



MORGANTOWN PLANNING COMMISSION

March 14, 2013
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: MNS13-08 / Taylor / 1067 Douglas Street

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Stephen Taylor, for minor subdivision approval of property located at 1067 Douglas Street.

PARCEL(s) and ZONING DESCRIPTION:

Tax Map 6, Parcels 5 and 5.2; R-1, Single-Family Residential District

SURROUNDING ZONING:

R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

On July 14, 2011, the Planning Commission approved a minor subdivision to split Parcel 5 into two parcels. Parcel 5 fronts on Koontz Avenue and the newly created Parcel 5.2 fronts on the unopened portion of Douglas Street. Addendum A of this report illustrates the location of the subject realty.

The petitioner seeks to adjust the rear boundary separating Parcels 5 and 5.2 by moving the line ten (10) feet closer to Koontz Avenue thereby reducing the area of Parcel 5 by 918.8 square feet and adding same to Parcel 5.2.

The resultant areas for the subject tracts are 9,314.2 square feet for Parcel 5 and 11,944.8 square feet for Parcel 5.2, which exceeds minimum lot size standard of 7,200 square feet in the R-1 District as provided in Article 1333.03(A).

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

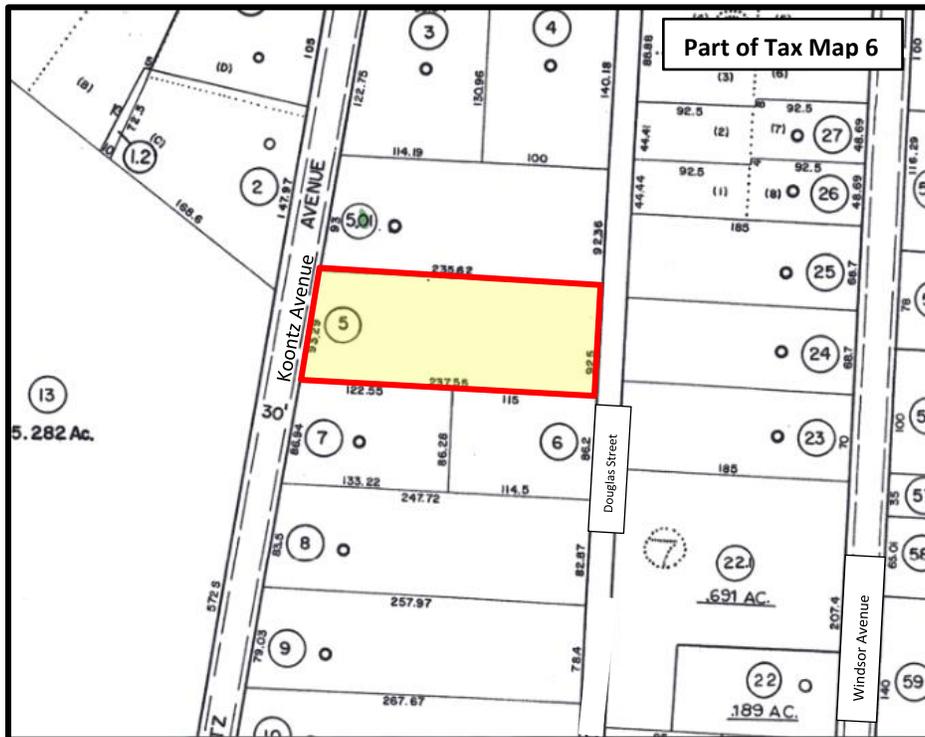
Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS13-08 / Taylor / 1067 Douglas Street







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS13-08
RECEIVED:
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: Stephen Taylor
Phone: 304-599-0697
Mailing Address: 475 Country Club Drive
Morgantown WV 26505
II. AGENT / CONTACT INFORMATION
Name: Project Management Services
Phone: 304-212-5256
Mailing Address: 160 Fayette Street
Morgantown WV 26505
Mailings - Send all correspondence to (check one): [] Applicant OR [] Agent/Contact
III. PROPERTY
Owner: Stephen Taylor
Phone: 304-599-0697
Mailing Address: 475 Country Club Drive
Morgantown WV 26505
IV. SITE
Street Address (if assigned): 1067 Douglas Street
Tax Map #(s): 6
Zoning: R-1
Parcel #(s): P/O 5
Square Footage of Parcel(s): 9,314.2 ft.2 11,944.8 ft.2
Subdivision Description: Adding ten(10) feet to the rear of property that is being removed from property at Tax Map 6 Parcel 5
Are there any Variances from the Subdivision Regulations anticipated: [] Yes [x] No
If yes, to what extent is a variance necessary? NO



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS13-08
RECEIVED:
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 Mandis

[Handwritten Signature]

2/28/13

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

Minor Subdivision Application Fee - \$35

Minor Subdivision / Taylor

Not to scale

