



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATION: 111 19th Street
NATURE OF REQUEST: Site Plan Review
APPLICANT: Matyskiela & Grant, Inc on behalf of Northwood Health Systems

BACKGROUND & ANALYSIS:

Northwood Health Systems is seeking site plan approval for the construction of a 2-story, 14,400 square foot addition onto the existing Northwood Health Systems Behavioral Health Center. The addition will house administrative offices, staff offices, outpatient services and inpatient services. The development also entails additional parking and a covered drop off, which increases the total area under roof to 15,693 square feet. In order to accommodate the proposed development, an existing single-story concrete building will be demolished. This application requires a site plan review by the Planning Commission because the proposed development exceeds 4,000 square feet. The use is permitted in the I-2 General Industry zoning district.

The applicant will be seeking variances from the Board of Zoning Appeals at the May 2020 meeting to increase the maximum lot coverage, reduce the required parking, and reduce the building setbacks.

The location is not in the 100-year flood zone.

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
Project Timeline
Maps, Renderings, & Drawing Sheet Set

COMMISSION MEMBERS

JAMES J. MAUCK, CHAIR · MARTHA WRIGHT, VICE CHAIR · THOMAS CONNER · RUSTY JEBBIA
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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: 111 19th St., Wheeling, WV 26003
- 2. Name of Property Owner: Northwood Health Systems
- 3. Name of Applicant: M&G Architects and Engineers
- 4. Address of Applicant: 1027 Mt. DeChantal Rd., Wheeling, WV 26003
- 5. Applicant Phone: (304) 242-8248 Owner Phone: (304) 843-7868
- 6. Existing Use: Behavioral Health Center
- 7. Proposed Use: Same Other (describe): _____
- 8. Number of off-street parking spaces to be provided: 110 Total (25 Owned / 85 Leased)
- 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: N/A
 Number of proposed dwelling units: N/A

Existing Lot Dimensions: Width: 301.95 ft. x Depth: 124.0 ft. = lot area: 37441 sq. ft.

Existing Principal Building:

Dimensions: Width: 120 ft. x Depth: 100 ft. = Total first floor area, including covered porches: 12000 sq. ft.
 Setbacks: Front: 0 ft. Rear: 0 ft. Side: 0 ft. Other Side: 0 ft. Height/Stories: 2

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

Dimensions: Width: N/A ft. x Depth: N/A ft. = Total first floor area, including covered porches: N/A sq. ft.
 Setbacks: Front: N/A ft. Rear: N/A ft. Side: N/A ft. Other Side: N/A ft. Height/Stories: N/A

Proposed Construction:

Dimensions: Width: 120 ft. x Depth: 120 ft. = Total first floor area, including covered porches: 15693 sq. ft.
 Setbacks: Front: 0 ft. Rear: 0 ft. Side: 0 ft. Other Side: 0 ft. Height/Stories: 2

Applicant Signature: Dan Grant, AIA, Vice President Date: 4/27/2020

Owner Signature: Mark Games, President & CEO Date: 4/27/2020

Reset Form

Print Form

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
- na* 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
- landscaping plan
- cut and fill of disturbed areas (before and after profiles), E&SC Plan, location of sediment sink / setting pond and interceptor swales
- storm water drainage system / computations
- location, size, color illumination of signage
- drains, culverts, walls, and fences
- outdoor storage location
- detailed breakdown of proposed floor space by use
- 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.



1027 Mt. de Chantal Road, Wheeling, WV 26003
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April 27, 2020

Economic & Community Development Dept.
City of Wheeling
1500 Chapline Street Room 305
Wheeling, WV 26003

Attention: Mr. Tom Connelly
Assistant Director

Subject: Northwood Health Systems
Behavioral Health Center
Site Plan Review

Mr. Connelly,

In keeping with our recent conversations and per your request at our meeting on 3/13/2020, attached you will find the requested documentation related to the site plan review for the above referenced project. These attachments include:

- Application for Certificate of Zoning Compliance
- Project Milestone Schedule Letter
- (2) Project Site Aerial Views
- Exterior Building Artistic Rendering
- Design Drawing Set (Portions Applicable to Site Plan Review Submission)

In general, the project consists of the design and construction of the exterior building renovations, building addition and related exterior site work at the Northwood Health Systems Behavioral Health Center, as required to accommodate administrative and staff offices spaces as well as outpatient and inpatient spaces. The exterior site work required includes the construction of a drive thru lane with entry canopy, generator enclosure and concrete parking area with 4 ADA spaces that will combine with 106 existing parking spaces to provide a total of 110 parking spaces for the building. The attached drawings illustrate the various aspects of this drive thru lane / parking area and related exterior site upgrades. We appreciate your consideration of our application and look forward to presenting this information to you and the Planning Commission on 5/11/2020. Please advise our office if any additional information is required.

Respectfully submitted,

MATYSKIELA & GRANT, INC.

A handwritten signature in black ink, appearing to read 'Dan Grant', is written over a white background.

Dan Grant, AIA
Vice President

cc: Eric Matyskiela
Carla Bronder
Mark Games



1027 Mt. de Chantal Road, Wheeling, WV 26003
304/242-8248 Fax: 304/242-8249
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March 11, 2020

Northwood Health Systems
111 19th Street
P.O. Box 6400
Wheeling, WV 26003

Attention: Mr. Mark Games
President & CEO

Subject: Northwood Health Systems
Building Addition & Renovation at 111 19th Street
Project Milestone Schedule (Revised)

Gentlemen:

As discussed, the following represents the revised project milestone schedule as a frame of reference.

- Commencement of Schematic Design Phase (Completed) November 22, 2019
- Schematic Design Phase Submission (Completed) January 24, 2020
- Design Development Phase Submission..... April 10, 2020
- Construction Document Owner Final Review/Initial Pricing/Agency Review Submission July 3, 2020
- Agency Review Complete July 31, 2020
- Final Pricing Received..... August 7, 2020
- Notice to Proceed/Letter of Intent to Award Construction Contract August 14, 2020
- Substantial Completion of Construction..... August 13, 2021

The above represents the anticipated dates for these key project milestones for the purpose of guiding the overall timing of the project. Additional meetings, reviews and approvals will be coordinated with these dates as required for the project. These dates were developed according to the information available at this time and could be impacted by unforeseen circumstances. Please review these dates and contact us if you have any questions.

Respectfully submitted,

M&G ARCHITECTS & ENGINEERS



Dan Grant, AIA
Vice President

cc: Eric Matyskiela
Carla Bronder
Nestor Melnyk
Chris Schoonover