



MORGANTOWN PLANNING COMMISSION

September 11, 2014
6:30 PM
City Council Chambers

Planning Commissioners:

Sam Loretta, 1st Ward
Tim Stranko, 2nd Ward
William Blosser, 3rd Ward
Bill Petros, 4th Ward
Michael Shuman, 5th Ward
Peter DeMasters, 6th Ward
Carol Pyles, 7th Ward
Ken Martis, Admin.
Bill Kawecky, City Councilor

STAFF REPORT

CASE NO: MNS14-05 / CA Student Living / 494 Spruce Street

REQUEST and LOCATION:

Request by Lisa Mardis, on behalf of CA Student Living, for minor subdivision approval of property located at 494 Spruce Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 26, Parcels 245 and 246; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 245 and 246 of Tax Map 26 into one (1) parcel. The purpose of the proposed subdivision is to redevelop the VFW Post 548 site at the corner of Spruce Street and Willey Street. Addendum A of this report illustrates the location of the subject site.

According to the petitioner's "Sheet 2 – Existing Conditions" drawing prepared by Alpha Associates, Inc. and dated 06 AUG 2014, the combined area of Parcels 245 and 246 will be approximately 27,459 square feet, which exceeds the minimum lot area standard of 1,500 square feet in the B-4 District. The frontage along Spruce Street will remain approximately 90 feet, which exceeds the minimum lot frontage standard of 30 feet in the B-4 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.

Development Services

Christopher Fletcher, AICP
Director

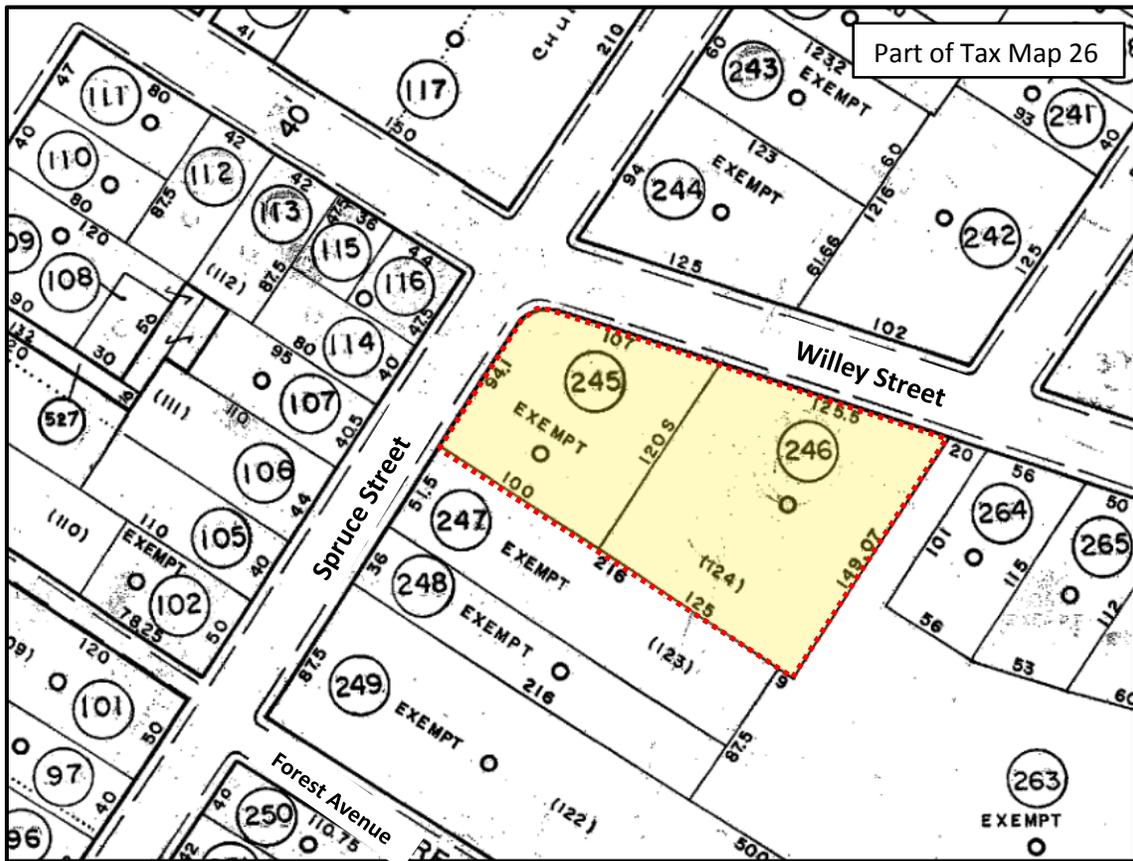
Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosure: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS14-05 / CA Student Living / 494 Spruce Street







City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS14-05
RECEIVED: 4/4/14
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: CA Student Living
Mailing Address: 161 N Clark Suite 2050, Chicago IL 60601
Phone: 312-994-1871
Mobile: 312-590-9700
Email: sbus@ca-studentliving.com

II. AGENT / CONTACT INFORMATION
Name: Project Managemenet Services / Lisa Mardis
Mailing Address: 160 Fayette Street Suite 101, Morgantown WV 26505
Phone: 304-212-5256
Mobile: 304-692-7116
Email: pms160@comcast.net
Mailings - Send all correspondence to (check one): [X] Applicant OR [] Agent/Contact

III. PROPERTY
Owner: VFW Post #548
Mailing Address: 494 Spruce Street, Morgantown WV 26505
Phone: 304-292-3927
Mobile:
Email: jeremywvu@gmail.com

IV. SITE
Street Address (if assigned): 494 Spruce Street
Tax Map #(s): 26
Zoning: B-4, General Business
Parcel #(s): 245 & 246
Square Footage of Parcel(s): ft.2 ft.2 ft.2
Subdivision Description: combine parcels 245 and 246 into one parcel, approximately 27,459 sq. ft.
Are there any Variances from the Subdivision Regulations anticipated: [] Yes [X] No
If yes, to what extent is a variance necessary?



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS14-05
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 (Type/Print Name of Applicant/Agent)
Lisa Mandis (Signature of Applicant/Agent)
4/4/14 (Date)

Minor Subdivision Application Fee - \$35

CONTROL POINTS				
BENCHMARK	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP#1	412310.74	1841054.80	941.06	PK NAIL
CP#2	412429.44	1841127.35	945.05	PK NAIL
CP#3	412428.47	1840817.51	921.64	PK NAIL
CP#4	412535.10	1840957.48	930.81	PK NAIL

HORIZONTAL DATUM: NAD 83 WEST VIRGINIA NORTH STATE PLANE
 VERTICAL DATUM: NGVD 29

NOTE: THE LOCATION, TYPE, AND SIZES OF POTABLE WATERLINES, STORM SEWERS, AND SANITARY SEWERS ARE APPROXIMATE, BASED ON SYSTEM MAPS PROVIDED BY THE MORGANTOWN UTILITY BOARD.

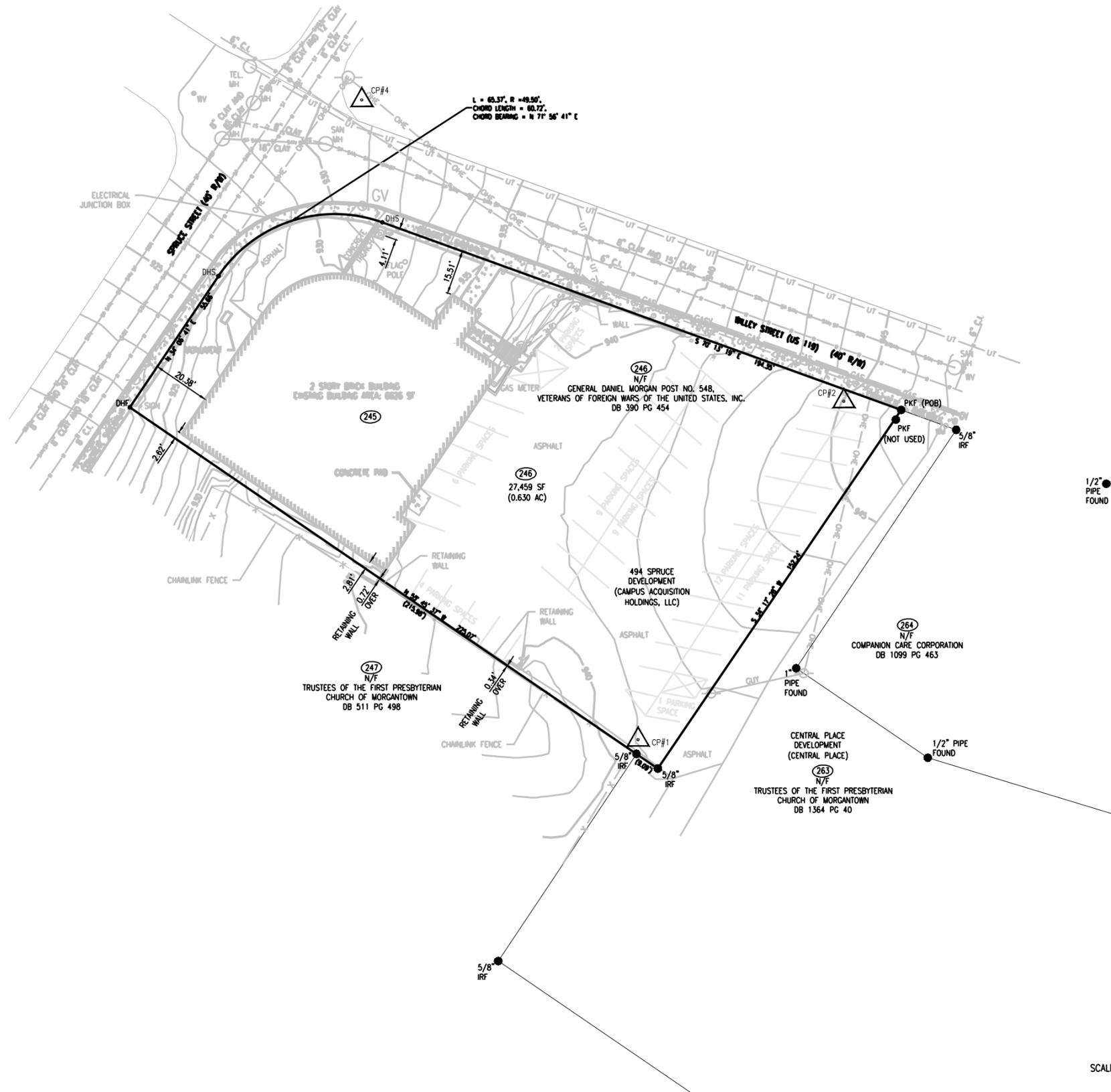
NOTES:
 1. FLOOD ZONE CLASSIFICATION: ALL OF THE PROPERTY IN THIS SURVEY IS LOCATED OUTSIDE OF THE 500-YEAR FLOOD PLAIN IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 54061C0114E DATED JANUARY 20, 2010.
 2. NO WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WERE OBSERVED DURING THE SURVEY.



Z:\Projects\2013_Jobs\131012501\Drawings\Civil\Current\Construction\2.dwg, EXISTING SITE CONDITIONS, 8/7/2014 9:15:20 AM

DRAWING KEY

- XXX INDICATES TAX MAP 26 PARCEL NUMBER
- N/F NOW OR FORMERLY
- IRF INDICATES IRON ROD FOUND SIZE AS INDICATED
- PKF INDICATES PK NAIL FOUND
- DHF INDICATES 1/2" DRILL HOLE IN CONCRETE FOUND.
- DHS INDICATES 1/2" DRILL HOLE SET THIS SURVEY
- IRS INDICATES 1/2"x30" IRON ROD WITH ORANGE CAP STAMPED "ALPHA ASSOC. PROP CORNER" SET THIS SURVEY.
- EXISTING UTILITY POLE
- LP EXISTING LIGHT POLE
- TSP EXISTING TRAFFIC SIGNAL POLE
- TEL EXISTING TELEPHONE MANHOLE
- SAN MH EXISTING SANITARY MANHOLE
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- WM EXISTING WATER METER
- EXISTING UNDERGROUND TELEPHONE
- E EXISTING OVERHEAD ELECTRIC
- GAS EXISTING GAS LINE
- EXISTING CHAINLINK FENCE
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER



494 SPRUCE STREET
 FOR
 CAMPUS ACQUISITIONS HOLDINGS, LLC
 MORGANTOWN, WEST VIRGINIA

ALPHA ASSOCIATES, INC.
 209 PRAIRIE AVENUE
 MORGANTOWN, WV 26501
 PHONE/FAX: 304-294-8216
 TOLL FREE: 800-440-8216
 www.thinkALPHAfirst.com

REVISIONS	
ITEM	DATE

PROJ. NO.: 1310125.01
 DATE: 08/06/2014
 SHEET NO.:

EXISTING SITE CONDITIONS

2

ISSUED FOR: SCHEMATIC DESIGN