



MORGANTOWN PLANNING COMMISSION

May 10, 2012
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Jennifer Selin, City Council

STAFF REPORT

CASE NO: MNS12-06 / Crestone / Grove Street

REQUEST and LOCATION:

Request by Crestone Properties for a minor subdivision approval of property located on Grove Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 14, Parcel 144 and 145.2; R-1A, Single Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide two single-family residential parcels into three parcels. Addendum A of this report illustrates the location of the subject site.

The applicant requests to divide an 8,000 square foot parcel with a single-family home into two parcels, and implement a minor boundary adjustment between an adjoining 4,000 square parcel in order to better distribute land among the three parcels. The minimum lot area in the R-1A District is 3,500 square feet, and the minimum frontage is 30 feet.

The plat of survey map submitted by the applicant proposes three parcels: lots four, five, and six as shown in Addendum B attached hereto. The parent parcel, 525 Grove Street, will retain the single-family dwelling.

As shown on the plat of survey map, lot four will have an area of 3,750 square feet with 37.5 feet of frontage on Grove Street, lot five will have an area of 3,750 square feet with 37.5 feet of frontage on Grove Street, and lot six will retain the single-family house and have an area of 4,500 square feet with 45 feet of frontage on Grove Street. All parcels appear to adhere to the minimum lot, frontage, and setback requirements for the R-1A District. No setback encroachments will be created as a result of this subdivision.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure: Application and accompanying exhibits

Development Services

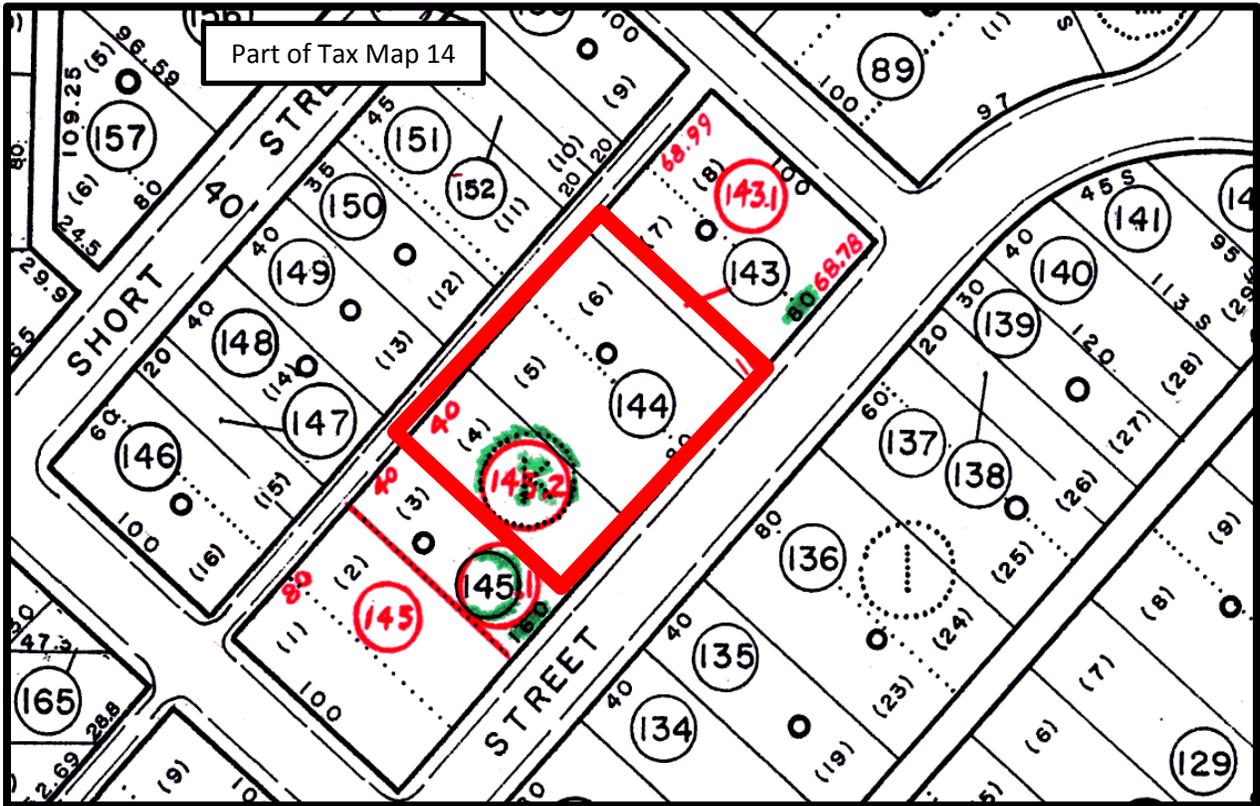
Christopher Fletcher, AICP
Director

Planning Division

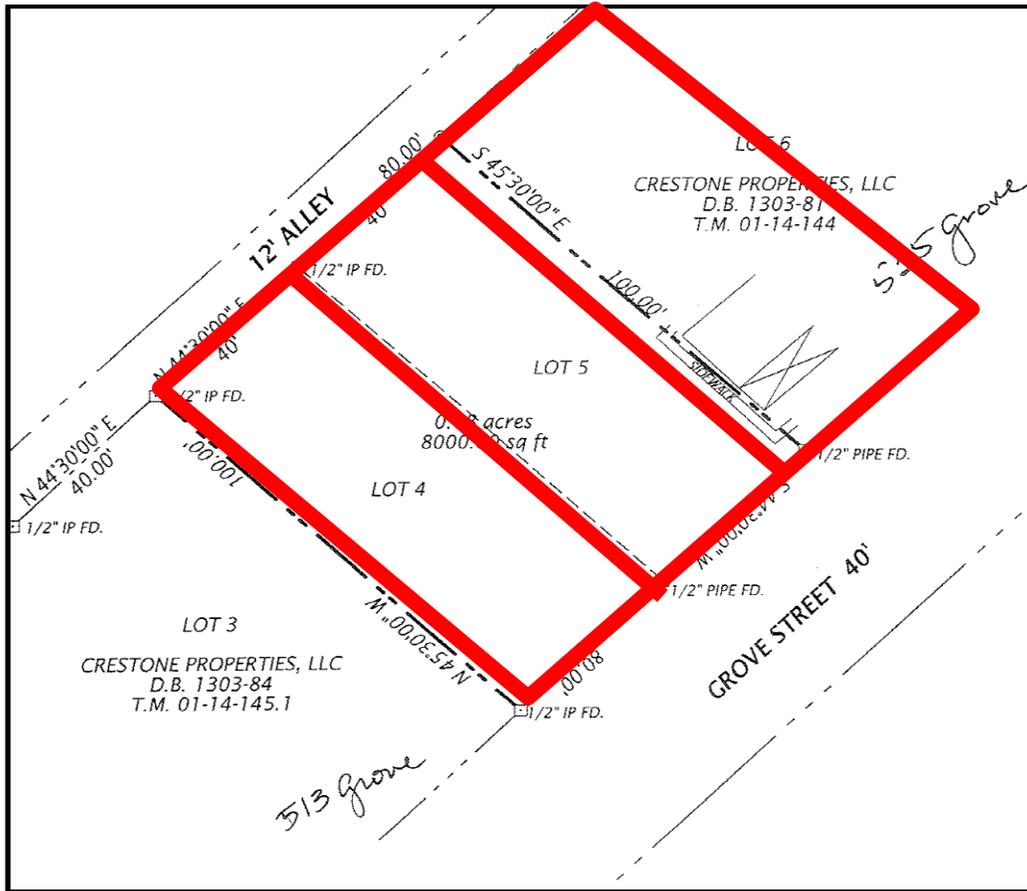
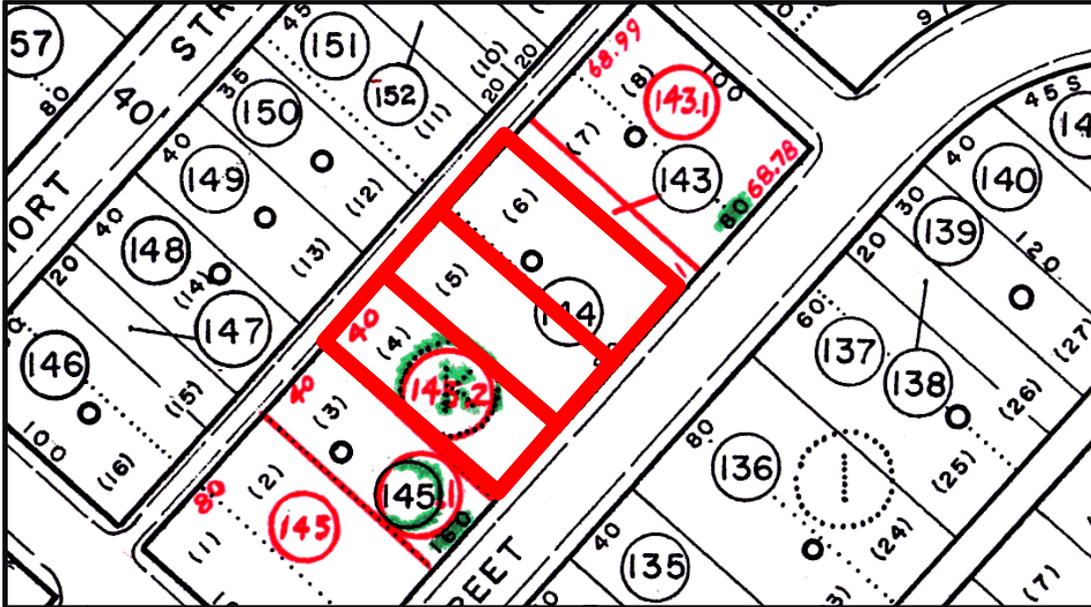
Heather Dingman, AICP
Principal Planner

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS12-06 / Crestone / Grove Street



STAFF REPORT ADDENDUM B
MNS12-06 / Crestone / Grove Street





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.:	MNS12-06
RECEIVED:	2/29/12
COMPLETE:	2/29/12

A Minor Subdivision of property includes the creation of up to three (3) parcels or the combination of existing parcels, but does not involve the extension of off-site facilities (streets, etc.) or the dedication of a portion of the site for public use.

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	Sarah Burchfiel on behalf of Crestone Properties LLC		Phone: 304-276-0574
Mailing Address:	925 Guseman School Rd		Mobile: 304-276-0574
	Abright, WV	26519	Email: burchfiels@starband.net
	City	State	Zip
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:	Street		Mobile:
	City	State	Zip
	Email:		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Crestone Properties LLC (Sarah Burchfiel)		Phone: 304-276-0574
Mailing Address:	925 Guseman School Rd		Mobile: "
	Abright, WV	26519	Email: burchfiels@starband.net
	City	State	Zip
IV. SITE			
Street Address (if assigned):	Lots 4 + 5, Block K #6 w/ies tree addition	Tax Map #(s):	14 grove street.
Zoning:		Parcel #(s):	144
Square Footage of Parcel(s):	4000 sqft - Lot 4 4000 sqft Lot 5	ft. ²	ft. ²
Subdivision Description:	Creating 3 new parcels from 2 parcels. 2 lots will have 37.5 ft X 100 and one lot will have 45 ft X 100.		
Are there any Variances from the Subdivision Regulations anticipated:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, to what extent is a variance necessary?	NA		



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MAIS/2-09
RECEIVED:	2/29/12
COMPLETE:	2/29/12

V. PLAT

Preliminary Plat submission – A Minor Subdivision Application must also include one (1) preliminary plat illustrating:

- (a) Existing and proposed property boundaries, property boundary dimensions, and square footage.
- (b) A letter of service availability and approval from the Morgantown Utility Board.

Final Plat submission – Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (a) Drawn to a scale of one inch (1") equals fifty feet (50') or larger;
- (b) Date of preparation, north arrow, and scale;
- (c) Legal description;
- (d) Applicant/owner name and address;
- (e) Existing zoning;
- (f) Legend;
- (g) Vicinity map;
- (h) Existing and proposed utility lines and easements;
- (i) Certification by a registered land surveyor, licensed in the State of West Virginia, that the dimension and bearings are accurately delineated with a seal and signature;
- (j) Location, shape, exterior dimensions of each existing building on the site(s);
- (k) Location and dimensions of paved surfaces including sidewalks and curb cuts, and of all abutting streets;
- (l) Location of springs, streams, other water bodies, and areas subject to flooding;
- (m) Floodplain designation making reference to pertinent FEMA Firm Community Panel Number;
- (n) Approval signature block allowing space for President of Morgantown Planning Commission;
- (o) Other items as deemed necessary by Planner Director or City Engineer.

Please note that all approved minor subdivision plats must be filed with the Monongalia County Tax Office within thirty (30) days of approval. Plats not filed within thirty (30) days will be considered invalid by the City of Morgantown and will require reapproval,

VIII. ATTEST

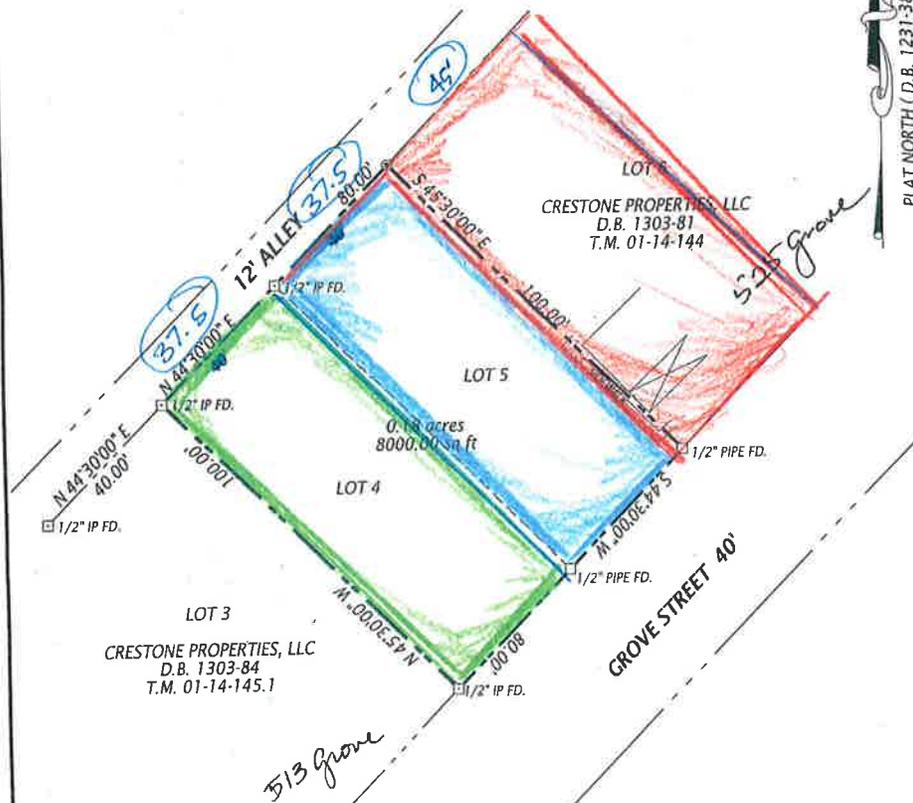
I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

Crestone Properties, LLC
 Sarah Burchfiel *Sarah Burchfiel* 2/29/12
 Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

- Minor Subdivision Application Fee – \$35

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL BLUE SIGNATURE.
 THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED, TO
 THE OWNER OR BUYER LISTED BELOW. IT IS NOT TRANSFERABLE TO
 ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OR BUYERS.

NOTE: SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF
 LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL
 EXCEPTIONS, RIGHTS OF WAY, EASEMENTS OR
 RESTRICTIONS.



NOTE: ALL CORNERS 5/8" IRON PINS SET,
 EXCEPT WHERE NOTED.
 DEED REF. 1303-81 & 1303-84
 PLAT REF. 199-55 & 1231-382, 1231-597
 TAX MAP 01-14-145.2 & PART OF PARCEL 144

PLAT OF LOTS 4 & 5, BLOCK K
 WILES ADDITION
 SURVEYED FOR
CRESTONE PROPERTIES, LLC
 4TH WARD CITY OF MORGANTOWN
 MONONGALIA CO. WEST VIRGINIA
 SCALE 1"=30" FEBRUARY 2012



Paul D. Harbert PS NO. 862
 PAUL D. HARBERT, PS
 MCCOY LAND SURVEYING
 MONONGAH, WV (304) 534-5562

PLAT NORTH (D.B. 1231-382)