



# MORGANTOWN PLANNING COMMISSION

December 11, 2014  
6:30 PM  
City Council Chambers

**President:**

Peter DeMasters, 6<sup>th</sup> Ward

**Vice-President:**

Carol Pyles, 7<sup>th</sup> Ward

**Planning Commissioners:**

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Blosser, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Ken Martis, Admin.

William Kawecki, City Council

## **STAFF REPORT**

**CASE NO:** MNS14-08 / Highland Park Square / 502 Stewart Street

**REQUEST and LOCATION:**

Request by Michael Mills of Mills Group, on behalf of John Rice, for minor subdivision approval of property located at 502 Stewart Street.

**TAX MAP NUMBER (s) and ZONING DESCRIPTION:**

Tax Map 14, Parcels 450 and 451; B-1, Neighborhood Business District

**SURROUNDING ZONING:**

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

South: R-2, Single- and Two-Family Residential

West: B-1, Neighborhood Business District

**BACKGROUND and ANALYSIS:**

The petitioner seeks to combine Parcels 450 and 451 of Tax Map 14 into one (1) parcel for the purpose of constructing a three-story building with residential and nonresidential uses. Addendum A of this report illustrates the location of the subject site and a general illustration of the proposed subdivision.

Parcel 450 is approximately 12,468 square feet and Parcel 451 is approximately 24,774 square feet. The proposed subdivision will result in one (1) parcel having an approximate area of 37,242 square feet, which will exceed the minimum lot area standard of 3,000 square feet in the B-1 District. The combined frontage of the parcels along Stewart Street will be approximately 160 feet, which will exceed the minimum lot frontage standard of 30 feet in the B-1 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

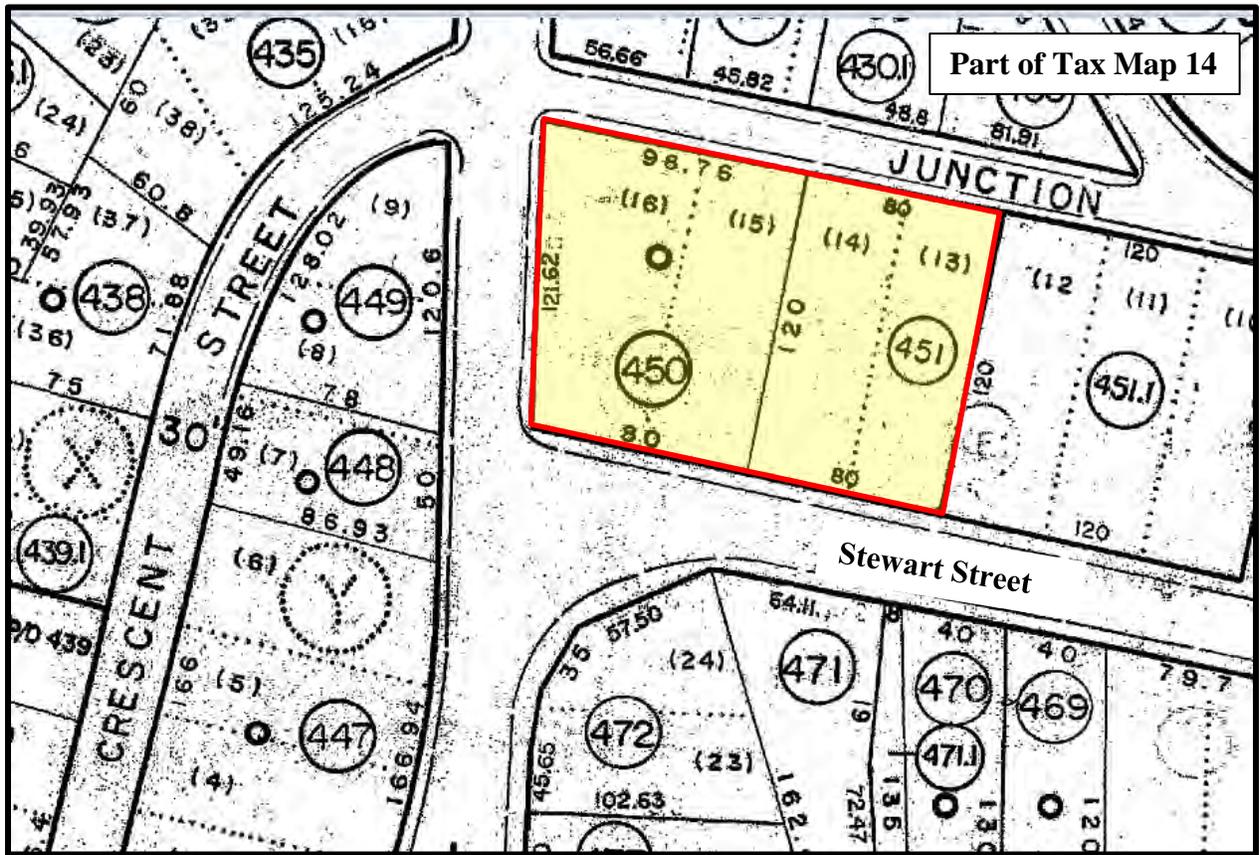
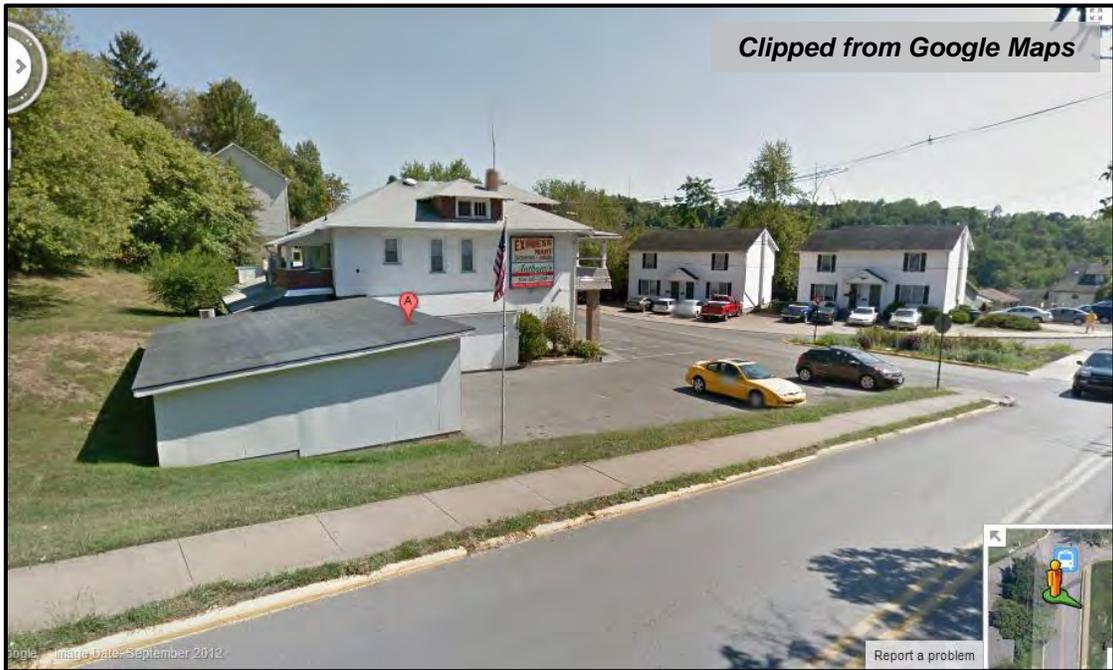
**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

Enclosure: Application and accompanying exhibits

**STAFF REPORT ADDENDUM A**  
**MNS14-08 / Highland Park Square / 502 Stewart Street**







City of Morgantown, West Virginia

**APPLICATION FOR  
MINOR SUBDIVISION**

OFFICE USE	
CASE NO.:	_____
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:	Mr. John Rice	Phone:	304-288-6396
Mailing Address:	966 Valley View Ave.	Mobile:	
	Street Morgantown WV 26505	Email:	ourjr3322@yahoo.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Mills Group LLC, Michael Mills	Phone:	304-296-1010
Mailing Address:	63 Wharf St., Suite 300	Mobile:	
	Street Morgantown WV 26501	Email:	mmills@millsgrouponline.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:	Mr. John Rice	Phone:	304-288-6396
Mailing Address:	502 Stewart St.	Mobile:	
	Street Morgantown WV 26505	Email:	ourjr3322@yahoo.com
	City State Zip		
IV. SITE			
Street Address (if assigned):	502 Stewart St.	Tax Map #(s):	Fourth Ward Map 14
Zoning:	B-1	Parcel #(s):	450 & 451
Square Footage of Parcel(s):	ft. <sup>2</sup>	ft. <sup>2</sup>	ft. <sup>2</sup>
Subdivision Description:	Parcels are located at the corner of Stewart St. and Willowdale Rd.		
Are there any Variances from the Subdivision Regulations anticipated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, to what extent is a variance necessary?	Refer to variance petitions attached.		



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE

CASE NO. 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.

MICHAEL MILLS

Type/Print Name of Applicant/Agent

[Handwritten Signature]

Signature of Applicant/Agent

9/5/2014

Date

- Minor Subdivision Application Fee - \$35



san. mh  
rim 999.95'

ROOF BOLT (FD)

JUNCTION STREET 25' R.O.W.  
S74°25'30"E  
179.76'

sanitary MH  
rim 1017.25

A PLAT FOR  
RICE RENTALS, INC.  
FOURTH WARD MAP 14 PARCEL 450 & 451  
DEED BOOK 1136 PAGE 387  
HIGHLAND PARK ADDITION BLOCKA LOTS 13-16

WILLOWDALE ROAD 36' R.O.W.  
N65°38'43"E  
121.62'

Approximate  
location of gas service

Gas Meter

AC Unit

san. mh  
rim 999.95'

water meter

inlet rim 998.87  
invert out 995.87

sign foundation

stop sign

3/8" rebar (FD)

RICE RENTALS, INC.  
FOURTH WARD MAP 14 PARCEL 450 & 451  
DEED BOOK 1136 PAGE 387  
HIGHLAND PARK ADDITION BLOCKA LOTS 13-16  
Fin. Floor 999.6'  
2nd floor 1004.6

5/8 rebar (SET)

Area of ROW conveyed to  
A & M Properties and  
described in  
DB 1021 on Page 642

edge of asphalt

power pole

LINDA S. & ROY L. WOLFE  
FOURTH WARD MAP 14 PARCEL 451.1  
DEED BOOK 1179 PAGE 184

sanitary MH  
rim 996.25\*

power pole

inlet rim 998.75  
4" pipe incoming  
invert out 997.7  
6" pipe out

PK Nail (SET)

inlet rim 997.64  
6" pipe incoming  
invert out 994.84  
8" pipe out

STEWART STREET 30' R.O.W.

power pole  
power pole

water meter

NOTE:  
ALL ELEVATIONS ARE ASSUMED.  
NO SANITARY CLEAN OUT WAS FOUND TO PLACE SEWER TAP.  
NO GAS VALVE WAS FOUND TO DETERMINE EXACT LOCATION OF GAS LINE.

LEGEND	
- x - - - x - - -	FENCE
●	5/8" ROD- SET UNLESS NOTED OTHERWISE
- - - - -	PROPERTY LINE
○	POINT
ST - - - - ST	STORM LINE
ET - - - - ET	ELECTRIC/TELEPH./CABLE
W - - - - W	WATER LINES
gas - - - - gas	GAS LINES

Charles A. Lenley Jr. PLS 1489

Drawing Name:  
Plat  
Scale: 1" = 20'  
Date: 8-15-2014

Property Address  
502 Stewart Street,  
Morgantown, West Virginia

Rice Rentals, Inc.  
Morgantown, WV 26508

Lemley Technologies  
387 Little Shannon Road  
Mt. Morris, PA 15349  
304-680-2424