



# CITY OF WHEELING PLANNING COMMISSION

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## STAFF REPORT

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**Planning Commission Date:** Monday, September 9, 2024

**Property Location:** Elm Terrace Plaza

**Applicant:** National Equipment

**Property Zoning Classification:** C-2

**Nature of Request:** Site Plan Review

### BACKGROUND

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National Equipment is seeking site plan approval for the construction of new commercial property. This building will be 6,700 sq feet and will house National Equipment, a commercial foodservice equipment supplier. Spaces include a showroom, offices, warehouse and an equipment repair area. The building will be one story in height. No variances are being requested as the structure meets all required setbacks. The total commercial site will share 161 off-street parking spaces, including ADA spaces.

New sanitary and water lines have been designed to properly serve the building. City's WPCD is who as authority and jurisdiction and have been provided the plans. Planning staff defers to WPCD accordingly.

There is existing landscaping with grass and trees buffering residential neighborhood along Ainswood Ave.

Construction is anticipated to commence in the fall 2024 and be complete by summer 2025.

### COMPREHENSIVE PLAN CONSISTENCY

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As stated on Map 8 of the Envision Wheeling 2014 Comprehensive Plan, this area is currently intended as commercial use, as well as future commercial land use.

### PLANNING COMMISSION REVIEW

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Article 1373 of the City's Planning and Zoning Code empowers the Planning Commission to review and approve, approve with modifications/conditions, or disapprove site plans for certain development enumerated under Article 1373.03, the following of which pertain to the applicant's Site Plan.

#### COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · WILLIAM LANHAM  
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STAFF: BRENDA J. DELBERT

- Article 1373.03(a)(4) – Any new structure or addition in a nonresidential district if the lot abuts a residential district.
- Article 1373.03(b)(4) – Any new construction or additions that is greater than 4,000 square feet in floor area in the C-2 District.

City Planning Staff advises the Planning Commission that the applicant’s simultaneous submission of the Preliminary and Final Site Plan, as provided under Article 1373.05(c), and the Planning Commission’s simultaneous review and determination of same can and should be acted upon accordingly.

### **STAFF RECOMMENDATION**

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Staff recommends approval of this site plan.

### **ATTACHMENTS**

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Application for Zoning Certificate  
Proposed Site Plan including stormwater  
Site Renderings  
Building Elevations