



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATION: 200 Washington Avenue
NATURE OF REQUEST: Site Plan Review
APPLICANT: Chris Duplaga / Fulton Storage LLC

BACKGROUND & ANALYSIS:

Chris Duplaga/Fulton Storage LLC is seeking site plan approval for the construction of an office building at 200 Washington Avenue. This property was rezoned EMO – Educational Medical Office, by City Council on December 1, 2020 based on the recommendation from the Planning Commission for the proposed project. 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 office space on the main floor and storage /parking in the basement. The building will measure approximately 80' x 60' totaling 4,960 square feet and provide 23 parking spaces, including 2 ADA. Access to the site will be from Washington Avenue in the same location as a previous driveway on the site. The development has been designed to limit impact on nearby residential uses through screening and lighting design. A site plan review checklist has been included for your review.

There are no variances required for the project.

STAFF RECOMMENDATION:

The staff recommends approval of the site plan.

ATTACHMENTS:

- Project Overview
- Application for Zoning Compliance
- Site Plan Review Checklist
- Renderings
- Architectural Drawing Sheet Set
- Photometric Sheet
- Engineering Drawing Sheet Set

COMMISSION MEMBERS

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

STAFF: THOMAS CONNELLY, AICP

2020-11-30

Duplaga Professional Center
1108 Washington Avenue

Fulton Storage LLC is proposing to construct a new office building at 1108 Washington Avenue. This building will be two levels with the office occupying the upper floor and the basement being unfinished for mechanicals, storage and employee parking. The finished space will contain 4,800 square feet with an additional 4,800 square feet of unfinished space. Total parking required and provided is 20 stalls, with three stalls in the basement. A fire rated stairwell will connect the basement to the upper floor and the basement ceiling will also be fire rated to provide proper fire protection. A balcony will be provided overlooking Washington Avenue as an additional point of egress, in addition to the main office entrance which will be at the back of the building.

The site work will include new utility connections to serve the building. A site lighting plan has been designed to ensure no increased light at the property lines. A stormwater management plan has been designed to meet the City's request for on site retention as well as detention. A landscape plan is included showing appropriate planting buffers along the parking and driveway as well as along the side property lines to shield the adjacent residents.

The building has been designed to have a residential look utilizing common residential building materials like brick and siding. This will help the structure to blend in with the surrounding homes. Further accentuating the building will be a standing seam metal roof as well as timber frame accents at the front balcony and the main entrance at the back of the building where the parking is located.

Site work has already commenced, and a July completion date is anticipated.



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: 1108 Washington Avenue
- 2. Name of Property Owner: Fulton Storage LLC
- 3. Name of Applicant: Chris Duplaga
- 4. Address of Applicant: PO Box 6251, Wheeling, WV 26003
- 5. Applicant Phone: 304-215-5210 Owner Phone: _____
- 6. Existing Use: Vacant Lot (A zoning change is currently in progress for this property)
- 7. Proposed Use: Same Other (describe): New office building
- 8. Number of off-street parking spaces to be provided: 20
- 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: 208 ft. x Depth: 299 ft. = lot area: 66,647 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: 80 ft. x Depth: 60 ft. = Total first floor area, including covered porches: 4,960 sq. ft.

Setbacks: Front: 30 ^{To} _{Basement} CG ft. Rear: 191+ _{CG} ft. Side: 38.7 _{CG} ft. Other Side: 79.8+ _{CG} ft. Height/Stories: 2 _{CG}

Applicant Signature: Date: 11/25/2020

Owner Signature: Fulton Storage LLC Member Date: 11/25/2020

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.



WASHINGTON AVE. ELEVATION

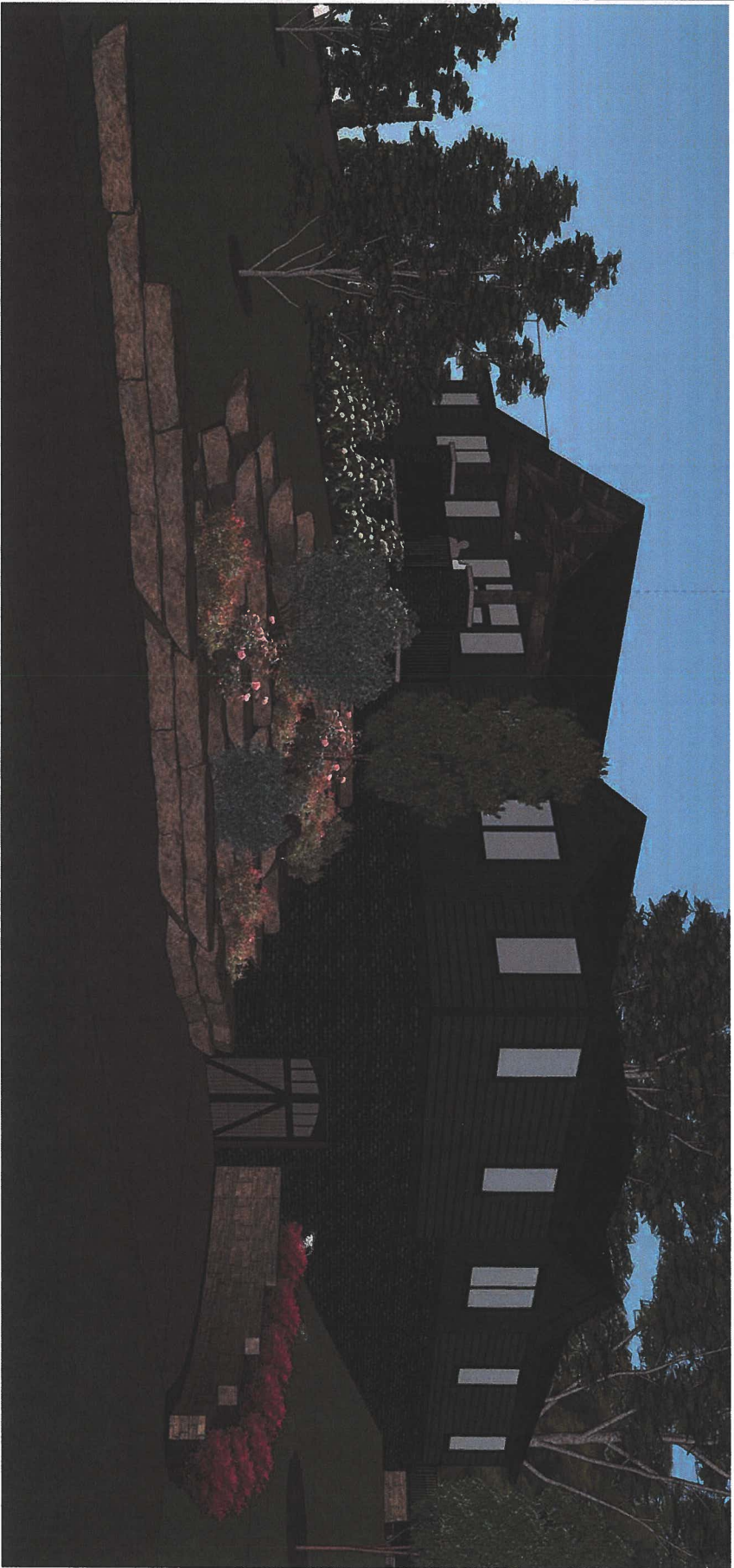
Date:	November 27, 2020
Scale:	NOT TO SCALE
Job #:	2024
Drawing #:	

**3D
RENDERINGS**

**DUPLAGA
PROFESSIONAL
CENTER
1108 Washington Avenue
Wheeling, WV 26003**

HERSCHE & CROWLEY

30 College Hill, Ste 1116, Charleston, WV 25309
Tel: 304.766.1111
Fax: 304.766.1111
www.herscheandcrowley.com



WEST WASHINGTON AVE. ELEVATION

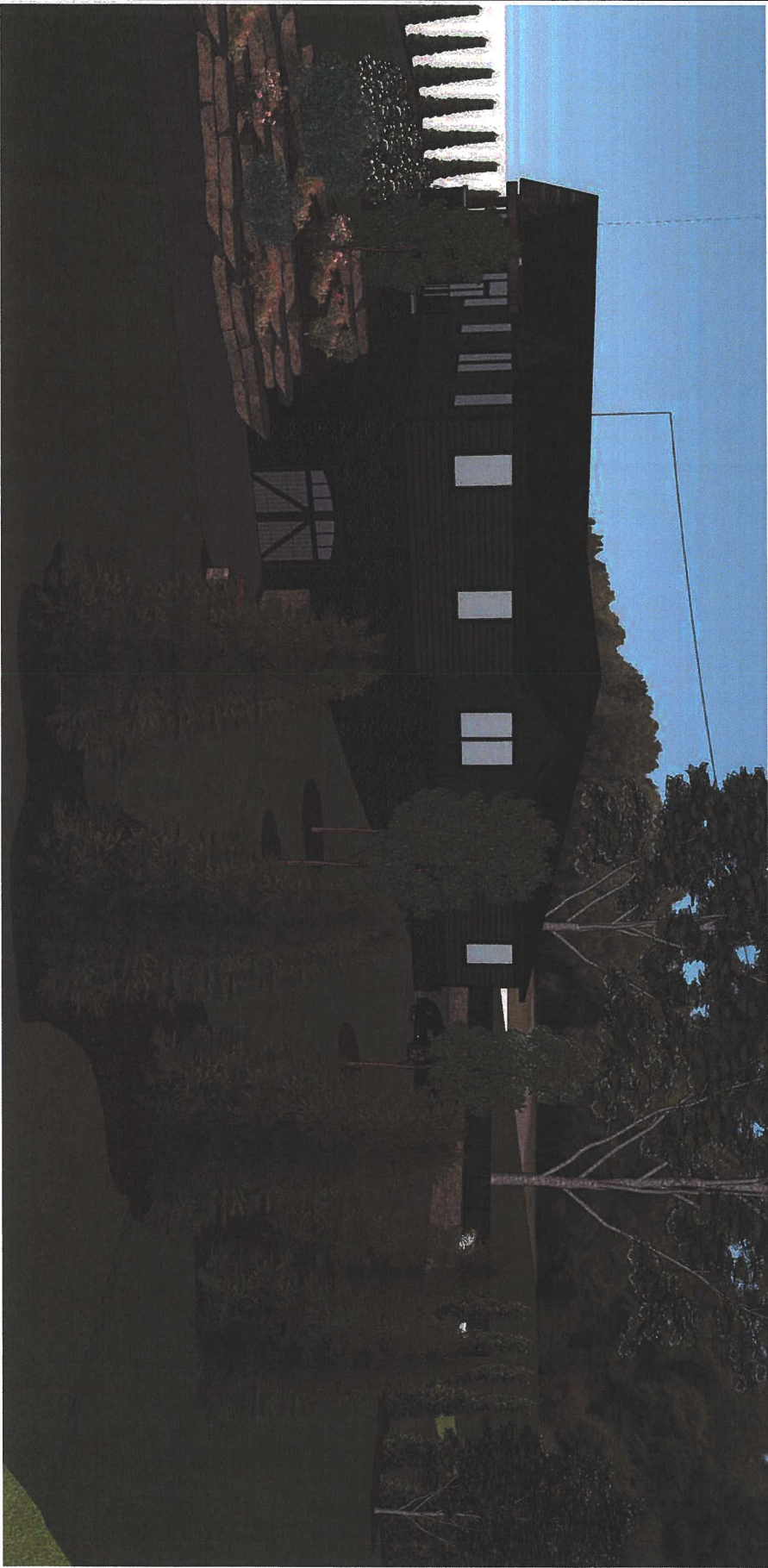
Date: November 27, 2020
 Scale: NOT TO SCALE
 Job #: 2024
 Drawing #:

**3D
 RENDERINGS**

**DUPLAGA
 PROFESSIONAL
 CENTER
 1108 Washington Avenue
 Wheeling, WV 26003**

RESEARCH & CONSULTING

 RCDigital@rci.com
 1431 W. Main Street
 Road Number 304-639-8000
 Tax Center 706-366-1262



WEST WASHINGTON AVE. ELEVATION #2

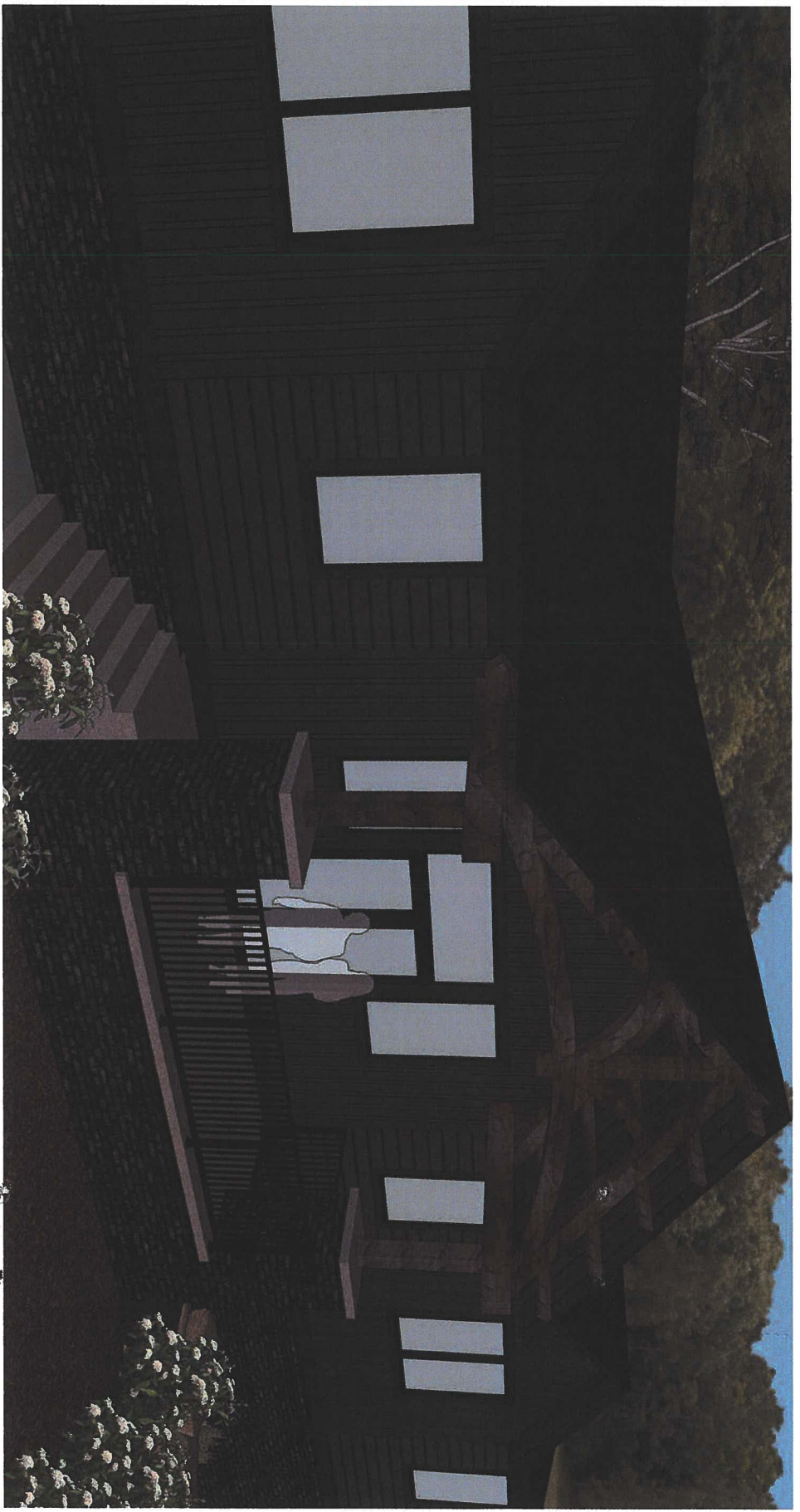
Date:	November 27, 2020
Scale:	NOT TO SCALE
Job #:	2024
Drawing #:	

**3D
RENDERINGS**

**DUPLAGA
PROFESSIONAL
CENTER
1108 Washington Avenue
Wheeling, WV 26003**

HERSCHEL & CROWLEY

 hcc@hscrowley.com
 817 W. Main Street
 Wheeling, WV 26003
 Tel: 206-1282



FRONT ENTRY ELEVATION

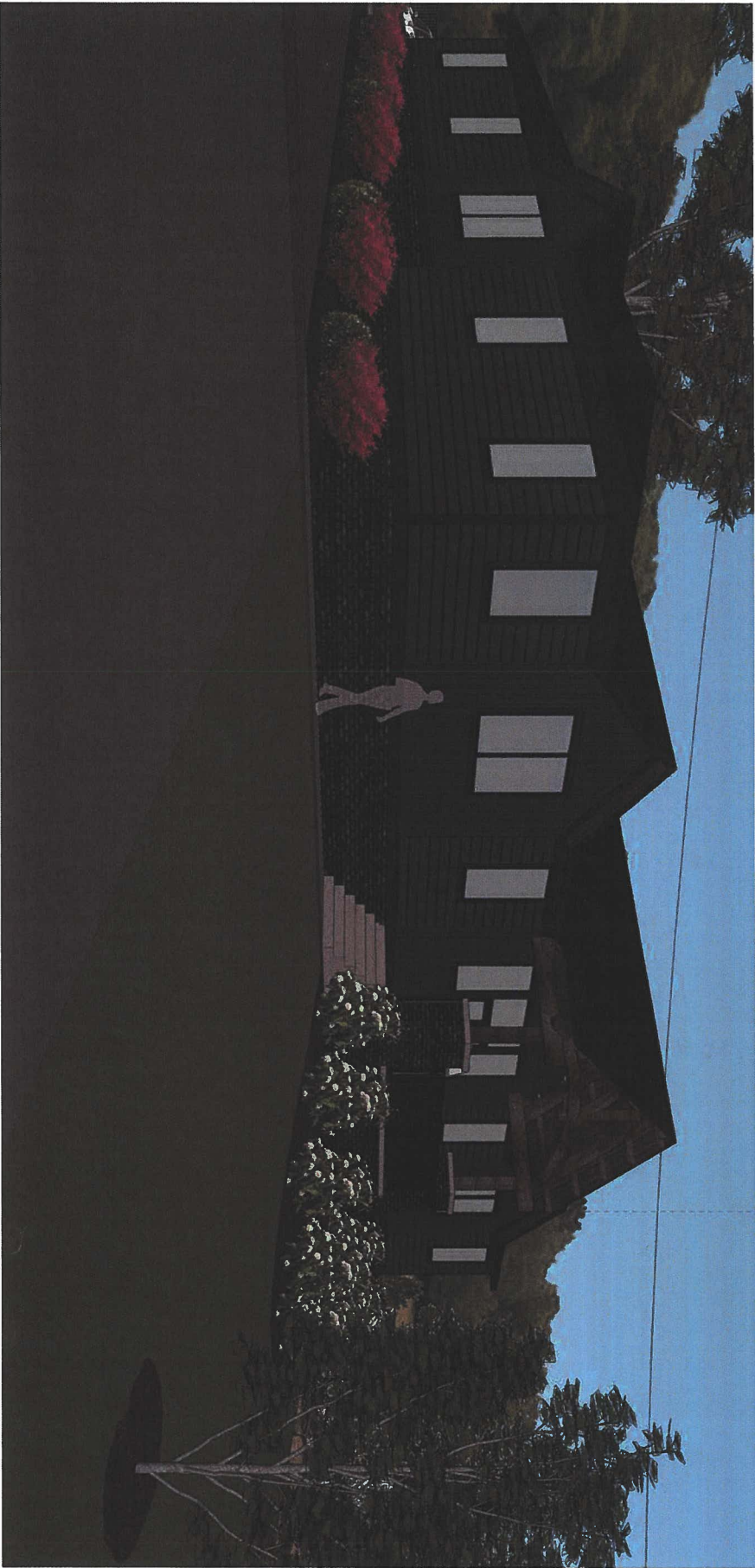
Date:	November 27, 2020
Scale:	NOT TO SCALE
Job #:	2024
Drawing #:	

**3D
RENDERINGS**

**DUPLAGA
PROFESSIONAL
CENTER
1108 Washington Avenue
Wheeling, WV 26003**

RENDERER & CONTRACTOR

 B.C. Design & Construction
 814 W. Main Street
 Wheeling, WV 26003
 Phone: 208-394-4300
 Fax: 208-394-4303
 The Company: 208-394-1245



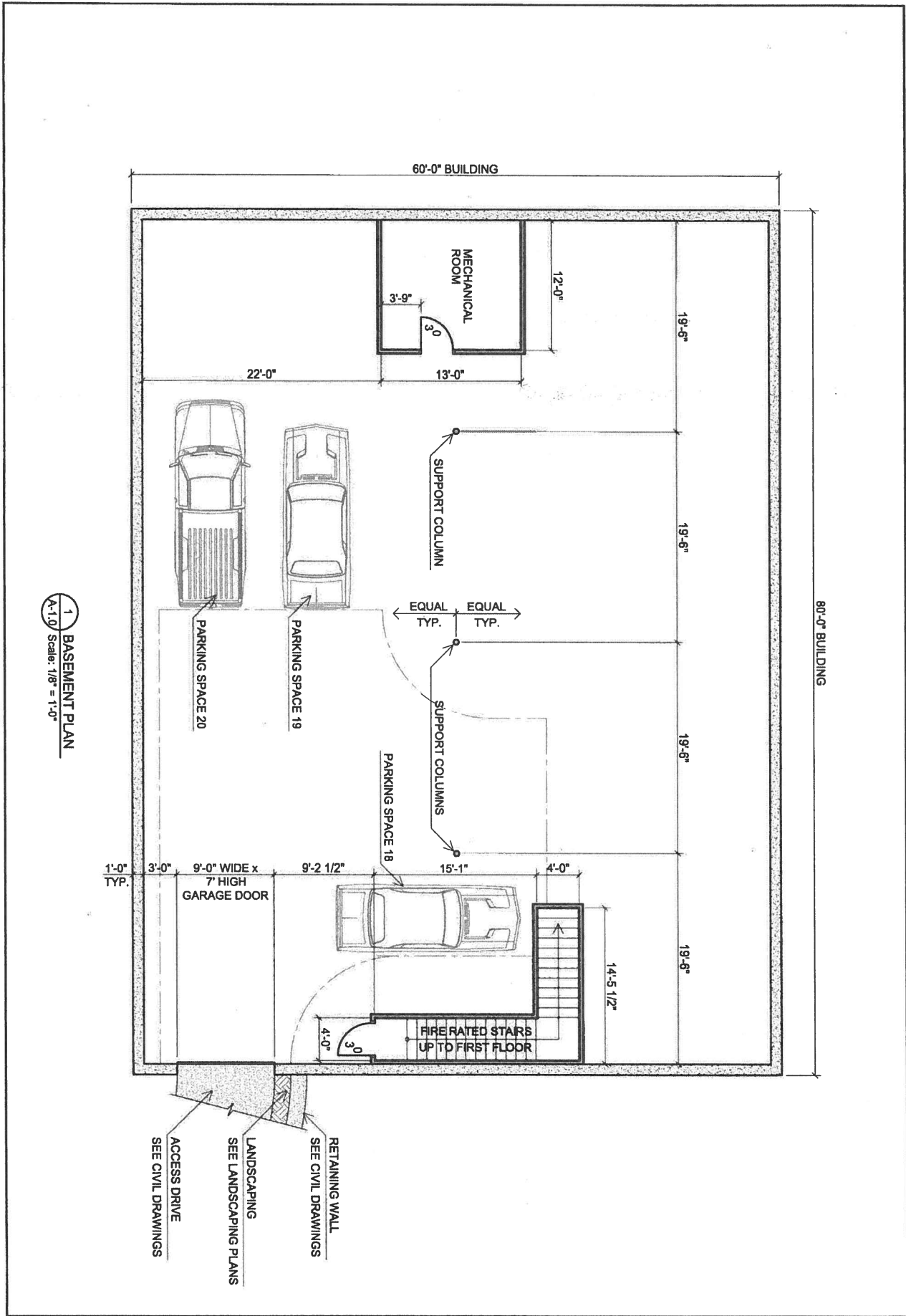
FRONT ELEVATION #1

Date: November 27, 2020
 Scale: NOT TO SCALE
 Job #: 2024
 Drawing #:

**3D
 RENDERINGS**

**DUPLAGA
 PROFESSIONAL
 CENTER**
 1108 Washington Avenue
 Wheeling, WV 26003

ENGINEER & ARCHITECT
PC
 B. C. PUGH & COMPANY
 801 Charleston, WV 25301
 Wheeling, WV 26061
 The City of Wheeling, WV 26061



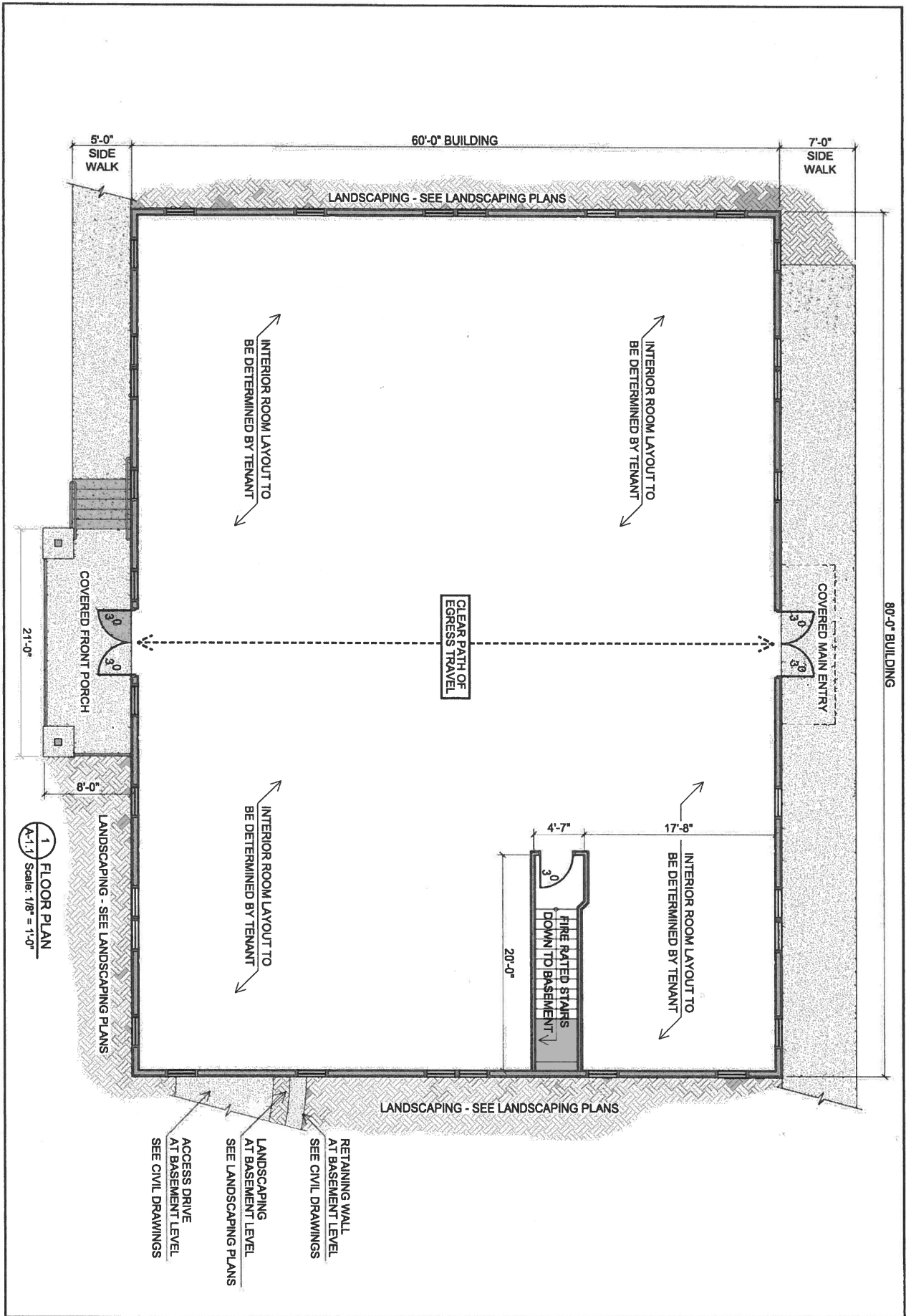
1
A-1.0
BASEMENT PLAN
Scale: 1/8" = 1'-0"

Date:	November 27, 2020
Scale:	1/8" = 1'-0"
Job #:	2024
Drawing #:	A-1.0

BASEMENT PLAN

DUPLAGA PROFESSIONAL CENTER
 1108 Washington Avenue
 Wheeling, WV 26003

BIRNBAUM & CROWLEY
 BCdesignbuild.com
 104 W. Main Street
 2nd Floor 26404440
 Tim Crowley 766-396-1243

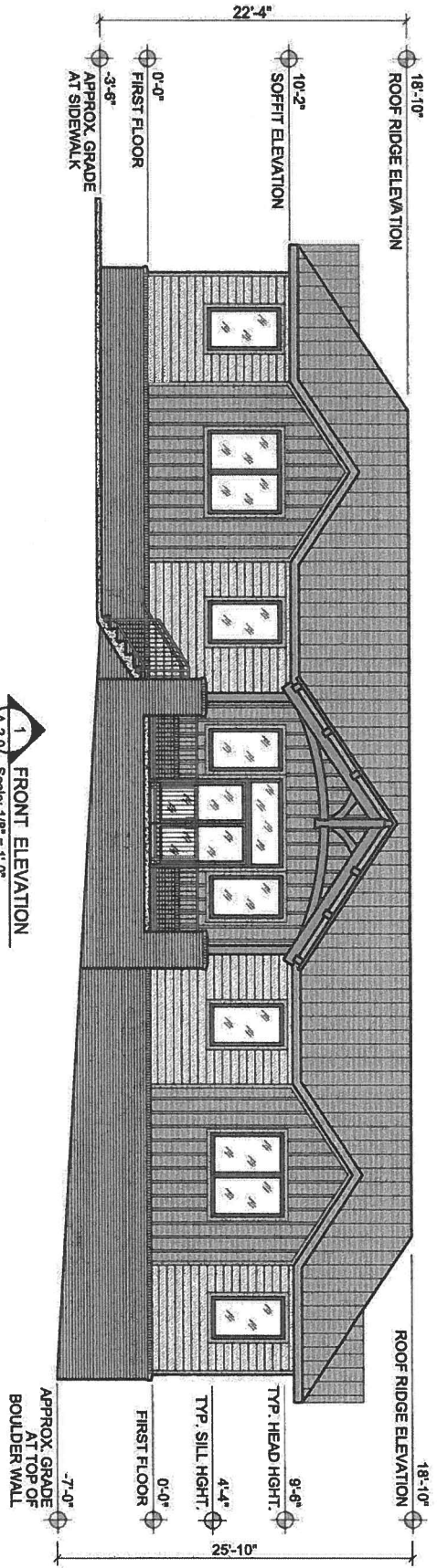


Date:	November 27, 2020
Scale:	1/8" = 1'-0"
Job #:	2024
Drawing #:	A-1.1

FLOOR PLAN

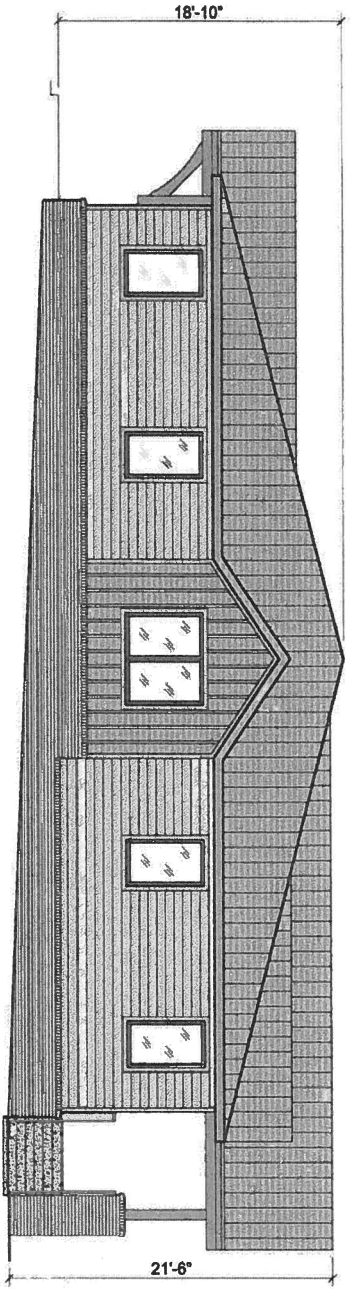
DUPLAGA PROFESSIONAL CENTER
 1108 Washington Avenue
 Wheeling, WV 26003

BREISCH & CROWLEY
 BCCdesigns@brc.com
 142 W. Main Street
 Rt. 1, Charleston, WV 25301
 Tel: 304.766.1234

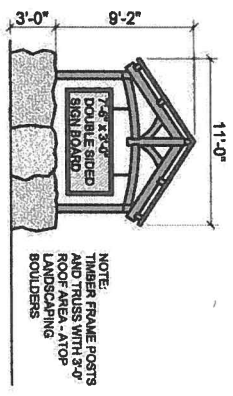


1 FRONT ELEVATION
 Scale: 1/8" = 1'-0"

TYPICAL MATERIAL LIST:
 SIDING: VERTICAL AND HORIZONTAL, COMPOSITE SIDING
 BASE: FACE BRICK
 TRIM: COMPOSITE TRIM TO MATCH SIDING MATERIAL
 ROOF: STANDING SEAM METAL ROOFING
 WINDOWS: FIXED OR CASEMENT ALUMINUM CLAD
 EXTERIOR DOORS: ANODIZED ALUMINUM



2 LEFT SIDE ELEVATION
 Scale: 1/8" = 1'-0"



3 DBL. SIDED SIGN ELEV.
 Scale: 1/8" = 1'-0"

NOTE:
 TIMBER FRAME POSTS
 AND TRUSS WITH 3"
 LANDSCAPING
 BOULDERS

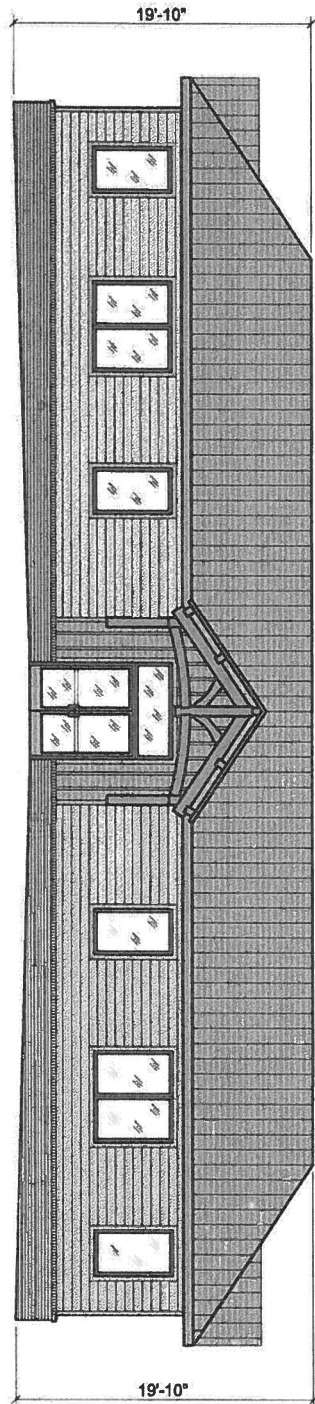
Date:	November 27, 2020
Scale:	1/8" = 1'-0"
Job #:	2024
Drawing #:	A-2.0

FRONT and LEFT SIDE ELEVATIONS and SIGN ELEVATION

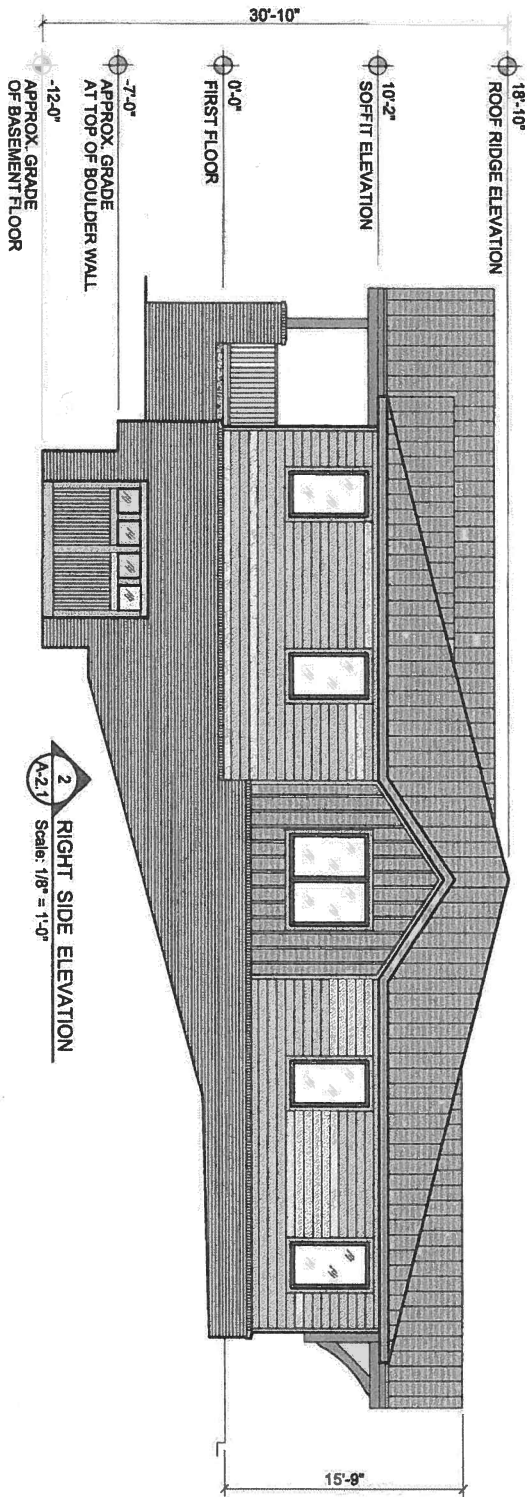
DUPLAGA PROFESSIONAL CENTER
 1108 Washington Avenue
 Wheeling, WV 26003

BRIDGES & GROWLEY

 BCGdesigns@bellsouth.com
 104 W. Main Street
 Wheeling, WV 26003
 Phone: 304-393-4400
 Fax: 304-393-4402
 The Country 766-386-1243



1
A-2.1 REAR ELEVATION
Scale: 1/8" = 1'-0"



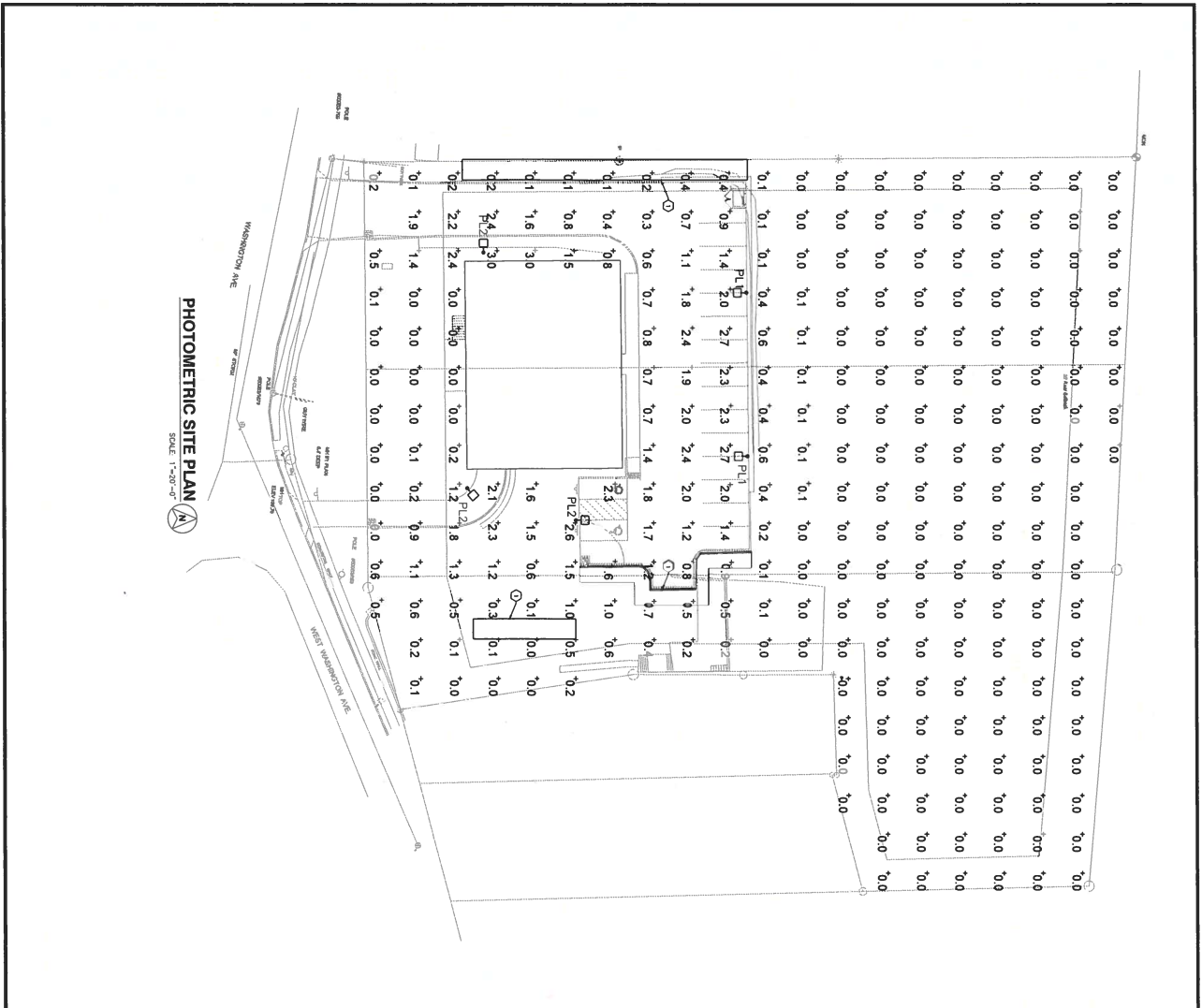
2
A-2.1 RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"

Date: November 27, 2020
 Scale: 1/8" = 1'-0"
 Job #: 2024
 Drawing #: A-2.1

**REAR and
 RIGHT SIDE
 ELEVATIONS**

**DUPLAGA
 PROFESSIONAL
 CENTER**
 1108 Washington Avenue
 Wheeling, WV 26003

BRESCHE & CROWLEY
 ARCHITECTS
 3011 S. Charleston Blvd., Suite 100
 Charleston, WV 25304
 Phone: 304-766-1141
 Fax: 304-766-1142
 Email: info@brc.com



Item	Description	Quantity	Notes
1	LED Area Luminaire	1	See Schedule 1 for details.
2	LED Area Luminaire	1	See Schedule 1 for details.
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PLAN NOTES

1. VERIFY ALL FIELD DATA SHALL BE CORRECT, ACCURATE, SUFFICIENT FOR DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD DATA.

SITE LIGHTING NOTES

- A. LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE SCHEDULED NOTES.
- B. THE HEIGHT OF LIGHT FIXTURES SHALL BE AS SHOWN IN THE SCHEDULED NOTES.

POLE BASE FOR PL1 LIGHT

POLE BASE FOR PL2 AND PL3 LIGHTS

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Foot-Candle	FC	0.3 FC	4.2 FC	0.0 FC	42.0	0.0
Foot-Candle	FC	0.3 FC	4.2 FC	0.0 FC	42.0	0.0

DUPLAGA PROFESSIONAL CENTER
1108 Washington Avenue
Wheeling, West Virginia 26003

VMP ENGINEERING INC.
1111 Raleigh Parkway
Dunbar, Ohio 43016
Phone: 614-946-1812
www.VMPEngineering.com

DATE: 11/30/2020
DRAWN BY: VMP
CHECK BY: VMP
VMP CDM 20300

ISSUE FOR: X
PROJECT: []
FIELD: []
CONSTRUCTION: []
REVISION: []
AS SHOWN: []

SE-1

SHEET NUMBER