



MORGANTOWN PLANNING COMMISSION

September 13, 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: MNS12-14 / Friend Rentals, LLC / 146 Third Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Friend Rentals, LLC, for minor subdivision approval of property located at 146 Third Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 20, Parcels 47 and 48; R-3, Multi-Family Residential District

SURROUNDING ZONING:

R-3, Multi-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine two (2) existing parcels for the development of a multi-family structure. Addendum A of this report illustrates the location of the subject property.

The combined area of the two existing parcels is approximately 2,700 square feet. The minimum lot size standard in the R-3 District is 4,000 square feet as provided in Article 1339.03(A) of the Planning and Zoning Code.

Staff understands that the petitioner may be negotiating the acquisition of an additional contiguous parcel for further property assembly. If accomplished, the larger tract would exceed 4,000 square feet. This is simply offered for informational purposes and should not be considered as obligatory for the petitioner's present minor subdivision petition.

Specifically, Parcels 47 and 48 are considering pre-existing nonconforming parcels due to their boundary configurations and corresponding areas. As such, it is the opinion of the Planning Division that subdivision variance approval by the Planning Commission under Article 1315.07 is not required to combine Parcels 47 and 48 for redevelopment as presently contemplated.

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.

Enclosures: Application and accompanying exhibits

Development Services

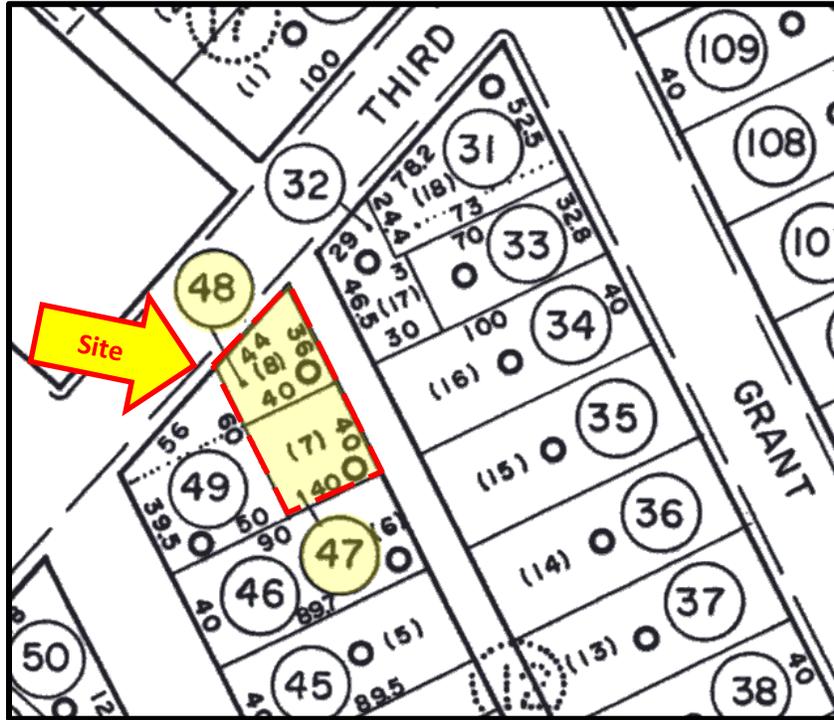
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A

MNS12-14 / Friend Rentals, LLC / 146 Third Street





City of Morgantown, West Virginia

APPLICATION FOR
MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS12-14
RECEIVED:	8/10/12
COMPLETE:	_____

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:	Friend Rentals	Phone:	
Mailing Address:	48 Chestnut Drive Suite 103	Mobile:	304-296-7121
	Street Morgantown WV 26505	Email:	dcfriend@me.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Project Management Services	Phone:	304-252-5256
Mailing Address:	160 Fayette Street	Mobile:	304-692-7116
	Street Morgantown WV 26505	Email:	pms160@comcast.net
	City State Zip		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Friend Rentals	Phone:	
Mailing Address:	146 Thrid Street	Mobile:	304-296-7121
	Street Morgantown WV 26505	Email:	dcfriend@me.com
	City State Zip		
IV. SITE			
Street Address (if assigned):	Third Street	Tax Map #(s):	20
Zoning:	R-3/SSOD	Parcel #(s):	47 & 48
Square Footage of Parcel(s):	1600 ft. ²	1120 ft. ²	
Subdivision Description:	Combination of two lots for the development of a multi-family structure		
Are there any Variances from the Subdivision Regulations anticipated:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 201301372 SITE PLAN		
If yes, to what extent is a variance necessary?	PAID 35.00		

Finance Office
Morgantown, WV 26505
(304) 284-7408



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS12-14
RECEIVED: 8/10/12
COMPLETE:

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.

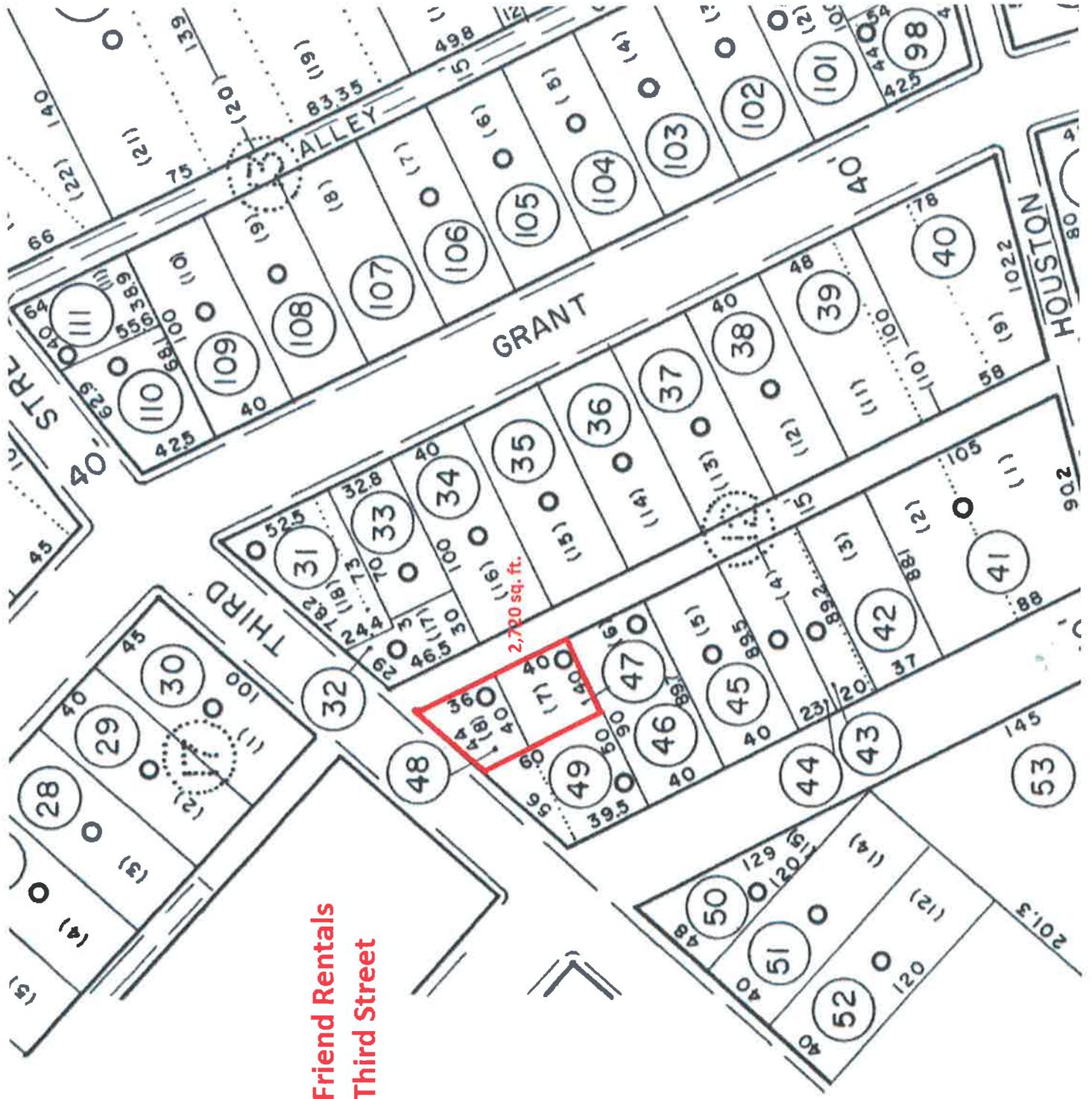
VIII. ATTEST

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.

Lisa Mardis Lisa Mardis 8/8/12
Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

Minor Subdivision Application Fee - \$35

MNS12-14
8/10/12



Friend Rentals
Third Street