



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATION: 1636 National Road

NATURE OF REQUEST: Site Plan Review

APPLICANT: McKinley Architecture & Eng., on behalf of Ohio County Schools

BACKGROUND & ANALYSIS:

Ohio County Schools is seeking site plan approval for the construction of a multi-story addition on the back of Triadelphia Middle School. The total addition is 14,124 square feet, with a foot print of 6,368 square feet. The addition will be located to the west side and rear of the existing building. The purpose of the addition is to provide additional classroom space, lab space, dining space and accessory uses such as prep areas, storage and restrooms.

This application requires a site plan review by the Planning Commission because the proposed addition exceeds 4,000 square feet. Schools are classified as a Special Use Permit in the R-1A zone and are permitted to expand.

No variances are required for this project.

Part of the property is within the flood zone; however, the location of the addition is not.

A complete site plan has been provided by the applicant and staff has provided a site plan review checklist.

STAFF RECOMMENDATION:

The staff recommends approving the site plan.

ATTACHMENTS:

Application for Zoning Compliance
Site Plan Review Checklist
Correspondence to the Commission
Drawing Sheet Set

COMMISSION MEMBERS

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STAFF: THOMAS CONNELLY, AICP



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 1636 National Road Wheeling, WV
- 2. Name of Property Owner: Ohio County Schools
- 3. Name of Applicant: Thomas Worledge
- 4. Address of Applicant: 32 Twentieth St., Wheeling, WV 26003
- 5. Applicant Phone: (304) 533-6602 Owner Phone: (304) 243-0300
- 6. Existing Use: School
- 7. Proposed Use: Same Other (describe): _____
- 8. Number of off-street parking spaces to be provided: 32
- 9. Number of off-street loading berths to be provided: 1

COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE

Type of Improvement:

- New Building
- Addition
- Alteration / Repair

Residential:

Number of existing dwelling units: _____

Number of proposed dwelling units: _____

Existing Lot Dimensions: Width: ~505 ft. x Depth: ~1116 ft. = lot area: ~409,385 sq. ft.

Existing Principal Building:

Dimensions: Width: ~809 ft. x Depth: ~774 ft. = Total first floor area, including covered porches: ~22,320 sq. ft.

Setbacks: Front: ~127 ft. Rear: ~108 ft. Side: ~19' ft. Other Side: ~188 ft. Height/Stories: 3

Existing Accessory Building: (garage, carport, shed, pool, etc):

Dimensions: Width: ~150 ft. x Depth: ~122 ft. = Total first floor area, including covered porches: ~11,267 sq. ft.

Setbacks: Front: ~127 ft. Rear: ~413 ft. Side: ~53 ft. Other Side: ~238 ft. Height/Stories: 2

Proposed Construction:

Dimensions: Width: 122' 5" ft. x Depth: 103' 3" ft. = Total first floor area, including covered porches: 6,368 sq. ft.

Setbacks: Front: ~127 ft. Rear: ~108 ft. Side: ~175 ft. Other Side: ~188 ft. Height/Stories: 2

Applicant Signature:

Owner Signature:

Date: 9/21/20

Date: 9/23/20

Reset Form

Print Form

Rev: 01/27/2015

Site Plan Review Checklist

1. Legal Data:

- property owners within 100'
- existing zoning and special district boundaries
- boundaries of property, setback lines, existing streets and adjoining lots, reservations, easements, and areas dedicated to public use

2. General Project Site Description:

- map showing entire property, adjacent property and streets at convenient scale
- approximate location and dimension of all existing and proposed structures on adjacent properties and within 100' of site boundary
- name & address of applicant, planners, engineers, architects working on project

3. Preliminary & Final Plans:

- location map: show all roads within 200' of the site.

existing conditions:

- buildings
- water bodies & floodplains
- wooded area, existing vegetative cover and other significant features

development data:

- title, date, north point, scale
- owner information
- project engineer
- vehicular / pedestrian access and circulation
- elevations, building height, floor plans
- walkways & fire lanes
- location of waterlines, valves, hydrants, sewer lines
- location and direction of outdoor lighting within the site and at the boundary if adjacent to residential development.
- grading and drainage
- na landscaping plan
- na cut and fill of disturbed areas (before and after profiles), E&SC Plan, location of sediment sink / setting pond and interceptor swales
- na storm water drainage system / computations
- na location, size, color illumination of signage
- na drains, culverts, walls, and fences
- na outdoor storage location
- detailed breakdown of proposed floor space by use
- na location and design of energy distribution facilities: electric, gas, solar
- na lines and dimensions of property to be dedicated public
- construction schedule
- na record of application of necessary permits from federal, state or county
- copies submitted on media 24" x 36", 11" x 17", and digital copy

4. Additional Submissions (special conditions may require additional information)

5. Amendments

Changes / modifications to the approved plans require review by Planning Administrator to determine if an amended site plan review by the Planning Commission is required.

April 24, 2020

VIA EMAIL

Thomas Connelly, AICP
Assistant Director
Economic & Community Development Department
City of Wheeling
1500 Chapline Street, Room 305
Wheeling, West Virginia 26003

Reference: Planning Board Submittal
OCS 2018 Bond Bid Package 3 – Triadelphia Middle School Addition and Renovations
McKinley Project No. 18030.01

Mr. Connelly,

We are respectfully submitting the have Ohio County Schools Triadelphia Middle School Addition and Renovations project for review. The project consists of interior renovations and an addition to the existing middle school. The street front of the building will be unaltered except for the addition of façade lighting to enhance the look of the school at night. The addition is attached to the rear of the building facing Steenrod Elementary School. The two-story design will replace the annex building located behind the existing school. The annex will be demolished future project in the next couple of years.

The design is not intended to mimic the historic elements of the existing building but instead provide a modern complement to the building. The brick on the basement level follows the lines of the façade of the building around the addition. The large curved curtainwall on the first-floor level gives the appearance of floating away from the building. The entire addition fits compactly between two wings of the existing building. If you have any questions regarding the design please contact me.

Sincerely,



Thomas Worlledge, AIA
Project Architect

cc: K. Miller, R. Jones, B. Harto - OCS;
E. Dellatorre, P. Rymer, B. Smith – MKA

