



MORGANTOWN PLANNING COMMISSION

December 8, 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: MNS16-16 / Whitman Augusta Morgantown, LLC / 3592-3606 Collins Ferry Road

REQUEST and LOCATION:

Request by Carrie Marie Kendzerski, on behalf of Whitman Augusta Morgantown, LLC, for minor subdivision approval of property located at 3592-3606 Collins Ferry Road.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 51, Parcels 3 and 4; O-I, Office and Institutional District

SURROUNDING ZONING:

R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

On 13 MAY 2004 under Case No. MNS04-04, the Planning Commission approved the minor subdivision layout illustrated in the petitioner's exhibit labeled "CURRENT". Addendum A of this report illustrates the location of the subject realty.

The existing parcel layout includes the following nine (9) parcels:

for Parcel 3:

- Lot A
- Lot B1
- Lot B2
- Lot B3
- Lot C1
- Lot C2

for Parcel 4:

- Lot A
- Lot B
- Lot C

The petitioner seeks to rearrange internal side parcel boundaries, as illustrated in the petitioner's exhibit labeled "PROPOSED", so the parcel layout includes the following ten (10) parcels:

for Parcel 3:

- Lot 3-1
- Lot 3-2
- Lot 3-3
- Lot 3-4
- Lot 3-5

for Parcel 4:

- Lot 4-1
- Lot 4-2
- Lot 4-3
- Lot 4-4
- Lot 4-5

Development Services

Christopher Fletcher, AICP
Director

John Whitmore, AICP
Planner III

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Ingress, egress, and regress for each parcel will remain as is currently provided by way of the shared driveway entrance and shared parking area drive aisles.

Each of the ten (10) proposed parcels will exceed the minimum lot size standard of 6,000 square feet; the minimum lot frontage standard of 60 feet (generally perpendicular to Collins Ferry Road); and, the minimum lot depth standard of 100 feet (generally parallel to Collins Ferry Road). Additionally, lot coverages for the proposed parcels containing buildings will range from 16.9% at the lowest to 44.8% at the highest, which are less than the maximum lot coverage standard of 60%.

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.

Enclosure: Application and accompanying exhibits

Development Services

Christopher Fletcher, AICP
Director

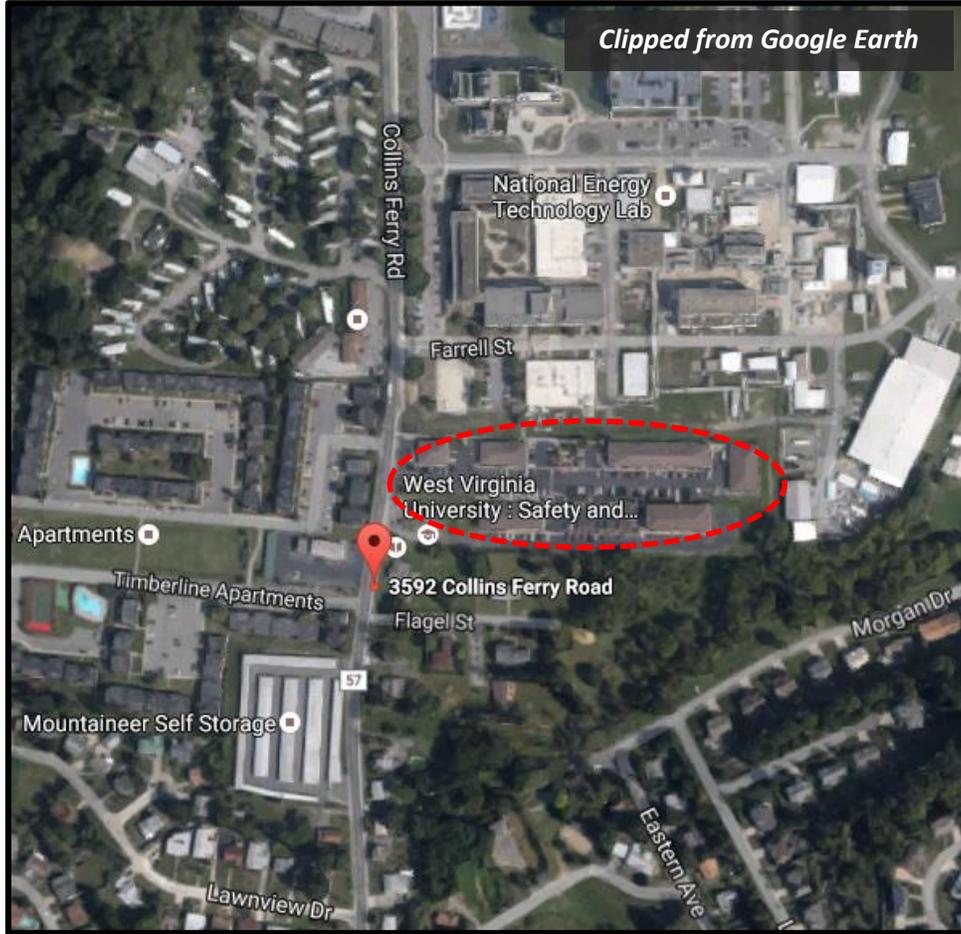
John Whitmore, AICP
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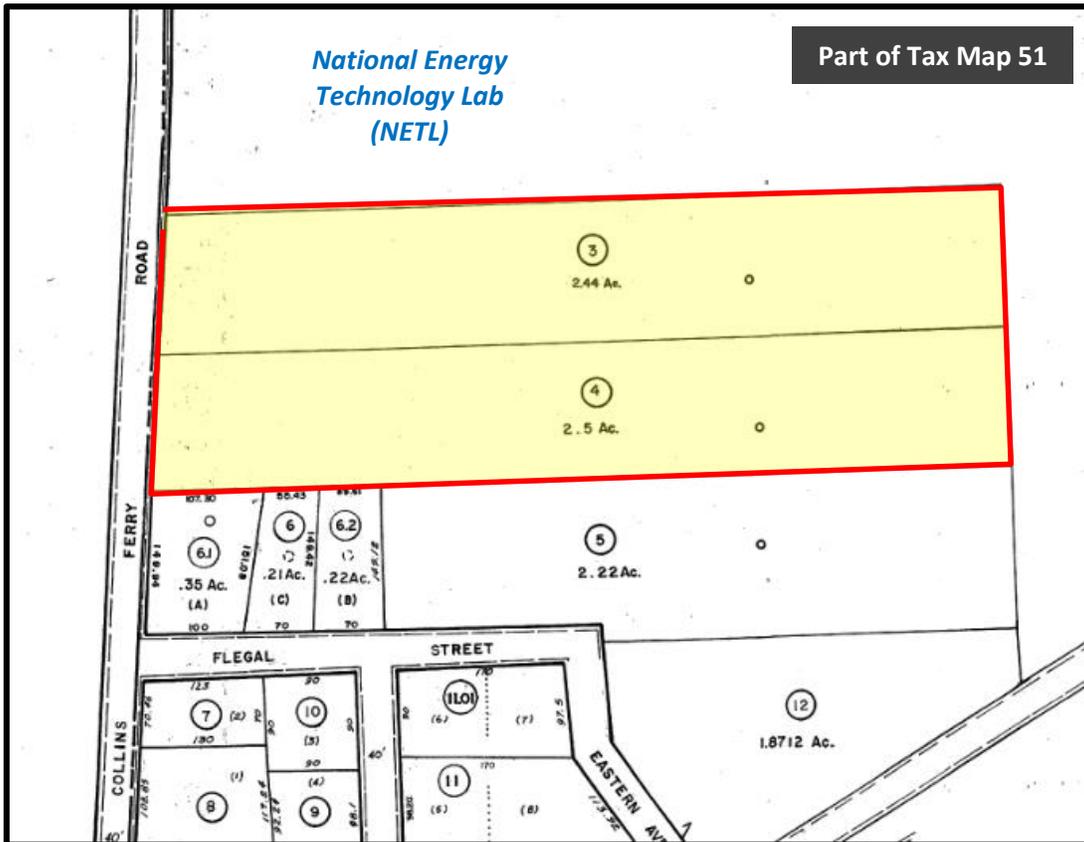
STAFF REPORT ADDENDUM A

MNS16-16 / Whitman Augusta Morgantown, LLC / 3592-3606 Collins Ferry Road



STAFF REPORT ADDENDUM A

MNS16-16 / Whitman Augusta Morgantown, LLC / 3592-3606 Collins Ferry Road





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OK 9056
35.00

OFFICE USE	
CASE NO.	MNS16-16
RECEIVED:	28 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)

PAID
OCT 28 2016
PAID

I. APPLICANT			
Name:	Whitman Augusta Morgantown, LLC	Phone:	304-599-1384
Mailing Address:	P.O. Box 4117	Mobile:	304-599-1384
	Street Morgantown, WV 26504	Email:	
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Cara Marie Kendzerski	Phone:	304-599-1384
Mailing Address:	P.O. Box 4117	Mobile:	304-599-1384
	Street Morgantown, WV 26504	Email:	
	City State Zip		
Mailings –	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Whitman Augusta Morgantown, LLC	Phone:	304-599-1384
Mailing Address:	P.O. Box 4117	Mobile:	303-599-1384
	Street Morgantown, WV 26504	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):	3592 -3606 Collins Ferry Road	Tax Map #(s):	51
Zoning:	O-1	Parcel #(s):	3 and 4
Square Footage of Parcel(s):	213,444 ft. ²		ft. ²
Subdivision Description:	Alter the parcel from nine (9) to ten (10) lots, previous and requested lots shown on the attached plats. Approval by MUB already previously granted to all existing structures. The application is for lot line adjustments.		
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?			



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS 16-16
RECEIVED:	28 OCT 16
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.

Cara Marie Kendzerski

Cara Marie Kendzerski

10/27/2016

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

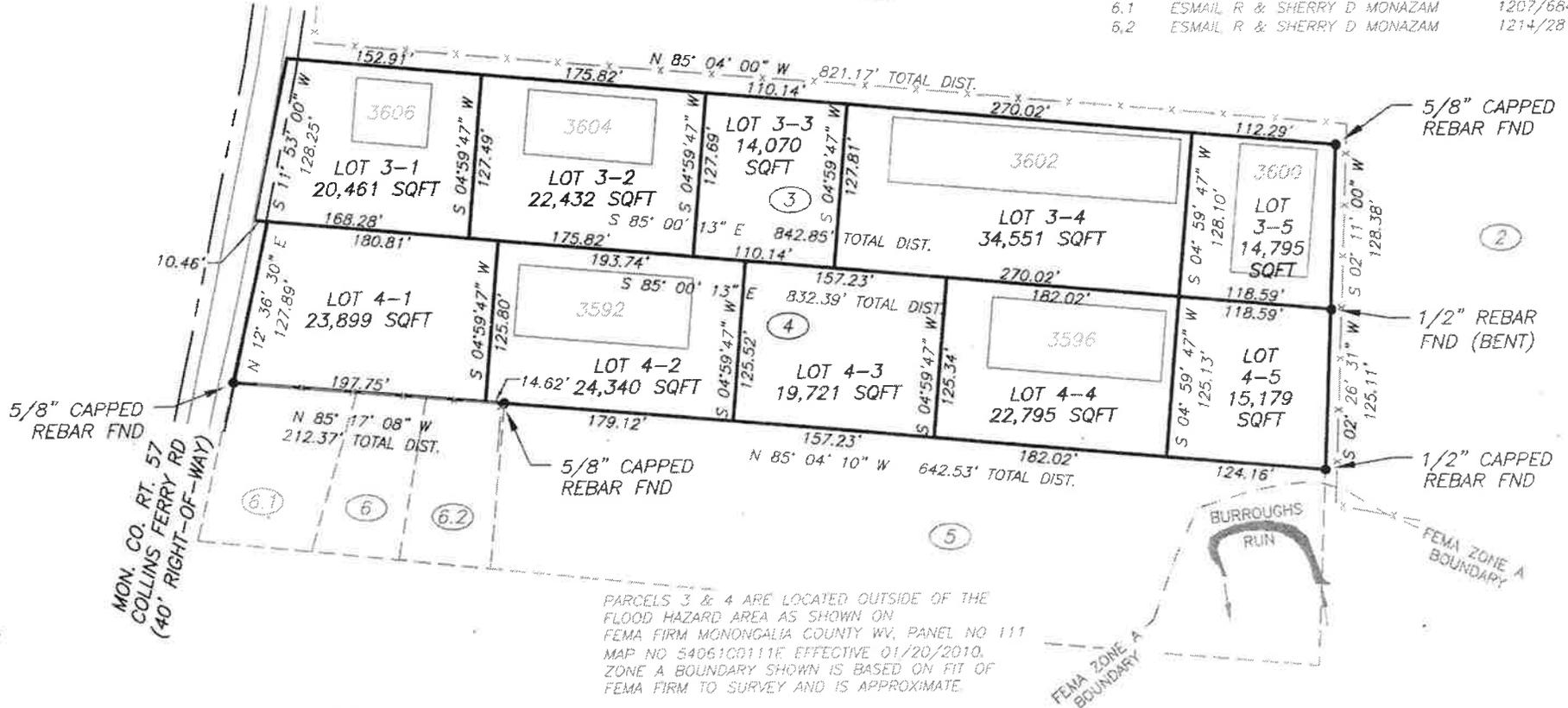
Date

- Minor Subdivision Application Fee – \$35

- PROPOSED -

BASIS OF PLAT NORTH IS THE NORTHERN BOUNDARY OF PARCEL 3 AS SHOWN ON "MAP SHOWING PROPERTY OF W.H. BARBE-RICHARD HALL & GRIFFIN" PREPARED BY MONONGAHELA VALLEY ENGINEERING CO., DATED MAY 29, 1947 AND RECORDED IN DEED BOOK 411, PAGE 265

#	PAR. NO.	OWNER	DEED BOOK / PAGE
	2	UNITED STATES	473/472
	3	WHITMAN AUGUSTA MORGANTOWN LLC	1190/656
	4	WHITMAN AUGUSTA MORGANTOWN LLC	1190/279
	5	STEPHEN C POPOVICH	W105/155
	6	ESMAIL R & SHERRY D MONAZAM	1214/28
	6.1	ESMAIL R & SHERRY D MONAZAM	1207/664
	6.2	ESMAIL R & SHERRY D MONAZAM	1214/28



WHITMAN AUGUSTA - COLLINS FERRY RD - BNDY 2016.DWC

George E. Pigott & Associates, Inc.

PLAT OF SUBDIVISION OF PARCELS 3 AND 4 FOR
WHITMAN AUGUSTA MORGANTOWN, LLC

APPROVAL BY THE PRESIDENT OF THE
MORGANTOWN PLANNING COMMISSION

SCALE: 1" = 100' SHEET 1 of 1 DRAWN BY: BCP

PROFESSIONAL ENGINEERS & SURVEYORS
1 Viking Road Ph: (304) 363-8457
White Hall, WV 26554 Fax: (304) 363-4825
www.pigottengineering.com

WHITMAN AUGUSTA MORGANTOWN, LLC.
SEVENTH WARD DISTRICT (15) TAX MAP 51, PARCELS 3 & 4
MONONGALIA COUNTY, WEST VIRGINIA
OCTOBER 20, 2016

George E. Pigott
GEORGE E. PIGOTT WVPE No. 5073 - PS 1405

NOV 16 - 16

- CURRENT -

MNS16-16

U. S. DEPARTMENT OF ENERGY
TAX MAP 51
PARCEL 2
DB 473 / Pg. 472

EASEMENT CENTER LINE DATA:

NUMBER	DIRECTION	DISTANCE
L1	S 79°09'15" E	10.00'
L2	S 85°02'00" E	136.82'
L3	S 85°02'00" E	110.00'
L4	S 85°02'00" E	120.00'
L5	S 85°02'00" E	122.00'
L6	S 85°02'00" E	165.00'

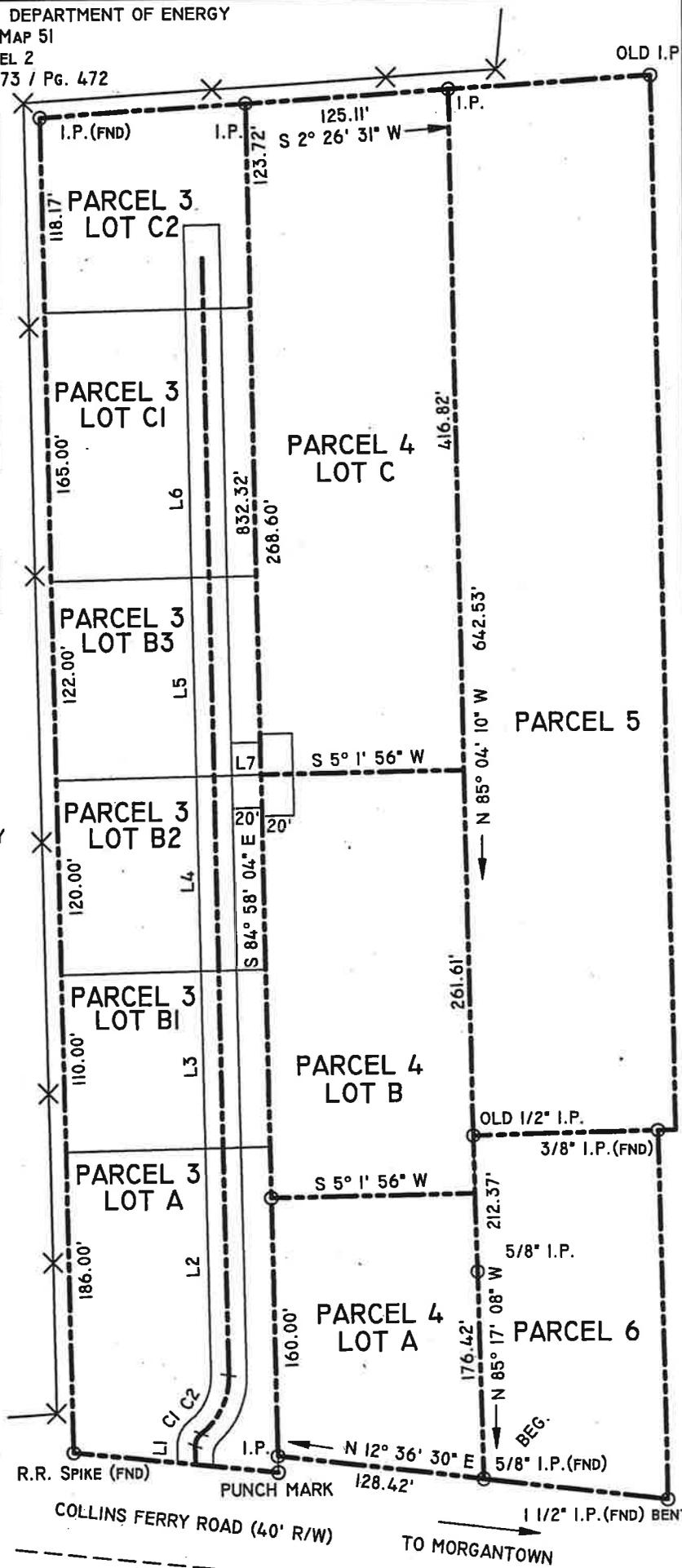
EASEMENT ARC DATA:

NUMBER	DELTA	R'	L'
C1	56°10'43" E	21.00	20.59
C2	62°03'28" E	34.00	36.83

EASEMENT EXTENSION TO PARCEL 4:

NUMBER	DIRECTION	DISTANCE
L7	N 4°58'04" E	51.00'

U. S. DEPARTMENT OF ENERGY
TAX MAP 51
PARCEL 2
DB 473 / Pg. 472



**PLAT OF SUBDIVIDING, PARCELS 3 AND 4, TAX MAP 51
FOR WHITMAN AUGUSTA MORGANTOWN L.L.C.**

TAX MAP 51, PARCELS 3 & 4
CITY OF MORGANTOWN
COUNTY: MONONGALIA
STATE: WEST VIRGINIA
DATE: APRIL 1, 2004
SCALE: 1" = 100'

ENGINEERING DECISION CONSULTANTS, INC.

P.O. BOX 4117 MORGANTOWN, WV 26504
304 - 599-8816

[Handwritten Signature]

WV PE NO. 6844, PS NO. 1756