



MORGANTOWN PLANNING COMMISSION

December 11, 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.

William Kawecki, City Council

STAFF REPORT

CASE NO: MNS14-11 / Smith / 1012 University Avenue

REQUEST and LOCATION:

Request by Todd Simmons of Freeland and Kauffman, on behalf of Larry and Iris Smith, for minor subdivision approval of property located at 1012 University Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 28A, Parcels 6 through 11; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 6 through 11 of Tax Map 28A into one (1) parcel for the purpose of constructing a one-story *Sheetz* gas station and convenience store. Addendum A of this report illustrates the location of the subject site and a general illustration of the proposed subdivision.

The proposed subdivision will result in one (1) parcel having an approximate area of 53,175 square feet, which will exceed the minimum lot area standard of 1,500 square feet in the B-4 District. The combined frontage of the parcels along University Avenue will be approximately 246 feet, which will exceed 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.

Enclosure: Application and accompanying exhibits

Development Services

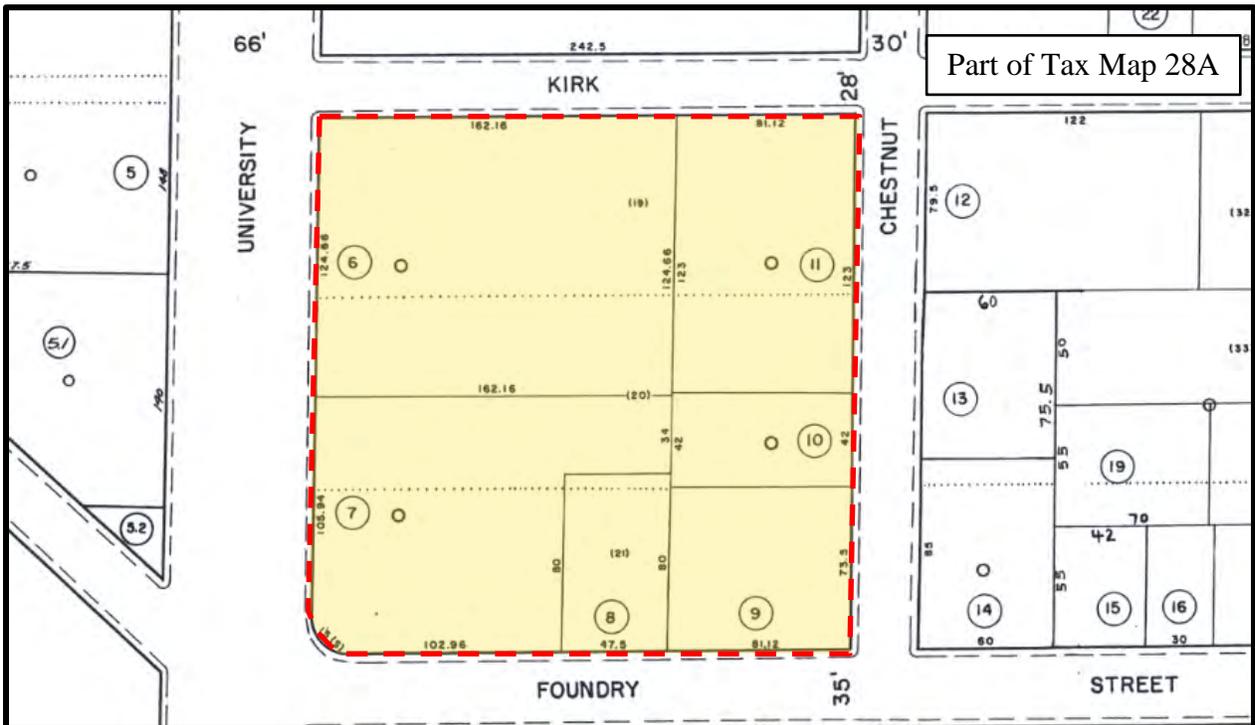
Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A

MNS14-11 / Sheetz, Inc. / 1012 University Avenue





PAID
NOV 26 2014

City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE

CASE NO. MDS14-11
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:	<i>Sheetz Inc - Robert Franks</i>		Phone: <i>814-947-5325</i>
Mailing Address:	<i>5700 6th Avenue</i>		Mobile: <i>814-935-4798</i>
	<i>Altoona</i> City	<i>Pa.</i> State	<i>16602</i> Zip
			Email: <i>bfranks@sheetz.com</i>
II. AGENT / CONTACT INFORMATION			
Name:	<i>Freeland & Kawffman - Todd Simmons</i>		Phone: <i>814-672-3426</i>
Mailing Address:	<i>209 West Stone Avenue</i>		Mobile:
	<i>Greenville</i> City	<i>SC</i> State	<i>29609</i> Zip
			Email: <i>TSimmons@fk-inc.com</i>
Mailings -	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	<i>Larry D Smith & Iris H Smith</i>		Phone:
Mailing Address:	<i>671 Colonial Drive</i>		Mobile:
	<i>Morgantown</i> City	<i>WV</i> State	<i>26505</i> Zip
			Email:
IV. SITE			
Street Address (if assigned):	<i>1012 University Avenue</i>	Tax Map #(s):	<i>28A</i>
Zoning:	<i>B-4</i>	Parcel #(s):	<i>6, 7, 8, 9, 10 & 11</i>
Square Footage of Parcel(s):	ft. ²	ft. ²	ft. ²
Subdivision Description:	<i>Consolidate parcels 6, 7, 8, 9, 10 & 11 of Tax map 28A, into one parcel to include all parcels listed.</i>		
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?			



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MUS14-11
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.

		10/21/14
Type/Print Name of Applicant/Agent Sheetz Inc	Signature of Applicant/Agent	Date

• Minor Subdivision Application Fee - \$35 CK 13163