



MORGANTOWN PLANNING COMMISSION

September 10, 2015
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: MNS15-12 / Grant Avenue, LLC / 400 block of Grant Avenue

REQUEST and LOCATION:

Request by Lisa Mardis of Project Management Services, on behalf of Grant Avenue, LLC, for minor subdivision approval of property located on Grant Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Parcels 90, 91, 92, 93, 94, and 95 of Tax Map 19 and Parcels 211 and 212 of Tax Map 15; R-3, Multi-Family Residential District

SURROUNDING ZONING:

R-3, Multi-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine the above referenced eight (8) parcels into one (1) parcel. The purpose of the proposed subdivision is to construct a multi-family development approved by the Planning Commission on 11 JUN 2015 under Case No. S15-07-III. Addendum A of this report illustrates the location of the subject site.

The combined area of subject eight (8) parcels will be approximately 32,750 square feet, which exceeds the minimum lot area standard of 4,000 square feet in the R-3 District. Frontage along Grant Avenue will be approximately 327.5 feet, which exceeds 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; 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

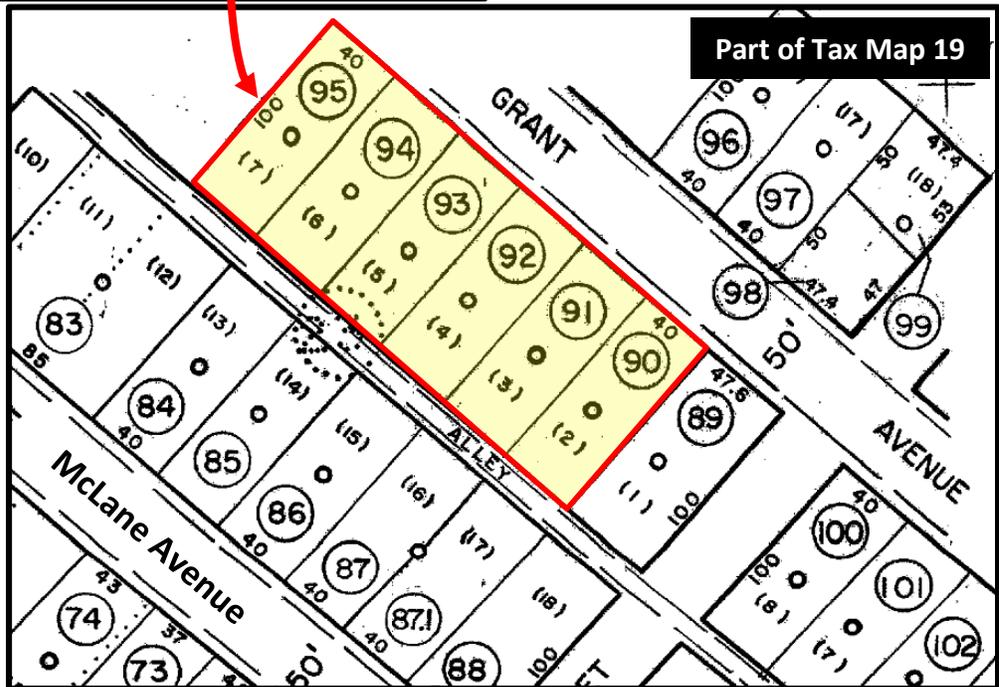
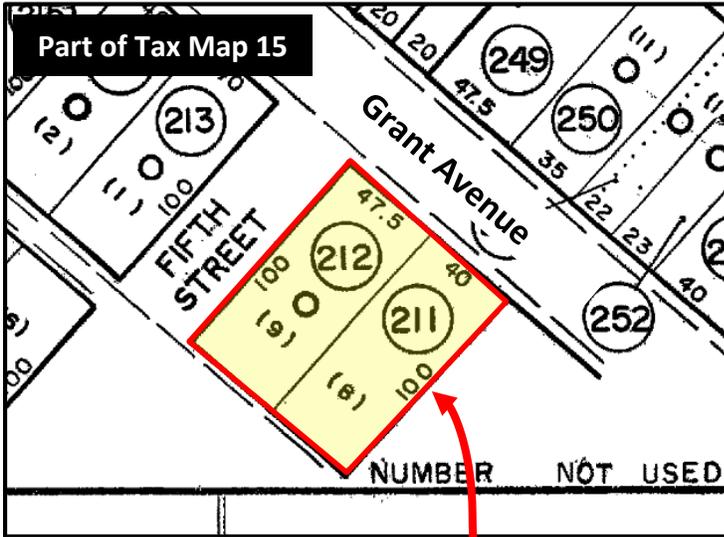
Enclosure: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS15-12 / Grant Avenue, LLC / 400 block of Grant Avenue



STAFF REPORT ADDENDUM A

MNS15-12 / Grant Avenue, LLC / 400 block of Grant Avenue



STAFF REPORT ADDENDUM A
MNS15-12 / Grant Avenue, LLC / 400 block of Grant Avenue



NOT TO SCALE – FOR ILLUSTRATION PURPOSES ONLY



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS15-12
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)

PAID PAID
JUL 27 2015

I. APPLICANT
Name: Grant Avenue, LLC / Dough Warden
Mailing Address: 240 Ridge of Summit, Morgantown, WV 26505
II. AGENT / CONTACT INFORMATION
Name: Project Management Services / Lisa Mardis
Mailing Address: 160 Fayette Street Suite 101, Morgantown, WV 265005
III. PROPERTY
Owner: Grant Avenue, LLC
Mailing Address: 240 Ridge of Summit, Morgantown, WV 26505
IV. SITE
Street Address (if assigned): 400 Block of Grant Street
Zoning: R-3 & SCOD
Parcel #(s): 90-95 / 211,212
Subdivision Description: Combine aforementioned properties
Are there any Variances from the Subdivision Regulations anticipated: No

MNS15-12



City of Morgantown, West Virginia

APPLICATION FOR
MINOR SUBDIVISION

OFFICE USE

CASE NO. MNS15-12
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 Mardis

07/13/2015

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

• Minor Subdivision Application Fee – \$35 *CK 269*

