



MORGANTOWN PLANNING COMMISSION

November 10, 2016
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

William Kawecki, City Council

VACANT, City Administration

STAFF REPORT

CASE NO: MNS16-13 / NHC I, LLC / 1341 Sabraton Avenue

REQUEST and LOCATION:

Request by Michael Anderson, on behalf of NHC I, LLC, for minor subdivision approval of property located at 1341 Sabraton Avenue.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 24, Parcel 198; R-1A, Single-Family Residential District

SURROUNDING ZONING:

R-1A, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to subdivide Tax Map 24, Parcel 198 into two (2) parcels. Addendum A of this report illustrates the location of the subject site.

The existing Parcel 198 is approximately 8,000 +/- square feet in area. The proposed subdivision will create two conforming parcels, each approximately 4,000 square feet in area. Both Lot 16 and Lot 17, as identified in the survey drawing, will be approximately 40 feet in width and approximately 100 feet in depth. Each newly created parcel will exceed the minimum lot standard of 3,500 square feet and minimum lot frontage standard of thirty 30 feet in the R-1A District.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submits 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

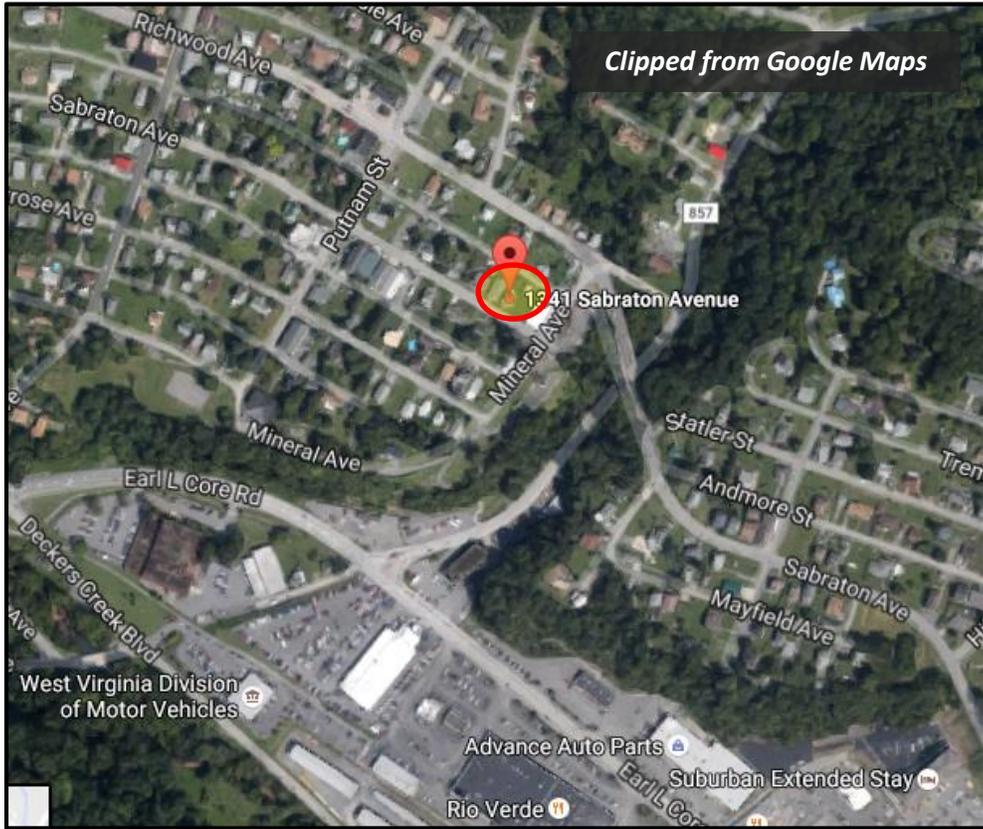
John Whitmore, AICP
Planner III

Planning Division

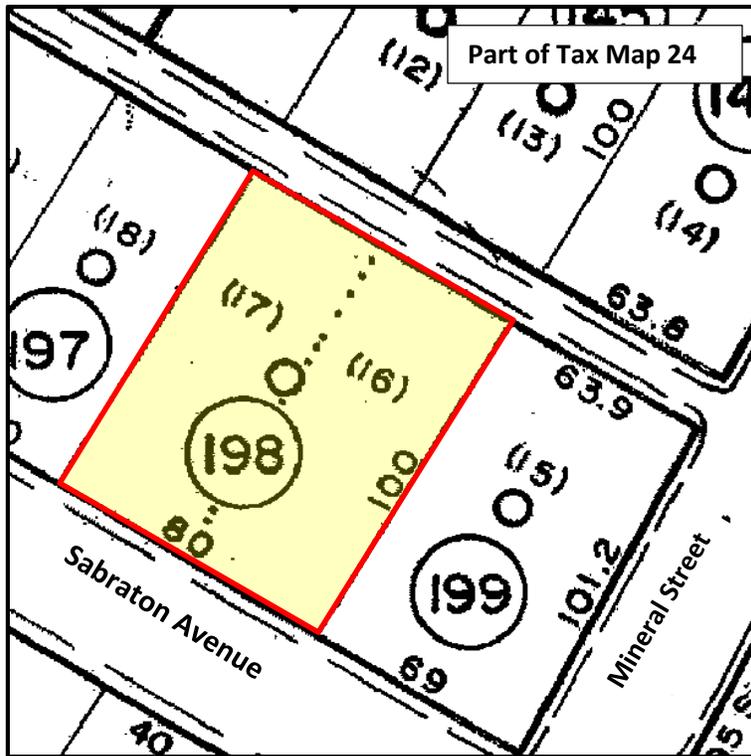
389 Spruce Street
Morgantown, WV 26505
304.284.7431

Enclosure: Application and accompanying exhibits

STAFF REPORT ADDENDUM A
MNS16-13 / NHC I, LLC / 1341 Sabraton Avenue



STAFF REPORT ADDENDUM A
MNS16-13 / NHC I, LLC / 1341 Sabraton Avenue





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS 16-13
RECEIVED:	25 OCT 16
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:	NHC I LLC	Phone:	304-906-4494
Mailing Address:	10 SCOTT AVE	Mobile:	412-370-7263
	Street	Email:	Mike@NHC@gmail.com
	City: MORGANTOWN State: WV Zip: 26508		
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:		Mobile:	
	Street	Email:	
	City State Zip		
Mailings -	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	SAME AS ABOVE	Phone:	
Mailing Address:		Mobile:	
	Street	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	1341 Sabroton	Tax Map #(s):	24
Zoning:		Parcel #(s):	198
Square Footage of Parcel(s):	ft. ²	ft. ²	ft. ²
Subdivision Description:	Split parcel 198 into two separate parcels. 40 x 100		
Are there any Variances from the Subdivision Regulations anticipated: <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, to what extent is a variance necessary?			



OFFICE USE	
CASE NO.	ANS16-13
RECEIVED:	25 OCT 16
COMPLETE:	

APPLICATION FOR MINOR SUBDIVISION

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.

		9-27-16
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

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

CASH

MNS16-13

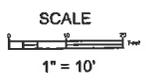
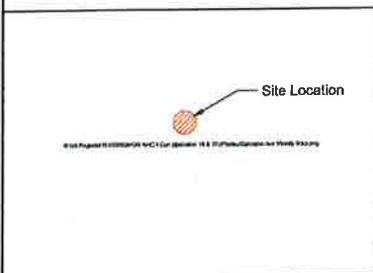
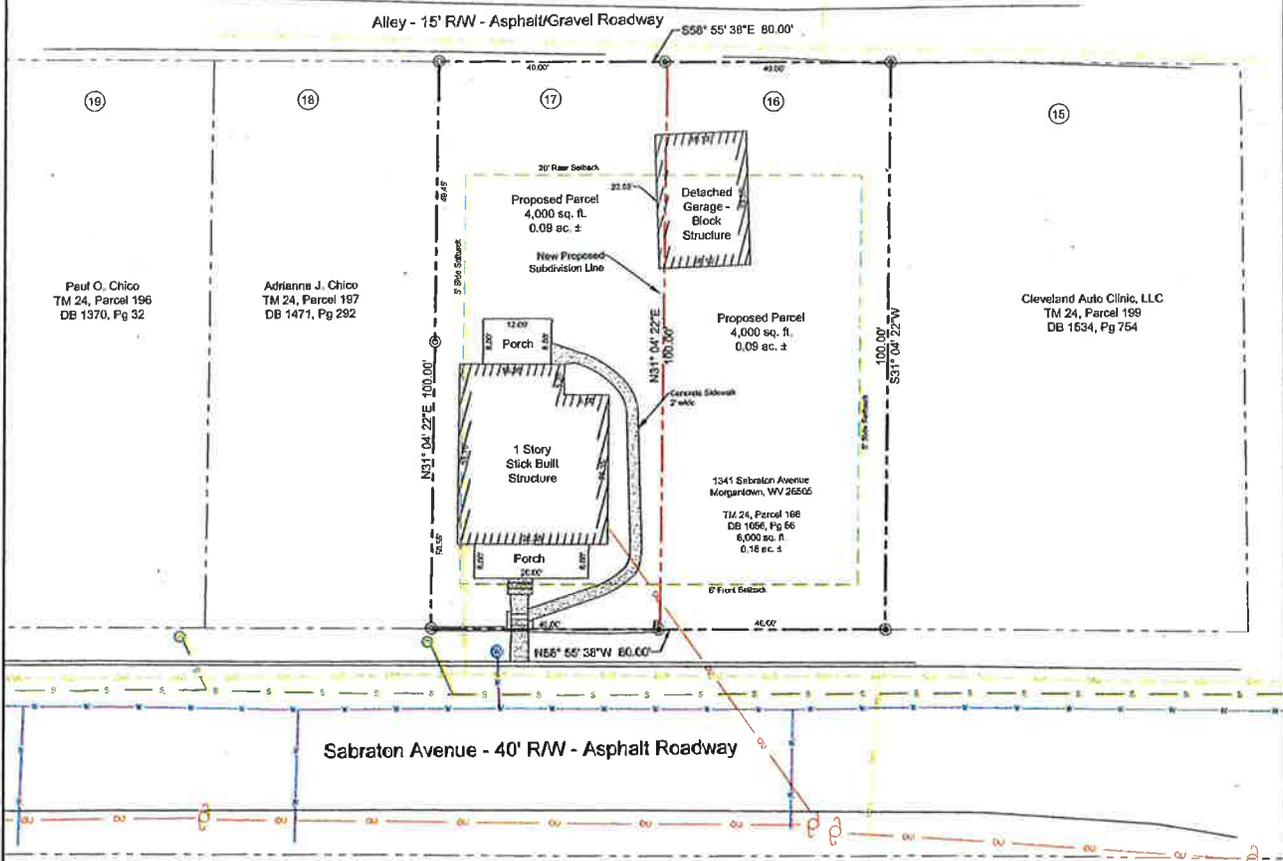
Michael J. Cranford
TM 24, Parcel 147
WB 137, Pg 131

Rickard K. & Nancy L. Haller
TM 24, Parcel 147.1
DB 1184, Pg 477

Jeffrey S. Drake
TM 24, Parcel 146
DB 1116, Pg 557

Jeffrey S. Drake
TM 24, Parcel 145
DB 1116, Pg 557

Cleveland Auto Clinic, LLC
TM 24, Parcel 144
DB 1534, Pg 754



- Existing Subject Property Line
- Existing Adjacent Property Line
- - - Proposed Subdivision Property Line
- Zoning Setback Line
- Underground Gas Line
- Underground Water Line
- Sanitary Sewer Line
- Overhead Utility Line
- Power Pole
- Water Meter
- Gas Meter
- Sewer Cleanout
- Sabraton Addition Subdivision Lot Number
- 5/8" Rebar with Cap To Be Set
- 1/2" Rebar Found

NOTES:

- Above ground utility lines and appurtenances are shown as located in the field. Underground utilities and appurtenances are approximate only. The locations derived from surface locations and/or information provided by Miss Utility and/or Utility Companies. Call Miss Utility prior to any construction.
- Horizontal positions indicated here have been developed relative to the West Virginia State Plane Coordinate System of 1983 (NAD 83), with bearings shown based on Grid North.
- Parcel 198 located in the Sixth Ward of the City of Morgantown, being zoned as District "R-1A" Single Family Residential. See Article 1533 of the Morgantown City Code.
- This property is not located in the 100-year flood plain, Flood "X", F.E.M.A. Community Panel Number 54261C-0418 E. Effective Date: January 29, 2013. Zone "X" = Areas of Minimal Flooding.

Design By: CJS Drawn By: JMC Title: 10/20/16 Scale: 1" = 10' Project No.: 13/10034607 Drawing Name: MNS16-13/16-17.dwg Sheet No.: 1 of 1	REVISIONS <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Description	Approved				NHC I Construction, LLC 10 Scott Avenue - Morgantown, WV 26505 Minor Subdivision Plat 6th Ward - Tax Map 24, Parcel 198 - City Morgantown - Monongalia County, WV	CTL Engineering of West Virginia, Inc. <small>1601 Charles Road Morgantown, WV 26505 Phone: (304) 240-1100 Fax: (304) 240-0200</small> <small>CTL & SITE ENGINEERING - FULL SERVICE SURVEYING, CIVIL ENGINEERING, CONSTRUCTION MANAGEMENT, CONSTRUCTION ADMINISTRATION, CONSTRUCTION LABORATORY</small>
	Date	Description	Approved						
Patrick E. Gallagher - P.E. # 1552	6th Ward - Tax Map 24, Parcel 198 - City Morgantown - Monongalia County, WV	6th Ward - Tax Map 24, Parcel 198 - City Morgantown - Monongalia County, WV	6th Ward - Tax Map 24, Parcel 198 - City Morgantown - Monongalia County, WV						