



MORGANTOWN PLANNING COMMISSION

November 8, 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: MNS12-16 / Tera, LLC / Protzman Street & Glenn Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Tera, LLC, for minor subdivision approval of property along Protzman Street and Glenn Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 20, Parcel 454, 457, & 458, R-2, Single- and Two-Family Residential District

SURROUNDING ZONING:

North, East, and South: R-1A, Single-Family Residential District

West: R-2, Single- and Two-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 454, 457, and 458 for the purpose of developing a multi-family structure. Addendum A of this report illustrates the location of the subject site.

The combined area of the three parcels will be 17,737 square feet, which exceeds the minimum lot area standard of 5,000 square feet in the R-2 District.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including all access/utility easements if applicable, 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

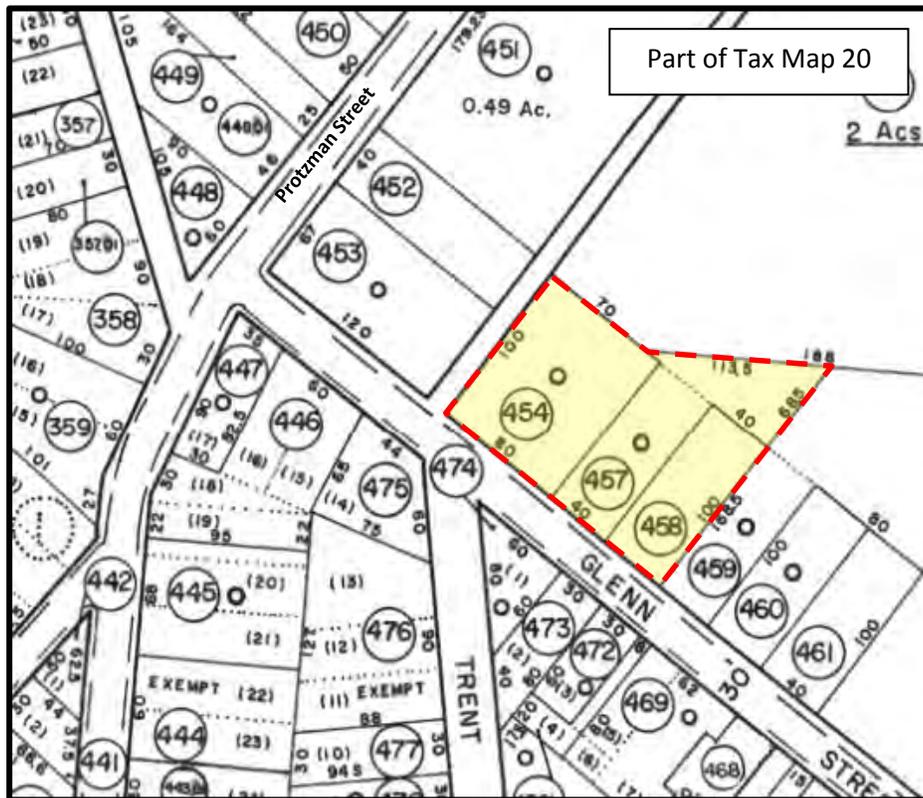
Development Services

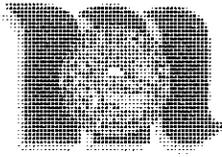
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS12-16 / Tera Properties/ Protzman & Glenn





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS12-16
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:	Tera Properties	Phone:	304-692-9296
Mailing Address:	410 Stewart Street Office	Mobile:	
	Street Morgantown WV 26505	Email:	
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Projecet Management Services	Phone:	304-212-5256
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 checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Tera Properties	Phone:	304-692-9296
Mailing Address:	410 Stewart Street Office	Mobile:	
	Street Morgantown WV 26505	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	Protzman & Glenn	Tax Map #(s):	20
Zoning:	R-2	Parcel #(s):	454, 457, & 458
Square Footage of Parcel(s):	8000 ft. ²	5370 ft. ²	4000 ft. ²
Subdivision Description:	Combination of three (3) lots into one (1) lot for the construction of a multi-family development		
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?	PAID 35.00 Finance Office Morgantown, WV 26505 (304) 284-7405		

B



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
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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
Type/Print Name of Applicant/Agent

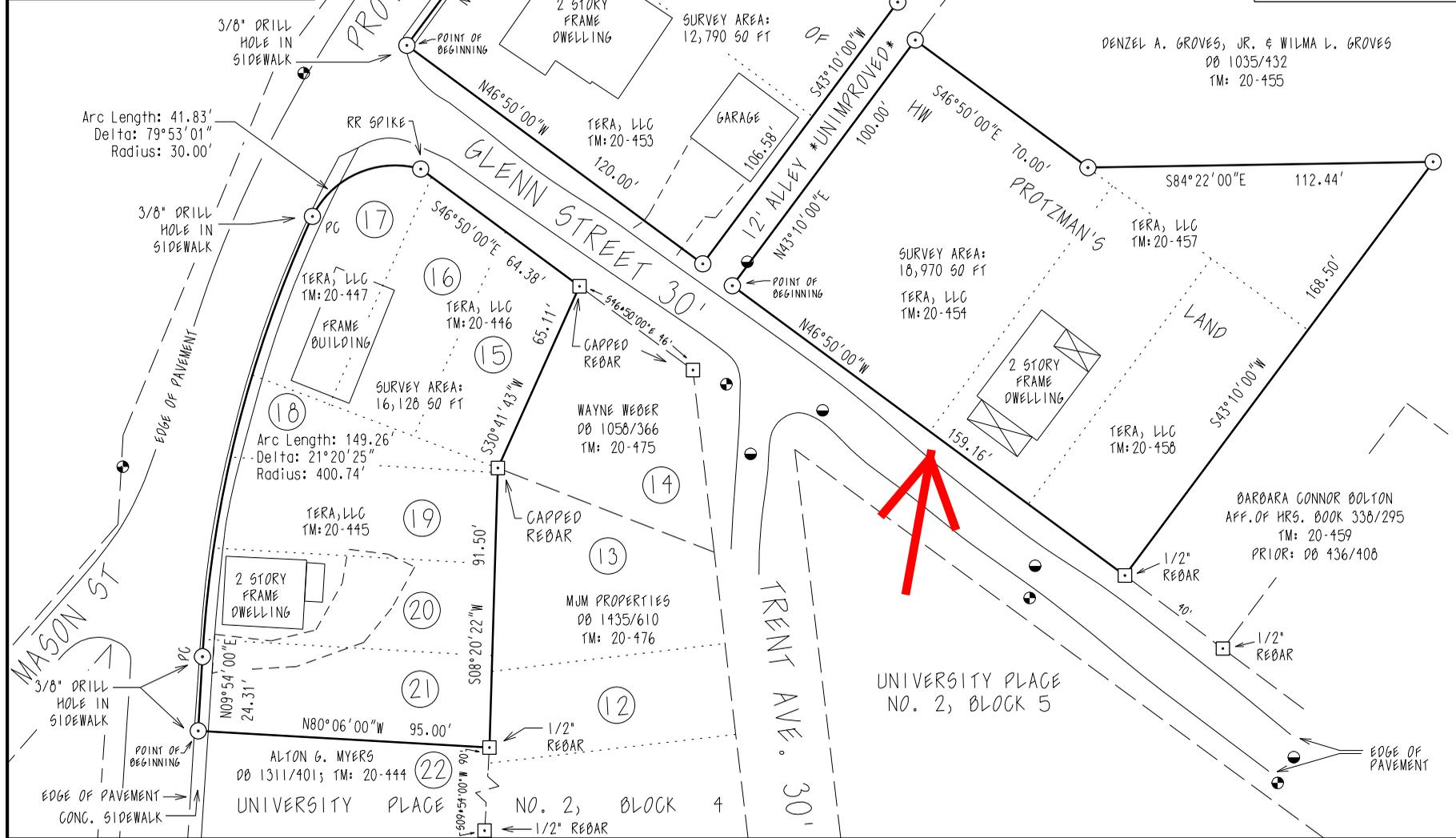
Lisa Mardis
Signature of Applicant/Agent

8/8/12
Date

• Minor Subdivision Application Fee – \$35

SURVEYED AND DRAFTED BY LOUIS ROMANO, PS
2846 OWL CREEK RD, MORGANTOWN, WV *304*291-6066

PLAT OF SURVEY FOR: **TERA, LLC**
 LOTS 15, 16, 17, 18, 19, 20, & 21 IN BLOCK 4
 OF UNIVERSITY PLACE NO. 2 ADDITION
 AND
 PART OF LANDS PLATTED FOR H.W. PROTZMAN IN 1913
 ON GLENN STREET & PROTZMAN STREET IN FOURTH WARD
 CITY OF MORGANTOWN, MONONGALIA COUNTY, WV
 TITLE REFERENCE: TERA, LLC: DEED BOOK 1463/555
 MORGANTOWN TAX MAP 20-445, 446, 447, 452, 453, 454, 457 & 458



LEGEND

- : MONUMENT SET THIS SURVEY 5/8" BY 30" CAPPED REBAR, UNLESS OTHERWISE NOTED
- : MONUMENT FOUND, SEE PLAT
- : SURVEYED BOUNDARY
- - - : ADJOINERS BOUNDARY
- ⋯ : ORIGINAL LOT LINE
- /○ : MANHOLE COVER / UTILITY POLE

DATE: AUGUST 17, 2012

TOTAL SURVEY AREA: 47,888 SQ FT OR 1.099 AC.

NOTES

1. SEE RELEVANT DOCUMENTS:
 - A. UNIVERSITY PLACE NO. 2: DB 189/505
 - B. 1913 HW PROTZMAN MAP: CITY ENG. MAP ROOM
 - C. 1999 SURVEY FOR ROBERT PELL: DB 1211/402
 - D. 1995 SURVEY FOR MARK MYERS: DB 1130/201
 - E. 1950 RE-ALIGN PROTZMAN ST.: DB 448/467
2. THE PARCEL SURVEYED IS NOT WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN IN FEMA FLOOD MAP PANEL 54061 C 0114E, JANUARY 2010

SCALE: 1-INCH = 50 FEET