



MORGANTOWN PLANNING COMMISSION

March 13, 2014
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 Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kaweckı, City Council

STAFF REPORT

CASE NO: MNS14-03 / Aerostar Apartments / 464 Inglewood Boulevard

REQUEST and LOCATION:

Request by Zip Shearer, on behalf of Lebanon, LLC, for minor subdivision approval of property located at 464 Inglewood Boulevard.

PARCEL(s) and ZONING DESCRIPTION:

Tax Map 11, Parcels 98 and 99; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 98 and 99 of Tax Map 11 into one (1) parcel. The purpose of the proposed subdivision is to provide on-site parking on the same parcel as the former daycare center, which the petitioner is converting to apartments. Addendum A of this report illustrates the location of the subject site.

Parcel 98 is approximately 4,374 and 99 is approximately 2,910 square feet in area. The proposed subdivision will result in one (1) parcel having an approximate area of 7,284 square feet, which will exceed the minimum lot area standard of 4,000 square feet in the R-3 District. The combined frontage of the parcels along Inglewood Boulevard will remain approximately 45 feet, which will exceed the minimum lot frontage standard of 40 feet in the R-3 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;
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Development Services

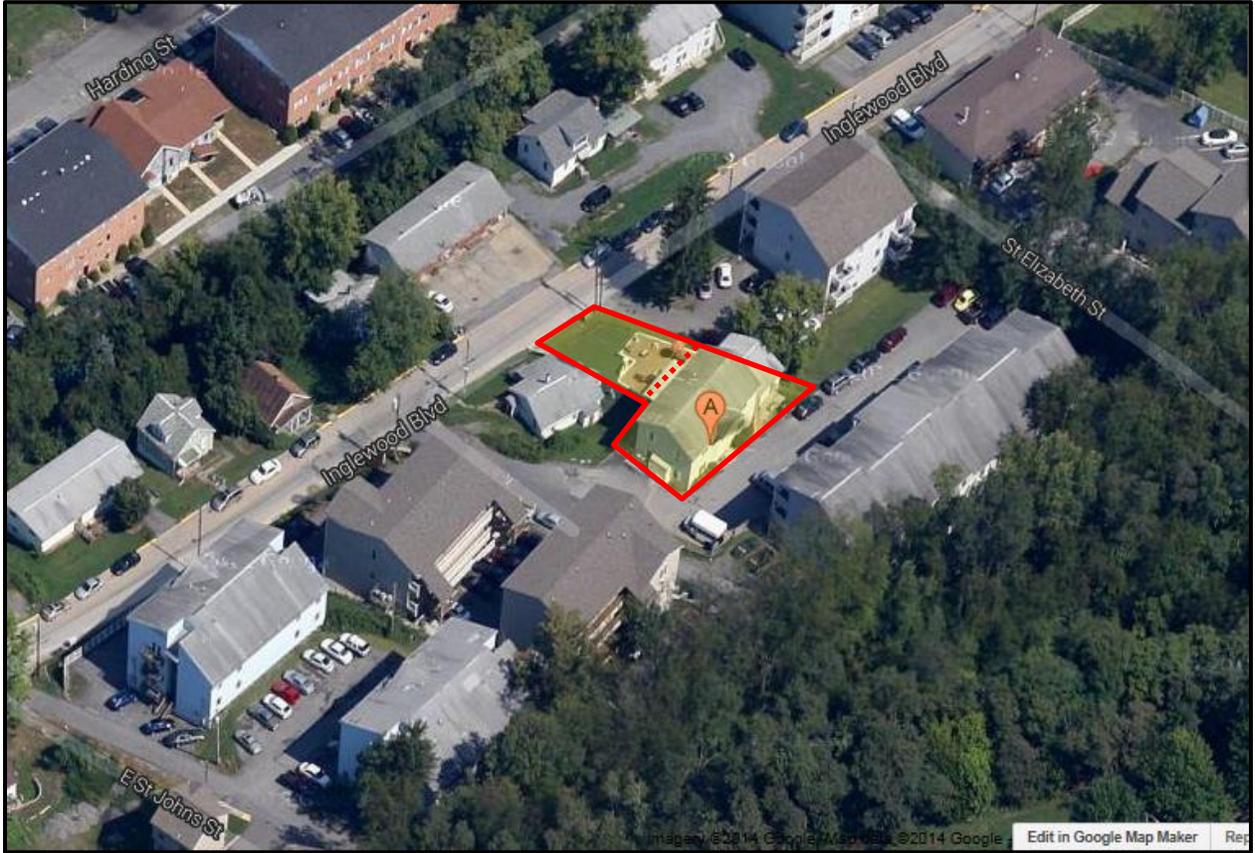
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosures: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS14-03 / Aerostar Apartments / 464 Inglewood Boulevard





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS14-03
RECEIVED:	13 JAN 14
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:	Aerostar Apartments	Phone:	304.598.3300
Mailing Address:	92 Chateau Royale Ct.	Mobile:	
	Street Morgantown, WV 26505	Email:	aerostar@czsproperties.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Aerostar Apartments	Phone:	304.598.3300
Mailing Address:	92 Chateau Royale Ct.	Mobile:	
	Street Morgantown WV 26505	Email:	aerostar@czsproperties.com
	City State Zip		
Mailings --	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Dan Shearer	Phone:	
Mailing Address:	92 Chateau Royale Ct.	Mobile:	304.282.0774
	Street Morgantown WV 26505	Email:	zip@czsproperties.com
	City State Zip		
IV. SITE			
Street Address (if assigned):	464 Inglewood Blvd	Tax Map #(s):	11
Zoning:		Parcel #(s):	98, 99
Square Footage of Parcel(s):	40 x 107.5 ft. ²		ft. ²
Subdivision Description:			
Are there any Variances from the Subdivision Regulations anticipated: <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, to what extent is a variance necessary?			



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS14-03
RECEIVED:	13 JAN 14
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.

ZIP SHEARER _____ Zip Shearer _____
 Type/Print Name of Applicant/Agent Signature of Applicant/Agent Date

- Minor Subdivision Application Fee – \$35