



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATION: 41st & McColloch Street

NATURE OF REQUEST: Site Plan Review

APPLICANT: Bob Contraguero

BACKGROUND & ANALYSIS:

Bob Contraguero / Panhandle Cleaning and Restoration is seeking site plan approval for the construction of a warehouse on property they own between 41st and 42nd Street, west of McColloch Street. The property is zoned I-2 General Industry. The proposed use is permitted. This application requires a site plan review by the Planning Commission because the proposed development exceeds 4,000 square feet.

The proposed structure will consist of warehouse and storage space for their equipment. The building will measure 150' x 80' totaling 12,000 square feet and provide 8 parking spaces, including 1 ADA. Access to the building will be from McColloch Street, which the applicant intends to improve similar to their most recent warehouse along McColloch Street north of 38th Street. The site is located in the flood plain and has been developed to meet the flood plain code. The development does not include any landscaping.

The Board of Zoning Appeals granted setback and parking reduction variances at their November 2020 meeting.

A site plan review checklist has been included for your review.

STAFF RECOMMENDATION:

The staff recommends approval of the site plan.

ATTACHMENTS:

Project Overview
Application for Zoning Compliance
Site Plan Review Checklist
Architectural Drawing Sheet Set

COMMISSION MEMBERS

MARTHA WRIGHT, CHAIR · JEREMY WEST, VICE CHAIR · THOMAS CONNER · RUSTY JEBBIA
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STAFF: THOMAS CONNELLY, AICP



Fax: 304.232.8489

Nationwide Emergency Line:
1-800-504-7054



November 27, 2020

Planning Commission
City of Wheeling
1500 Chapline St.
Wheeling, WV 26003

RE: Panhandle Cleaning and Restoration Warehouse.

Dear Planning Commission,

I come before you today to ask that you approve the proposed site plan for another expansion project for Panhandle Cleaning and Restoration in the City of Wheeling. Last year we constructed a warehouse behind Richie School and we continue to need space for all of our equipment as our content cleaning continues to grow we need to take areas of our main warehouse that can be stored remote and move them to other buildings so we can open space up in our cleaning plant. We are at that point again and I spent time looking for land we could develop close to our headquarters. I was able to purchase land this past year that is 100 X 400 and runs from 41st St to 42nd St. This land has sat vacant for many years and over the years people have dumped trash and many other things on this property and it was an eyesore. At this point we are wanting to construct a 150' X 80' Building and utilize half of the property. The other half will be available for future expansion as we need it. I have included drawings detailing the proposed building and site. I have talked to Andy Harris at Water Pollution Control and confirmed that we do not need any storm water retention plan because the site is under 1 acre in size. This will be used as a warehouse for additional equipment we own that needs kept inside. The proximity to our current properties all over south wheeling makes this location perfect for us and convenient for access from our offices. I believe this will be a major improvement from what the property has been for as long as I can remember. I appreciate your consideration on this project, and we look forward to getting started on it as soon as possible.

Thank you,

Bob Contraguerra

Corporate Headquarters
42-38th Street
Wheeling, WV 26003
304.232.2321

Morgantown
1836 Dents Run Road
Westover, WV 26501
304.284.9844

Pittsburgh
1005 Pittsburgh Street
Springdale, PA 15144
724.274.2321



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: 41st and McColloch St.
- 2. Name of Property Owner: B&J Properties
- 3. Name of Applicant: Bob Contraguerra
- 4. Address of Applicant: 42 38th St., Wheeling, WV 26003
- 5. Applicant Phone: 304-232-2321 Owner Phone: _____
- 6. Existing Use: Vacant Industrial Land
- 7. Proposed Use: Same Other (describe): Warehouse building for Panhandle Cleaning & Restoration
- 8. Number of off-street parking spaces to be provided: 8
- 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: _____

Number of proposed dwelling units: _____

Existing Lot Dimensions: Width: 400 ft. x Depth: 100 ft. = lot area: 40,000 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: 150 ft. x Depth: 80 ft. = Total first floor area, including covered porches: 12,000 sq. ft.

Setbacks: Front: 12 ft. Rear: 8 ft. Side: 3 ft. Other Side: 240 ft. Height/Stories: 1

Applicant Signature: [Signature]

Date: 10/27/2020

Owner Signature: [Signature]

Date: 10/27/2020

Reset Form

Print Form

Site Plan Review Checklist

1. Legal Data:

- ~~file~~ property owners within 100'
- ~~file~~ 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

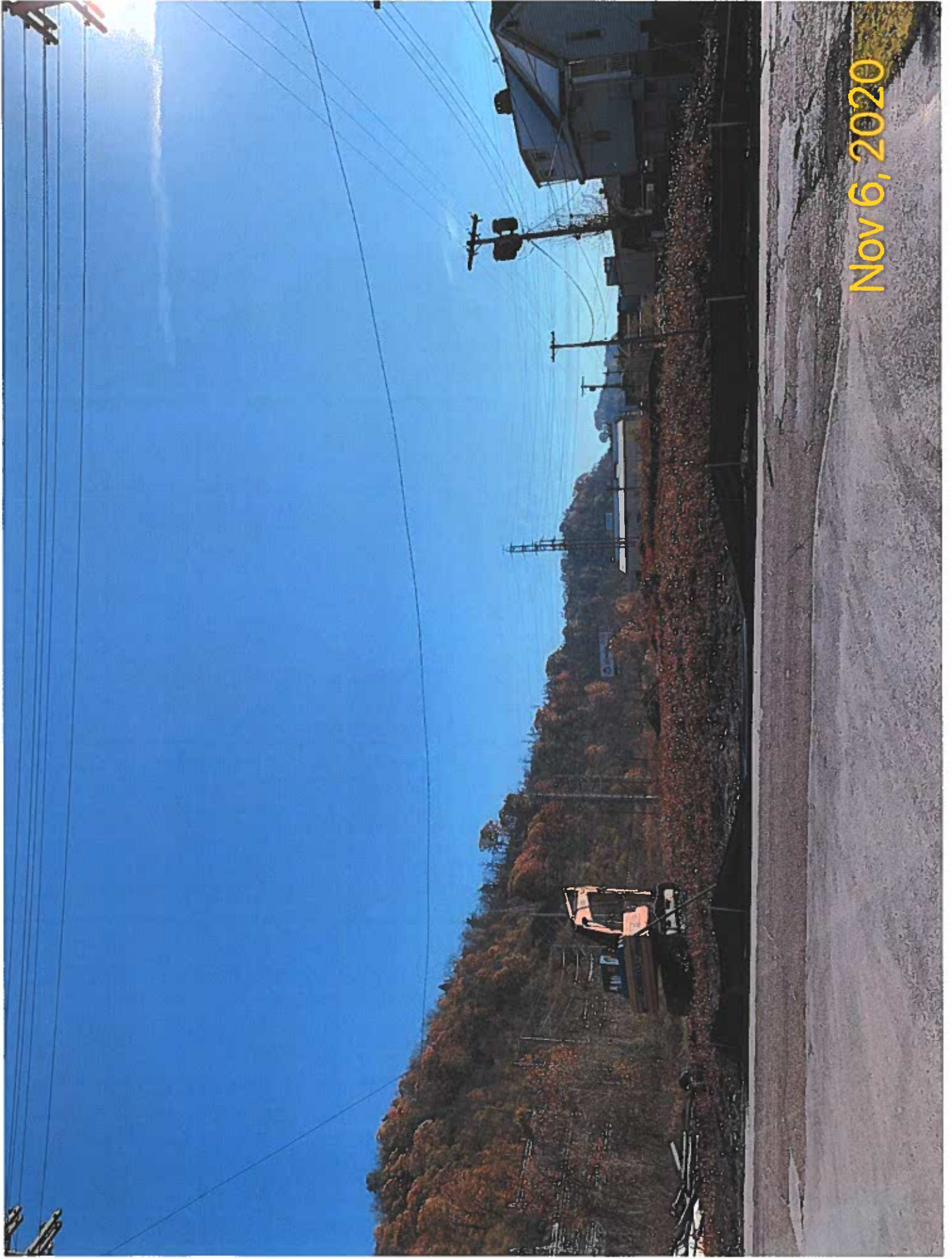
3. Preliminary & Final Plans:

- 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
 - 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
 - lines and dimensions of property to be dedicated public
 - construction schedule
 - record of application of necessary permits from federal, state or county
 - copies submitted on media 24" x 36", 11" x 17", and digital copy

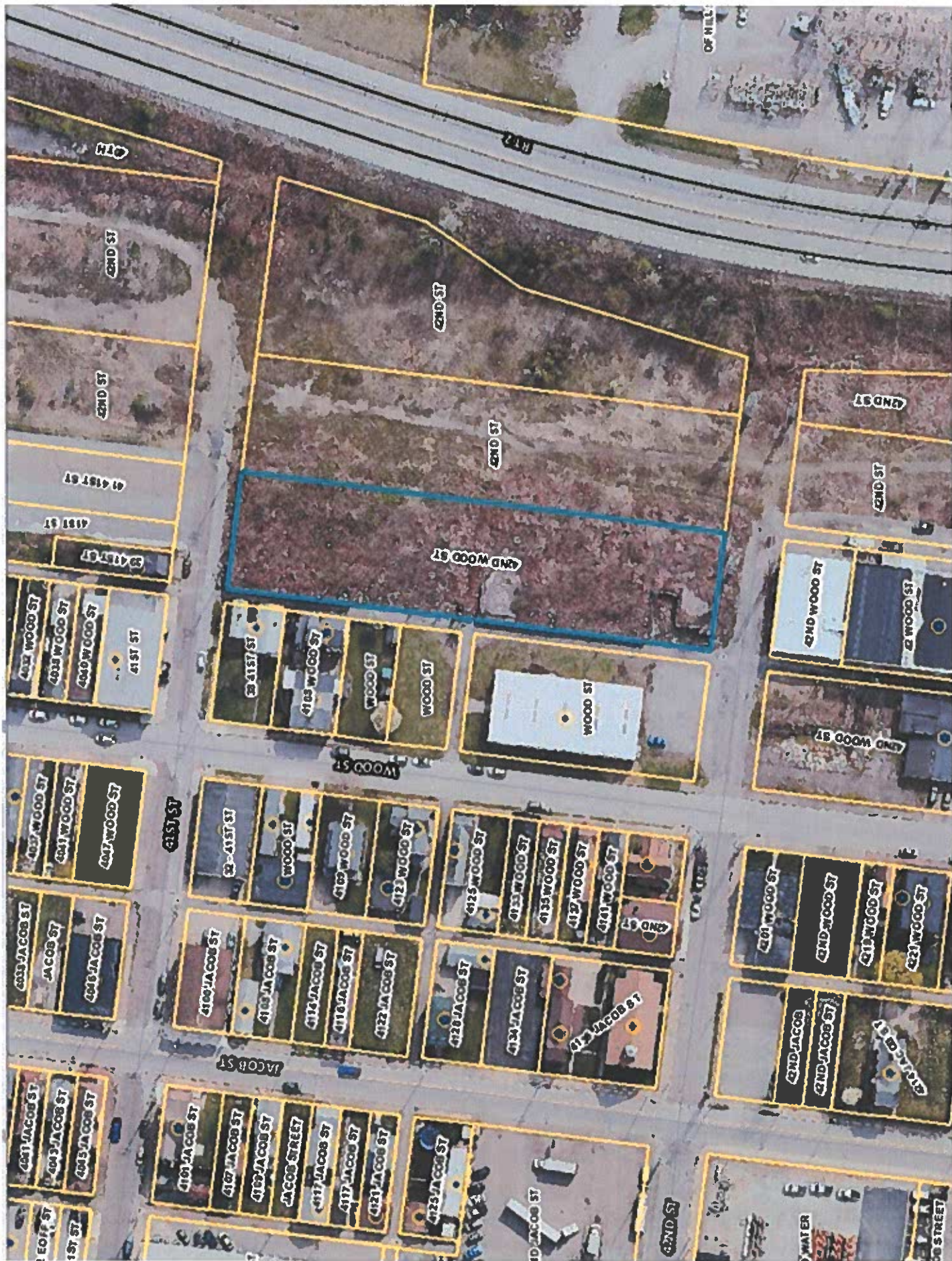
4. Additional Submissions (special conditions may require additional information)

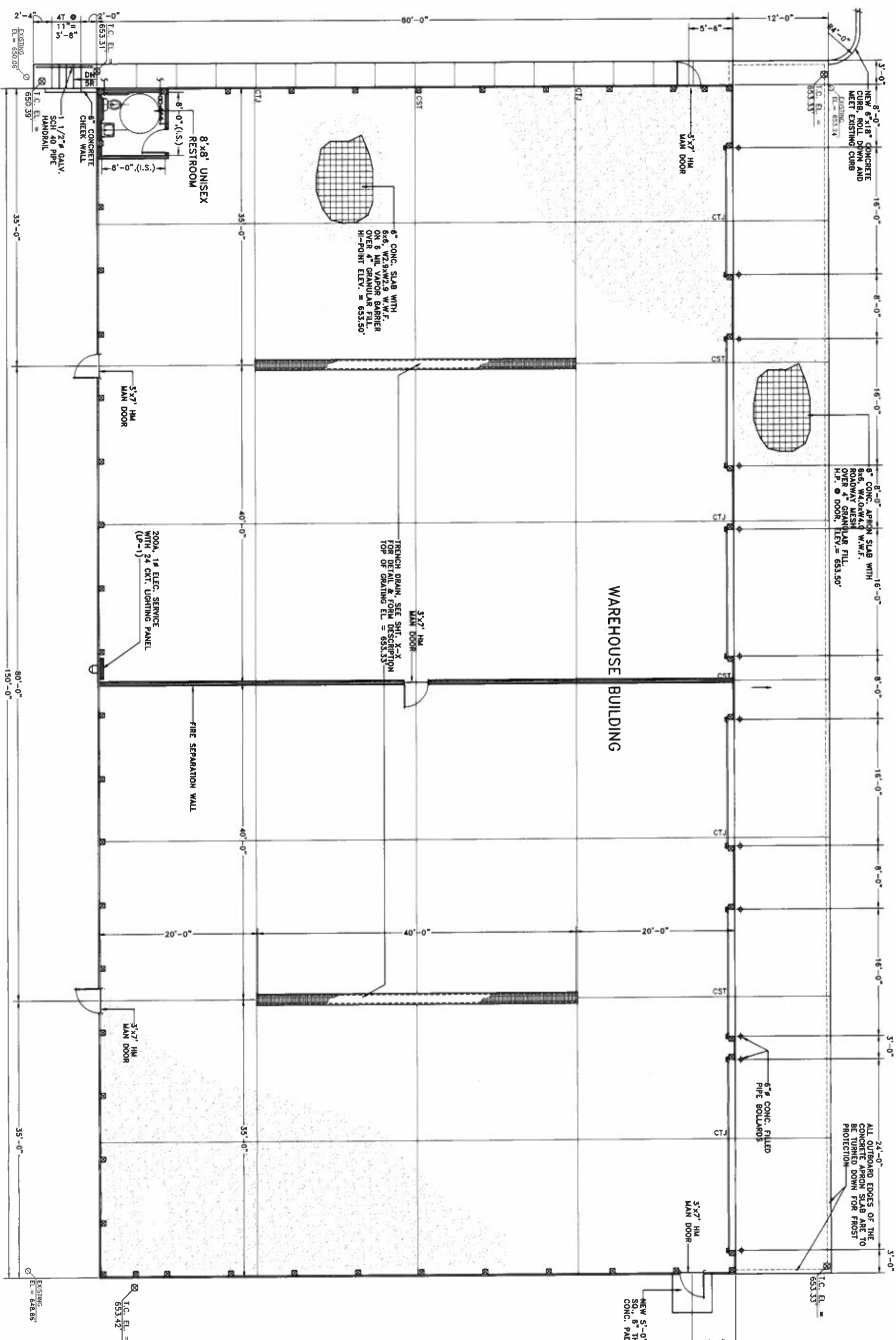
5. Amendments

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.



Nov 6, 2020





GENERAL NOTES :

SEE SHEET SP-1 FOR CONCRETE SLAB EXPANSION JOINT DESCRIPTIONS.

EXISTING ELEVATION
PROPOSED ELEVATION

FLOOR PLAN
FIN. FL. ELEV. 653.50' (U.N.O.)

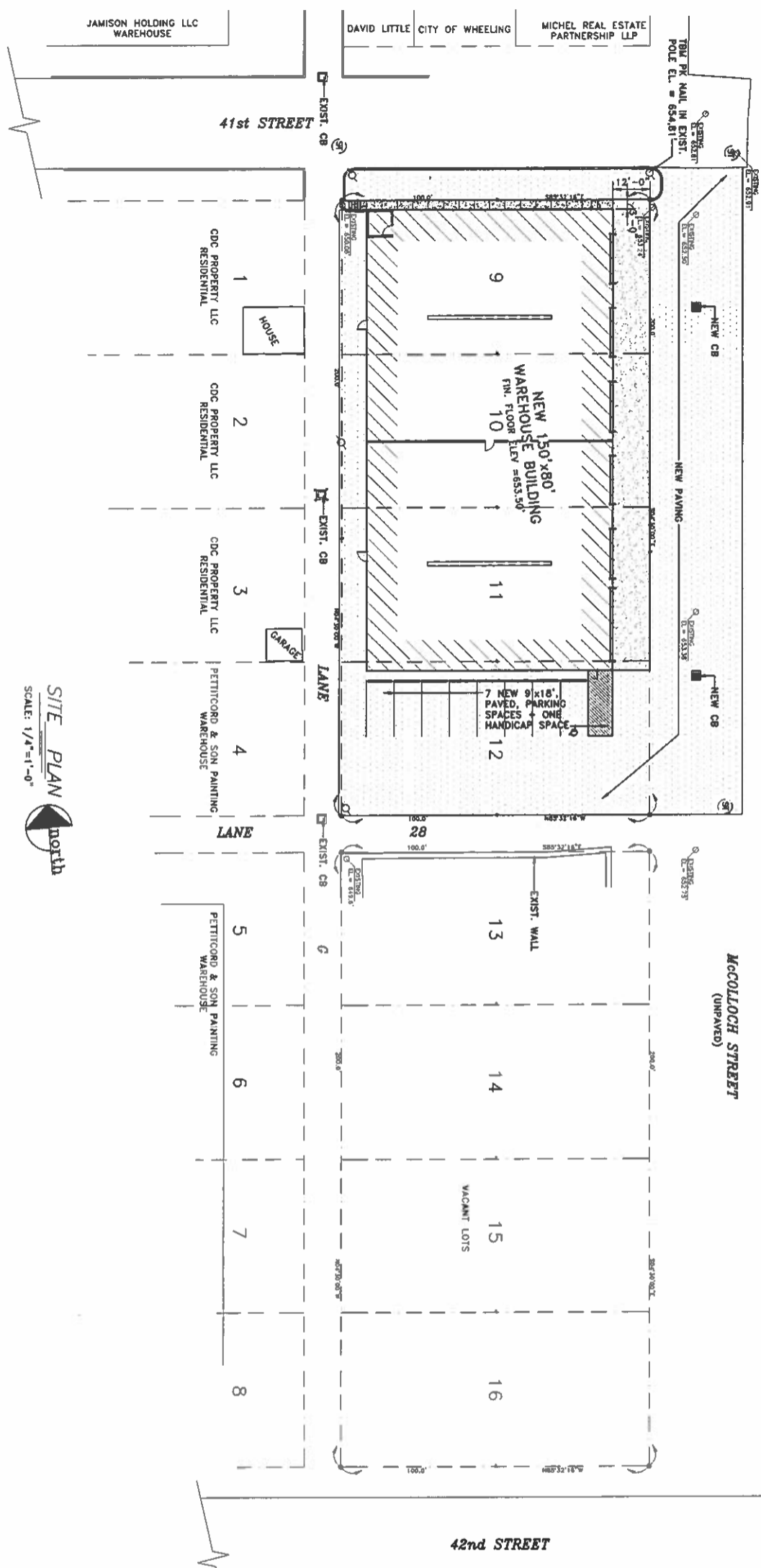


FLOOR PLAN	
41st STREET WAREHOUSE	
XXXX McCOLLOCH STREET	
WHEELING, W.V. 26003	
DATE	11-23-20
SCALE	AS SHOWN
DATE	3/15' = 1'-0"
DATE	8-24' = 11'-0"
NO.	A-1

Panhandle
CLEANING & RESTORATION
42 - 38th STREET
WHEELING, W.V.

REVISIONS	
A	SITE PLAN REVIEW 11-23-20

BALTIMORE & OHIO RAILROAD
VACANT LOTS



SITE PLAN
north
SCALE: 1/4" = 1'-0"

GENERAL NOTES :

FOR FLOOR PLAN DIMENSIONS SEE SH. A-1.
FOR PLUMBING PLAN SEE SH. P-1.
CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING CONCRETE APPROACHES AND RE-FORMING UTILITIES TO ALLOW FOR NEW STRUCTURE.
LOCATION OF EXISTING UTILITIES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. PLUMBING CONTRACTOR IS TO FIELD LOCATE ALL EXIST. UTILITIES AND DETERMINE DIRECTION OF FLOW.
EXISTING CONCRETE APPROACHES ARE TO BE REMOVED/ REPAIRED. EXISTING CURB IS TO BE REPAIRED OR REPLACED PER APPLICABLE LOCAL CODES & STANDARDS.
LOCATION OF EXISTING STRUCTURES, ELEVATIONS, UTILITIES, AND CONDITIONS ARE DERIVED FROM A SITE SURVEY PREPARED BY:
STEVEN & SHERYL HAYES, INC.
WHEELING, W.V.
DATED: 10-16-20

MAP OF:
LOTS 9 THRU 16, SQUARE 38
SPRING & RITCHIE'S ADDITION
CITY OF WHEELING, OHIO COUNTY, WEST VIRGINIA

SYMBOLS

- E — EXISTING ELECTRIC LINE
- E — NEW ELECTRIC LINE
- P — EXISTING PROPERTY LINE
- S — EXISTING SANITARY SEWER
- S — SANITARY SEWER
- S — EXISTING STORM SEWER
- S — STORM SEWER
- WS — EXISTING WATER SERVICE
- GS — EXISTING GAS LINE
- G — NEW GAS LINE
- C — INDICATES NEW CONC. SLAB
- A — INDICATES NEW CONCRETE APPROACHES
- P — INDICATES NEW ASPHALT PAVING
- H — INDICATES NEW BUILDING AREA
- W — IRON P.N. (PROP. COR.)
- M — EXISTING MANHOLE
- N — NEW MANHOLE
- C — EXISTING CATCH BASIN
- N — NEW CATCH BASIN
- W — WATER VALVE
- M — WATER METER
- P — EXIST. UT. POLE
- N — NEW POLE
- W — GUY WIRE
- E — EXISTING ELEVATION
- N — PROPOSED ELEVATION

REVISIONS		
A	VARIANCE APPROVAL	10-28-20
B	SITE PLAN REVIEW	11-23-20

Panhandle
CLEANING & RESTORATION
42 - 38th STREET
WHEELING, W.V.

PROPERTY PLAN
41st STREET WAREHOUSE
XXXX MCCOLLOCH STREET
WHEELING, W.V. 26003

DATE	10-16-20
SCALE	AS SHOWN
PLAT	20-07
JOB NO.	10-01-10-01-01
PROJECT	C-1

