



CITY OF WHEELING PLANNING COMMISSION

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6/18

City of Wheeling – Zoning Sub-Committee

Meeting of the Planning Commission's Zoning Committee: January 6, 2020.

Commissioners present: Mauck and West.

Commissioners absent (excused): Monroe.

Staff present: Connelly, and Humway-Warmuth

The meeting was called to order at 4:00 p.m. in City Council Chambers by Chairman Mauck.

Referred Business:

Zone Change Request – 1701-1707 Wood Street & 146-158 17th Street – Grant Street Commons

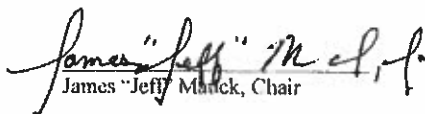
Chairman Mauck recognized Mr. Sadd to address the Committee to provide updates. Mr. Sadd commented on the existing conditions of the property being blighted and the length of time the property has been on the market. Mr. Sadd discussed other projects around the state his group is currently undertaking. Staff inquired into those projects being appropriately zoned or in compliance with that community's comprehensive plan. Mr. Sadd stated those projects were typically in the proper zoning districts. Mr. Sadd stated the proposed project investment is around 7 million dollars, including legal and other fees. Mr. Sadd stated they attempted to locate other sites in the area that are zoned for residential use, but was not successful and that they were encouraged by the West Virginia Housing Development Fund to pursue this particular site. Mr. Sadd's projects are required to go into qualified Census Tracts, stating the numbers need to work. Staff entered the market study provided by Mr. Sadd into the file. Discussion ensued. Commissioner Mauck requested staff to reviewed the staff report. Mr. Connelly reviewed the comprehensive plan including the need for housing, but in appropriately designated areas. Staff also discussed this location across the street from a zone that allows the proposed use and a few blocks from a land use category designated for residential uses. Staff discussed State Code and the need to identify changes to an area when a request is not consistent with the comprehensive plan. Staff cited this properties location in an Opportunity Zone which should provide incentives for commercial development. Discussion with the applicant ensued, including staff recognizing Mr. Sadd's priority to construct an apartment building wherever it will be funded, and staff's priority to maintain land use consistency with the goals and objectives of the city and the Comprehensive Plan. Staff cautioned making changes to the zoning map on an arbitrary basis. Staff discussed that the C-2 zone is contiguous and allows residential, but if a residential zone was proposed, it would clearly be spot zoning. Chairman Mauck discussed the current and past comprehensive plans designations for this area as well as existing land uses in the area and the potential for conflict with business and industry and their side effects, including noise and vibration. Commissioner Mauck cited reasons that support the request as well as reasons to deny the request. Commissioner West questioned the likelihood of industrial development at that location and justified the need for affordable housing.

In action on the matter, Commissioner West moved a motion to recommend approval. Seconded by Commissioner Mauck. The vote was 1-1. With Commissioner Mauck voting in opposition.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 4:55 p.m.

Respectfully submitted,


James "Jeff" Mauck, Chair