



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATION: Lots 55-61 & part of 62 on Plat of LaBelle
McColloch Street at 32nd Street (north west corner)

NATURE OF REQUEST: Zoning Amendment (I-2 to C-2)

APPLICANT: LaBelle Greene IV Limited Partnership

BACKGROUND & ANALYSIS:

LaBelle Greene IV Limited Partnership is seeking a change in the zoning classification of a 0.83 acre tract of land from I-2 General Industry to C-2 General Commercial. The purpose of the request is to allow for the construction of a multi-family residential development on the property. Residential uses are not permitted in an industrial zone. Multi-family dwellings are permitted in the C-2 zone. The proposed project, a four-story, thirty-eight unit apartment building, would be the final phase of housing at this location. The previous developments also required a change in the zoning designation from I-2 to C-2.

The properties being considered were formerly single-family and two-family dwellings and were non-conforming uses in the I-2 zone. Many of the structures have been vacant for several years.

The applicant has requested the expedited process (see attached Timeline for Zoning Amendment). If approved, the project will also require a site plan review.

2014 Comprehensive Plan Consistency

- ✓ Community Initiative #1 (p. 38) Wheeling will be Modern and Sustainable by targeting reinvestment and revitalization efforts in downtown and in the older, urban neighborhoods to support the establishment and growth of walkable, mixed use neighborhoods.
- ✓ Community Initiative #1 (p. 41) Address vacant structures and properties through redevelopment methods.
- ✓ Community Initiative #2 Capitalize on Land Availability (p. 41): There are several brownfields that are ripe for redevelopment including those areas that are highlighted as a "Priority Development Area" as outlined in Action Item #14 / Map 9 "Priority Reinvestment Area".
- ✓ Community Initiative #4 (p. 39) Wheeling will invest in its neighborhoods by ensuring

COMMISSION MEMBERS

MARTHA WRIGHT, CHAIR · JEREMY WEST, VICE CHAIR · THOMAS CONNER · RUSTY JEBBIA
JAMES J. MAUCK · HOWARD MONROE · DAVE PALMER · CHRISTINA SCHISSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

that there are adequate housing options for all age groups including a wider array of housing types, affordable housing options, and an increase in choices between new and older housing stock.

- ? The property being considered for residential development is in the “Office/Light Industrial” future land use category on the Future Land Use Map (#8) in the 2014 Comprehensive Plan. See “Using the Future Land Use Plan” page 51 for more information.
- ✓ A recurring point found in the plan is Wheeling’s transition away from heavy industry and the need for additional housing options.

STAFF RECOMMENDATION:

This request from I-2 to C-2 is identical to previous requests that were initiated in 2015 to allow for housing to be developed in this area. At that time, the city anticipated additional phases being pursued. Therefore, the staff recommends approval of the request.

ATTACHMENTS:

Correspondence to the Commission
Petition for Zoning Amendment
Application for Zoning Compliance
Timeline
Survey Map
Zoning Map
Photos
Proposed Layout

Ronald M. Musser
(304) 230-6974
rmusser@spilmanlaw.com

September 28, 2020

Thomas Connelly, AICP
Assistant Director, EDCC
City of Wheeling
1500 Chapline Street, Room 305
Wheeling, West Virginia 26003

Re: Petition for Zoning Amendment – DJ Land Co., Inc.
Phase IV - LaBelle Greene (32nd Street and Lane G)

Dear Mr. Connelly:

Please find enclosed the completed Petition for Zoning Amendment for various parcels encompassing a total of approximately 36,369 square foot located at the intersection of 32nd Street and Lane G in the City of Wheeling. The property is being conveyed from DJ Land Co., Inc. to LaBelle Greene IV Limited Partnership pursuant to a Purchase Agreement which requires that the property be properly zoned for the purchase to be completed. The purchaser and developer intends to construct a four (4) story apartment building with thirty-eight (38) residential units as a permitted use upon approval of the zone change from I-2 to C-2.

Accompanying this Petition is a site plan survey map showing the location of the proposed improvements along with the Application for Certificate of Zoning Compliance for the new development.

Also enclosed is our firm's check in the amount of \$100.00 as the filing fee. If you should need anything further at this time, please let me know.

Sincerely yours,



Ronald M. Musser

RMM
Enclosures
Cc: Tom Simons (w/encs.)



PETITION FOR ZONING AMENDMENT
CITY OF WHEELING, WEST VIRGINIA

The undersigned, representing owner(s) of 50 percent or more of the following legally described property, hereby petition the Council of the City of Wheeling for consideration of change in zoning district classification as specified below:

1. Address or Location: Westerly side of McCulloch Street between LaBelle and 32nd Street

2. Legal Description: To be provided

Subdivision Name: Plat of LaBelle Lot No. 55-61 and Pt 62

3. Existing Use: Residential

4. Present Zoning District: 1-2

5. Proposed Use: Multi-family residential

6. Proposed Zoning District: C-2

7. Supporting Information:

- a. Attach a vicinity map showing the property and plans
- b. Attach a letter of transmittal outlining request
- c. Application Fee (\$100.00) Payable to: City of Wheeling

8. Person Originating Petition:

a. Name: LaBelle Green IV Limited Partnership

b. Address: 500 S. Front Street, Columbus, OH 43215

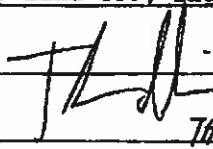
c. Phone: (614) 396-3203 Date: _____

9. Signature(s) of Owners

Address of Owners

DJ Land Co., Inc. 500 S. Front Street, Columbus, OH 43215

By


Thomas S. Simms, Vice President

Dated Filed: 9/28/20 Date of Notice in Newspaper: 10/9/20



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: Westerly side of McColloch Street (between LaBelle Place and 32nd Street)
- 2. Name of Property Owner: DJ Land Co., Inc.
- 3. Name of Applicant: LaBelle Greene IV Limited Partnership
- 4. Address of Applicant: 500 S. Front Street, Columbus, OH 43215
- 5. Applicant Phone: (614) 396-3203 Owner Phone: (614) 396-3203
- 6. Existing Use: Residential
- 7. Proposed Use: Same Other (describe): construction of multi-family residential apartments
- 8. Number of off-street parking spaces to be provided: 42
- 9. Number of off-street loading berths to be provided: 0

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: several
 Number of proposed dwelling units: 38

Existing Lot Dimensions: Width: 370 ft. x Depth: 100 ft. = lot area: 37,000 sq. ft.

Existing Principal Building:

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

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

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

Proposed Construction:

Dimensions: Width: 172 ft. x Depth: 60 ft. = Total first floor area, including covered porches: 10,600 sq. ft.
 Setbacks: Front: 15 ft. Rear: 10 ft. Side: 10 ft. Other Side: 10 ft. Height/Stories: 4

Applicant Signature: _____

Date: 9/28/20

Owner Signature: _____

Date: 9/28/20

Reset Form

Print Form

Rev: 01/27/2015



TIME LINE FOR ZONING AMENDMENT

First Contact Date Sept. 21, 2020

Petitioner Name Ron Musser

Property Address 32nd St. + McCulloch

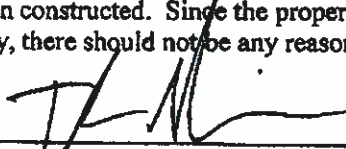
Application needed by Sept. 30, 2020 I-2 → C-2

MEETINGS

	<u>DATE</u>
City Council Referral to Planning Commission	<u>Oct. 6, 2020</u>
Planning Commission - Public Hearing	<u>Nov. 9, 2020</u>
Zoning Committee	<u>Dec. 7, 2020</u>
Planning Commission - Vote	<u>Dec. 14, 2020</u> <u>Nov. 9, 2020</u>
Report Received by City Council	<u>Jan. 5, 2020</u> <u>Nov. 17, 2020</u>
Report Accepted/Approved by City Council	<u>Jan. 19, 2020</u> <u>Dec. 1, 2020</u>
City Council - 1 st Reading of Ordinance	<u>Jan. 19, 2020</u> <u>Dec. 1, 2020</u>
City Council - 2 nd Reading of Ordinance	<u>Feb. 2, 2021</u> <u>Dec. 15, 2020</u>

If the time line shown above in any way inhibits your project, please state the reason below and the Commission may consider voting following the public hearing:

The Applicant requests that the Petition for Zoning Amendment be expedited in order to close on the purchase of the property to be developed prior to the onset of the winter weather. This would permit the initial site work to begin so that construction of the proposed apartment complex can be completed and occupied as soon as possible. Moreover, this is Phase IV of the overall redevelopment of the South Wheeling area involving the former LaBelle Nail facility on which other residential units have already been constructed. Since the property involves additional residential housing in the adjacent area of the City, there should not be any reason to refer the matter to the Zoning Committee.



 Signature of Applicant

MCCOLLOCH STREET

STREET

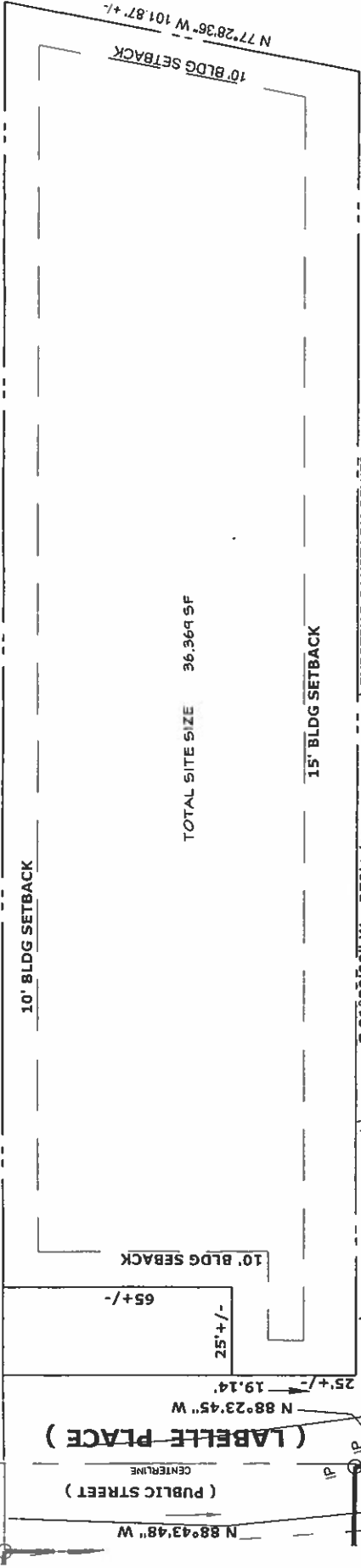
CENTERLINE

(PUBLIC STREET)

365' +/-

EXISTING 6" WATER LINE

10' BLDG SETBACK



TOTAL SITE SIZE 36,369 SF

15' BLDG SETBACK

MH EXISTING SANITARY SEWER

(24' WIDE)

LANE G

320.0'

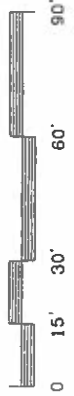
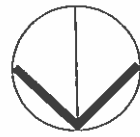
(PUBLIC STREET)

366.36'

10' BLDG SETBACK

CENTERLINE

3rd St (PUBLIC STREET)



SCALE: 1" = 30'-0"

ARTNERSHIP

ARCHITECT OF RECORD
PCI DESIGN GROUP INC.
 500 SOUTH FRONT STREET, SUITE 913
 COLUMBUS, OHIO 43215



DESIGN GROUP

PROJECT TYPE
FAMILY HOUSING

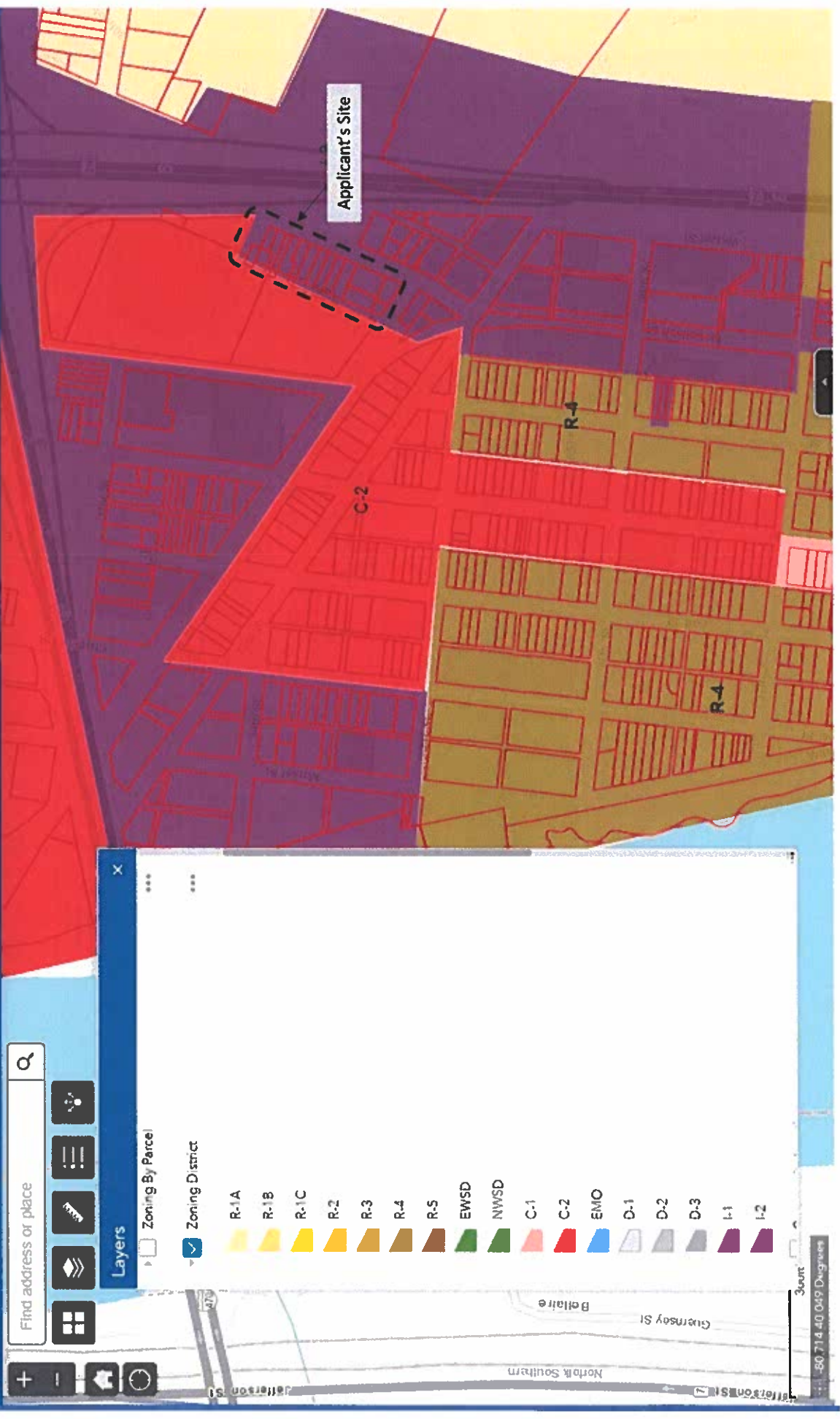
SHEET TITLE
SURVEY

DATE
 05-13-20
 DRAWN BY
 DEW

SHEET FILE
LABELLE GREENE IV
 WHEELING, WV

SERIES
 WEST VIRGINIA
 TAX CREDIT
 SUBMISSION
 2010

SHEET
S1.0



Applicant's Site

C-2

R-4

R-4

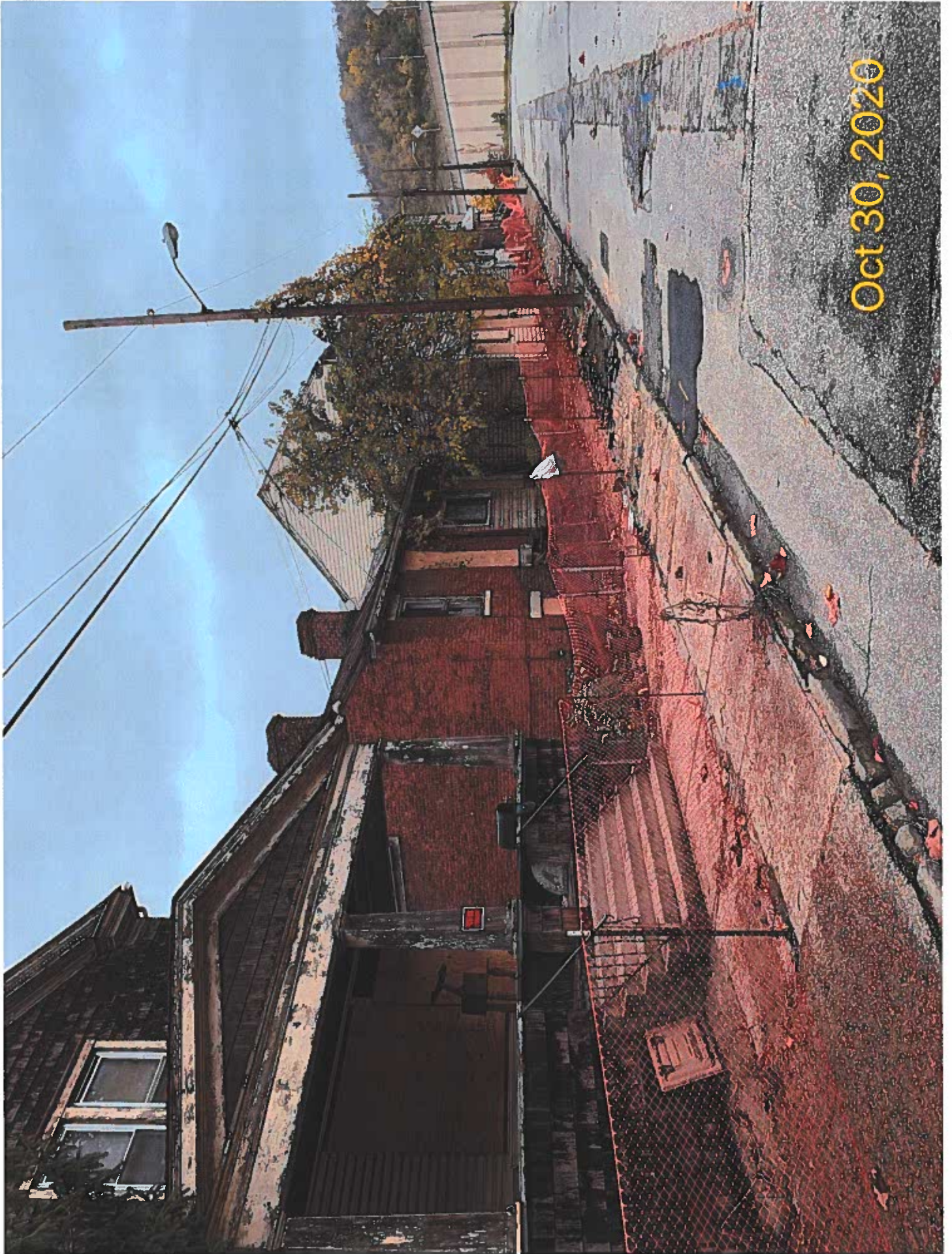
Find address or place

Layers

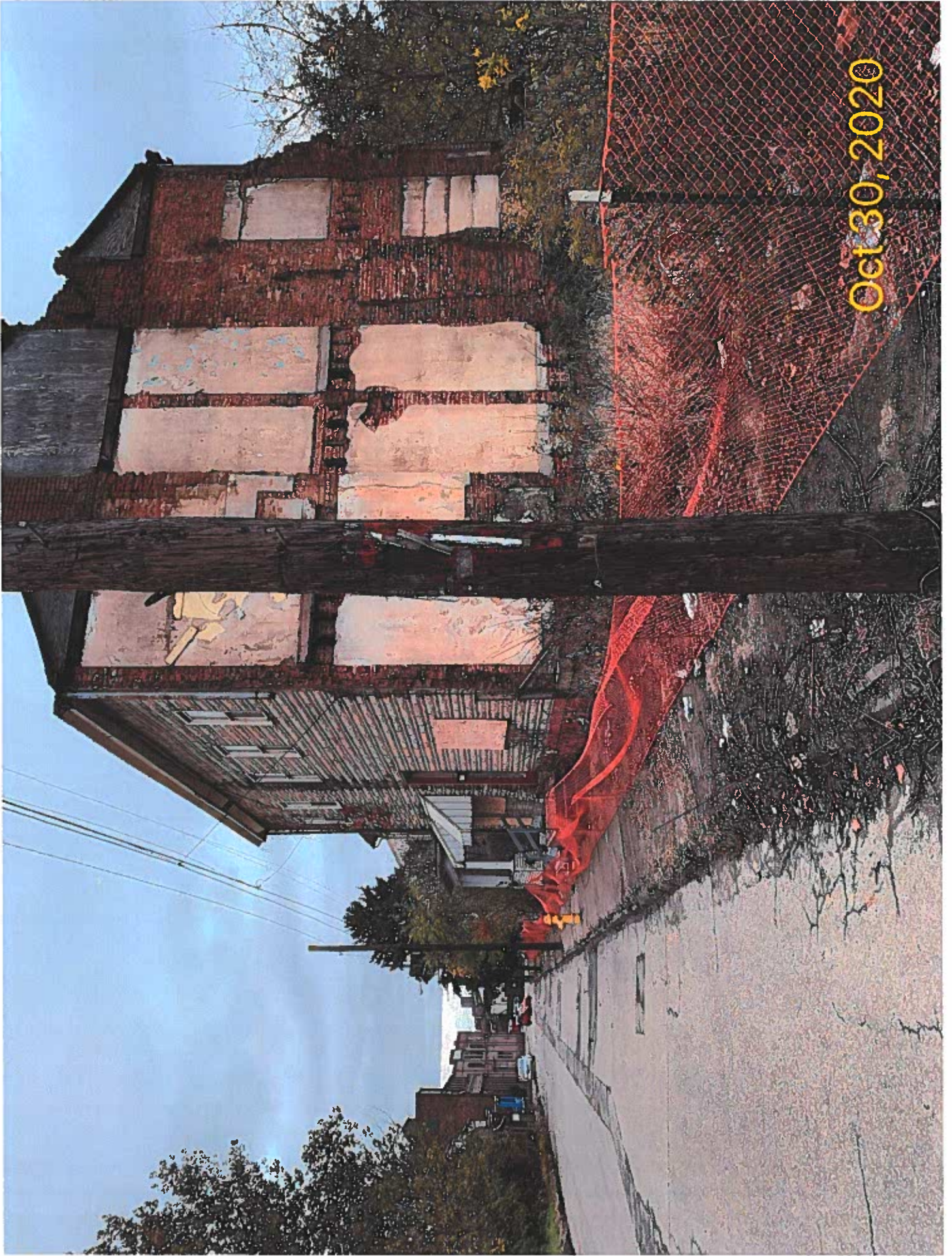
Zoning By Parcel

Zoning District

300ft
-80.71440049 Degrees



Oct 30, 2020



Oct 30, 2020



Oct 30, 2020

