Community Development

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 | Fax (304) 728-8579
Email: permits@ransonwv.us

DENSITY BONUS APPLICATION

All zoning districts in the City of Ranson are entitled by right to four (4) dwelling units to the acre. Chapter 19, Section 22 of the Ranson Municipal Code allows property owners/developers to apply for density credits to enable an increase in the numbers of dwelling units per acre. Pursuant to §19.22.07A, density credits are granted at the discretion of the City Council of the City of Ranson with the advisement of the Ranson Planning Commission at the rezoning or sketch plan approval phase of development. Plans/diagrams must be attached to or associated with this application in order for this application to be considered.

Project name: _____

File #: _____

Owner information: _____

Developer information: _____

Property Information

Tax Map ID: _____ Development District: _____ Zoning District: _____

I hereby certify that this application and the attached tabulation sheet is complete and accurate and meets the standards for density credits set forth in Chapter §19-21 of the City of Ranson Zoning Ordinance.

OWNER/AUTHORIZED AGENT: _____

Print name: _____

Date: _____

CITY OF RANSON REPRESENTATIVE: _____

Print name: _____

Date: _____

*Submit application to: Patrick T. Davenport Community Development Director 312 s. Mildred St. Ranson, WV 25438-1621

Environmental Conservation

Performance Measures	Density Bonus	Request-Provide
Preservation of slopes placed in open space >20%, >1,000 sq.ft, > 5:1 rectangle OR	0.05	
Preservation of slopes placed in open space >20%, >1,000 sq.ft, > 5:1 rectangle and connecting to offsite/adjacent steep slopes	0.10	
Bicycle/pedestrian trails proposed on grade with contours	0.10	
Additional dedicated open space (not already required and not environmentally sensitive) placed adjacent to streambeds, floodplains and wetlands OR	0.10 per extra acre of open space dedicated	
Additional dedicated open space (not already required and not environmentally sensitive) placed adjacent to streambeds, floodplains connected to offsite/adjacent areas previously dedicated	0.10 per extra acre of open space dedicated	
Stormwater systems preserving existing vegetation and channels	0.05	
Perform a habitat enhancement project within dedicated open space areas	0.05	
Disturbing less than 10% of wooded areas for roads, paths or commercial facilities	0.05	
Undisturbed wooded areas, remaining in open space outside of environmentally sensitive areas OR	0.10	
Undisturbed wooded areas, remaining in open space outside of environmentally sensitive areas, connected to adjacent/offsite wooded areas	0.10	
Providing one additional tree per residential unit OR	0.05	
Providing two additional trees per residential unit	0.10	
Preserving and adopting rock outcrops into transportation facilities	0.05	
Clustering development- keeping 30-50% of site in open space after right of way dedications OR	2.0	
Clustering development- keeping 51-70% of site in open space after right of way dedications	3.0	
Applicant must qualify for a minimum of 2.0 units to receive any credit in this subcategory	Max. 4.0 units possible	

NARRATIVE/EXPLANATION

Civic Enhancement/Identity and Transportation Interconnectivity

Performance Measures	Density Bonus	Request-Provide
Providing courtyards, roundabouts with special features	0.05	
Providing circuitous pedestrian/bike trails circumnavigating the development OR	0.05	
Providing circuitous pedestrian/bike trails circumnavigating the development and connecting residential areas to commercial areas	0.05	
Connecting circuitous pedestrian/bike trails circumnavigating the development to offsite trails or to other intermodal systems such as commuter rail sites	0.20	
Provision of landscaped medians	0.05	
Provision of landscaped and significant hardscaped entrance features	0.05	
Developing mixed use building footprints 25% of total building footprints OR	0.20	
Developing mixed use building footprints 25% of total building footprints and incorporating a plaza or public square concept	0.50	
Providing additional open space (min. 1 acre), significant recreational facilities and/or equipment	0.10	
Dedication and development of active recreation areas (playfields) 10-19 acres OR	0.50	
Dedication and development of active recreation areas (playfields) 20 to 40 acres OR	1.0	
Dedication and development of active recreation areas (playfields) >40 acres	1.5	
Dedication of land (minimum 5 acres) and constructing a facility (minimum 3,000 sq.ft.) for recreational/community purposes.	2.0	
Dedication of land for fire/rescue/public safety containing at least 5 acres OR	0.5	
Dedication of land for fire/rescue/public safety containing at least 5 acres and performing site work and constructing building (or providing equivalent funding)	2.0	
Dedication of land (minimum 25 acres) for public schools	2.0	
Applicant must qualify for a minimum of 2.0 units to receive any credit in this subcategory	<u>Max. 8.0 units possible</u>	

NARRATIVE/EXPLANATION

Energy Efficient Communities and Affordable/Workforce Housing

Performance Measures	Density Bonus	Request-Provide
Energy efficient design/passive solar energy conservation in all units	0.25	
Active alternative energy use, energy efficient design/passive solar energy conservation in dedicated community facilities	0.25	
Active alternative energy use in at least 25% of all units	0.25	
Supplemental use of alternative energy sources in street and open space lighting	0.25	
Providing affordable/workforce housing: 10% of all residential units OR	0.5	
Providing affordable/workforce housing: 15% of all residential units OR	1.0	
Providing affordable/workforce housing: 10% of all residential units with approved deed restrictions limiting realized appraised resale value OR	2.0	
Providing affordable/workforce housing: 15% of all residential units with approved deed restrictions limiting realized appraised resale value OR	2.5	
Providing affordable/workforce housing: 10% of all residential units with approved Community Land Trust program OR	2.0	
Providing affordable/workforce housing: 15% of all residential units with approved Community Land Trust program OR	2.5	
Providing affordable/workforce housing: 10% of all residential units with program managed by local, state or federal housing authority OR	2.0	
Providing affordable/workforce housing: 15% of all residential units with program managed by local, state or federal housing authority OR	2.5	
Donation of a minimum of 1% of residential lots to local, state or federal housing authority or program	2.0	
Donation of a minimum of 2% of residential lots to local, state or federal housing authority or program	3.0	
Applicant must qualify for a minimum of 1.0 unit to receive any credit in this subcategory	<u>Max. 5.0 units possible</u>	

NARRATIVE/EXPLANATION

ADDITIONAL DEVELOPMENT AGREEMENT ISSUES

A large, empty rectangular box with a thin black border, occupying the upper half of the page. It is intended for the user to write down additional development agreement issues.