



CITY OF WHEELING PLANNING COMMISSION

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October 22, 2020

Wheeling Planning Commission-Report to Council

Mayor and Members of City Council,

The City of Wheeling Planning Commission held its regularly scheduled meeting on October 19, 2020. Following is the action taken at the meeting of interest to City Council.

Zoning Map Change – 200/1108 West Washington Avenue – Fulton Storage LLC (R-4 & R-1A to EMO)

The public hearing for this request was held on August 10, 2020 at which time Robert Fitsimmons appeared on behalf of the applicant to present the application along with his interpretation of how the application is consistent with the Comprehensive Plan. If approved, the applicant intends to build a single-story medical office building. In total, the Commission heard from two residents opposed to the request and three in support of the request. The matter was referred to the Zoning Committee, which met on August 20, 2020 to continue the review. The staff recommendation was to deny the request for the reasons outlined in the staff report. The Zoning Committee recommendation to approve was split 1-1. The Planning Commission took the matter back up at the October 19, 2020 meeting and following additional discussion, voted 6-1 to recommend approval of the zone change request.

Comprehensive Plan Amendment – Special Area Plan

The Commission was presented with a Special Area Plan request in August 2019 in order to amend the Future Land Use Plan found in the Comprehensive Plan so that the property owner could pursue a zoning map change in the future. The Commission conducted a fourteen-month review of the application which included a substantial amount of information and material from the applicant including several site plans, geological studies, traffic studies, renderings, revenue projections, correspondences, maps, and other exhibits. The Commission also reviewed several hundred pages of public comments, expert analysis, city and state department comments, meeting transcripts and staff reports. A public hearing on the application was held on September 14, 2020.

The responsibility of the Planning Commission was to determine if the alternative that was proposed by the applicant better aligned with the goals of the comprehensive plan versus the current Conservation Development future land use designation and if so, if the benefits

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STAFF: THOMAS CONNELLY, AICP

outweighed the impacts in doing so. At the meeting, the Planning Commission voted unanimously to not amend the Comprehensive Plan citing the detailed information contained in the final staff report as a basis, and specifically referencing the intended earth moving activity, traffic access concerns, traffic improvement concerns, the impact the proposal could have on the quality of life, and overall insufficient evidence having been developed to justify a change to the Comprehensive Plan.

Respectfully submitted,

Thomas Connelly, AICP
Planning Commission Staff