



MORGANTOWN PLANNING COMMISSION

November 12, 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: MNS15-20 / Blue Sky Realty, LLC / 456 Protzman Street

REQUEST and LOCATION:

Request by James Craig, on behalf of Blue Sky Realty, LLC, for minor subdivision approval of property located at 456 Protzman Street.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 20, Parcels 486, 487 and 488; R-1A, Single-Family Residential District

SURROUNDING ZONING:

South: PUD, Planned Unit Development District

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

North: R-3, Multi-Family Residential District and R-2, Single- and Two-Family Residential District

West: R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 486, 487 and 488 of Tax Map 20 into one (1) parcel. Addendum A of this report illustrates the location of the subject site. The purpose of the subdivision is to provide additional parking on the same parcel as the principal building and use addressed at 456 Protzman Street.

The area of the combined parcels will be approximately 10,750 square feet, which will exceed the minimum lot area standard of 3,500 square feet in the R-1A District. The combined frontage of the parcels along Protzman Street will be approximately 180 feet and be approximately 160 feet along Falling Run Road, which will exceed the minimum lot frontage standard of 30 feet in the R-1A District.

STAFF RECOMMENDATION:

Staff recommends the following conditions be included in the Commission's approval:

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 conditions set forth above.

Enclosure: Application and accompanying exhibits

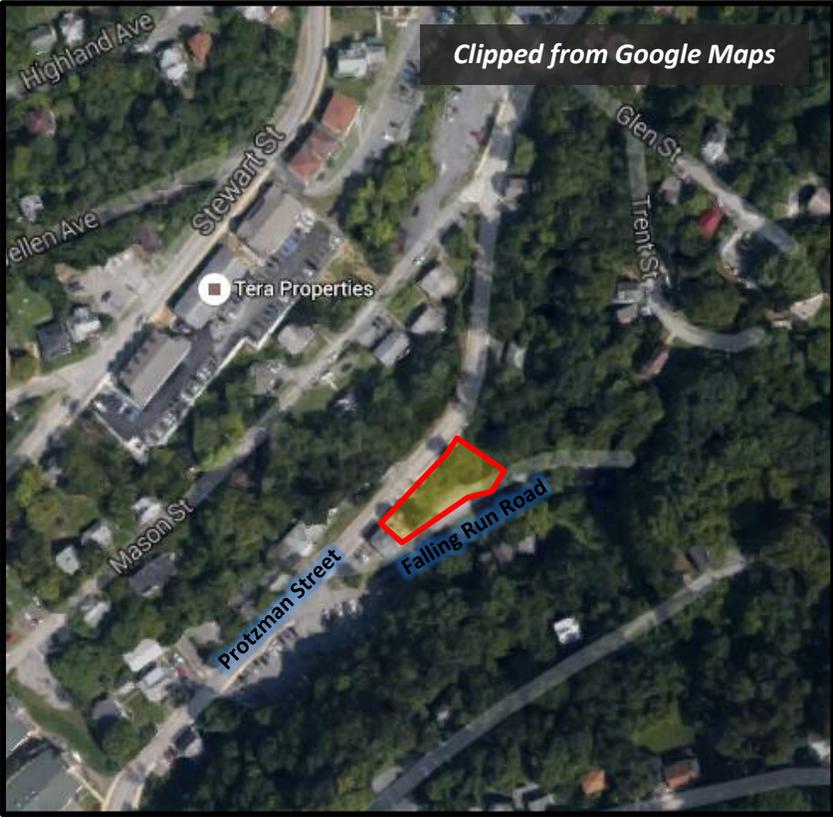
Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS15-20 / Blue Sky Realty, LLC / 456 Protzman Street

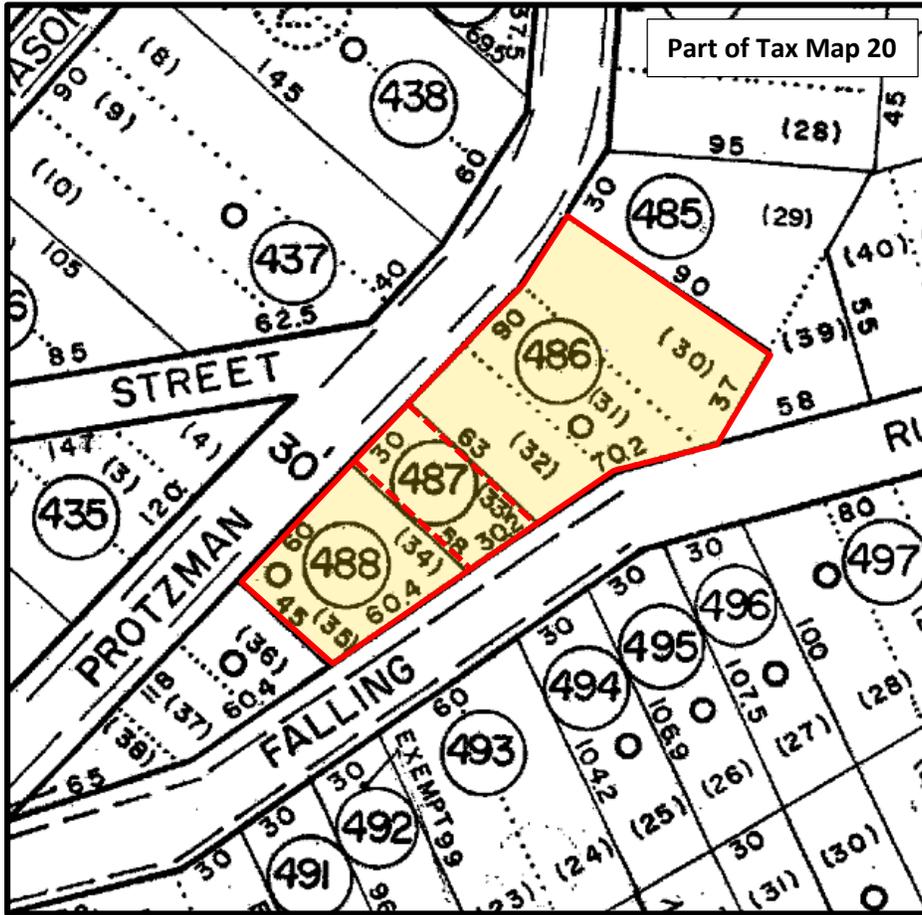


STAFF REPORT ADDENDUM A
MNS15-20 / Blue Sky Realty, LLC / 456 Protzman Street



STAFF REPORT ADDENDUM A

MNS15-20 / Blue Sky Realty, LLC / 456 Protzman Street





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-20
RECEIVED:	11/2/15
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:	BLUE SKY REALTY LLC (JAMES CRAIG)		Phone:	304-282-1332	
Mailing Address:	Street	1221 CHANCELOT LANE		Mobile:	304-292-7990
	City	State	Zip	Email:	JECRAIG15@COMPASS.NET
II. AGENT / CONTACT INFORMATION					
Name:	SAME		Phone:		
Mailing Address:	Street			Mobile:	
	City	State	Zip	Email:	
Mailings -	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact				
III. PROPERTY					
Owner:	SAME		Phone:		
Mailing Address:	Street			Mobile:	
	City	State	Zip	Email:	
IV. SITE					
Street Address (if assigned):	456 PROTZMAN ST.	Tax Map #(s):	20		
Zoning:	R-1	Parcel #(s):	486 + 487 + 488		
Square Footage of Parcel(s):	ft. ²	487	ft. ²	ft. ²	
Subdivision Description:	COMBINE PARCELS 486 + 488 TO MAKE A SINGLE R1 PARCEL				
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?					

PAID NOV 02 2015



City of Morgantown, West Virginia

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.

JAMES E CRAIG JR
Type/Print Name of Applicant/Agent

[Handwritten Signature]
Signature of Applicant/Agent

11/2/15
Date

• Minor Subdivision Application Fee – \$35 VISA

