



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

Planning Commission Date: Monday, May 12, 2025

Property Location: 990 Mt Dechantal Rd Parcel 10-W53-91.1

Applicant: Eye Care Center

Property Zoning Classification: C-2

Nature of Request: Site Plan Review

BACKGROUND

Site plan approval is intended to regulate site development plans in order adequate light, convenience of access, safety, congestion of in the public streets may be less or avoided. The site review process will allow the city to review the arrangement, layout, and neighborhood impacts on sites intended for development.

The Eye Care Center is seeking final site plan approval for the construction of a new 6,345 sq feet medical office building. The zoning classification is C-2, and the medial office is permitted use. The objectives of the C-2 District are to *permit commercial goods and services on a major collector or business street, and to require those businesses to mitigate their impact on nearby residences through parking, landscaping, lighting, signage, and building exterior controls. The commercial uses should serve both the retail and service needs of local residents and employees and a larger retail market brought into the commercial area due to the nature of the collector or business street.*

During the April 12, 2025, meeting there was a discrepancy suggesting parcels were identified as residential. According to the City of Wheeling official zoning map this parcel is zoned C-2 general commercial.

According to Article 1355 Off-Street Parking and Loading: Table 9-A the minimum parking spaces to be provided are 25. The proposed plan exceeds this request with 43 spaces. The ingress/egress driveway is wide enough to accommodate one car in and one car out. All set back requirements are compliant.

The city's WPCD is who as authority and jurisdiction, planning staff defers to WPCD accordingly. For stormwater management plan and permitting procedures. The applicant has shown their project can comply with MS-4 regulations.

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · WILLIAM LANHAM
HOWARD MONROE · BEN SEIDLER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: BRENDA J. DELBERT

COMPREHENSIVE PLAN CONSISTENCY

Current zoning supports the lands use, as well as Future Land Use as defined in the 2034 Wheeling Forward Comprehensive Plan.

PLANNING COMMISSION REVIEW

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 pertains to the applicant's Site Plan.

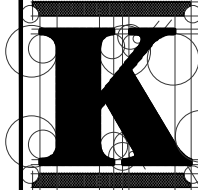
- Article 1373.03(a)(4) – Any new structure or addition in a nonresidential district if the lot abuts a residential district.
- Article 1373.03(b)(4) – Any new construction or additions that is greater than 4,000 square feet in floor area in the C-2 District.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approves the Final Site Plan.

ATTACHMENTS

Site Plan S-1
First Floor Egress Plan
Land Survey
Zoning Map
Addressing Map



CONSTANTINE
KAYAFAS
ARCHITECTS

2307 Chapline St.
Wheeling, WV
304.233.1816
304.233.1892 fax
www.Kayafasarchitects.com

APRIL 14, 2025
COPYRIGHT DATE
APRIL 28, 2025
REVISION DATE

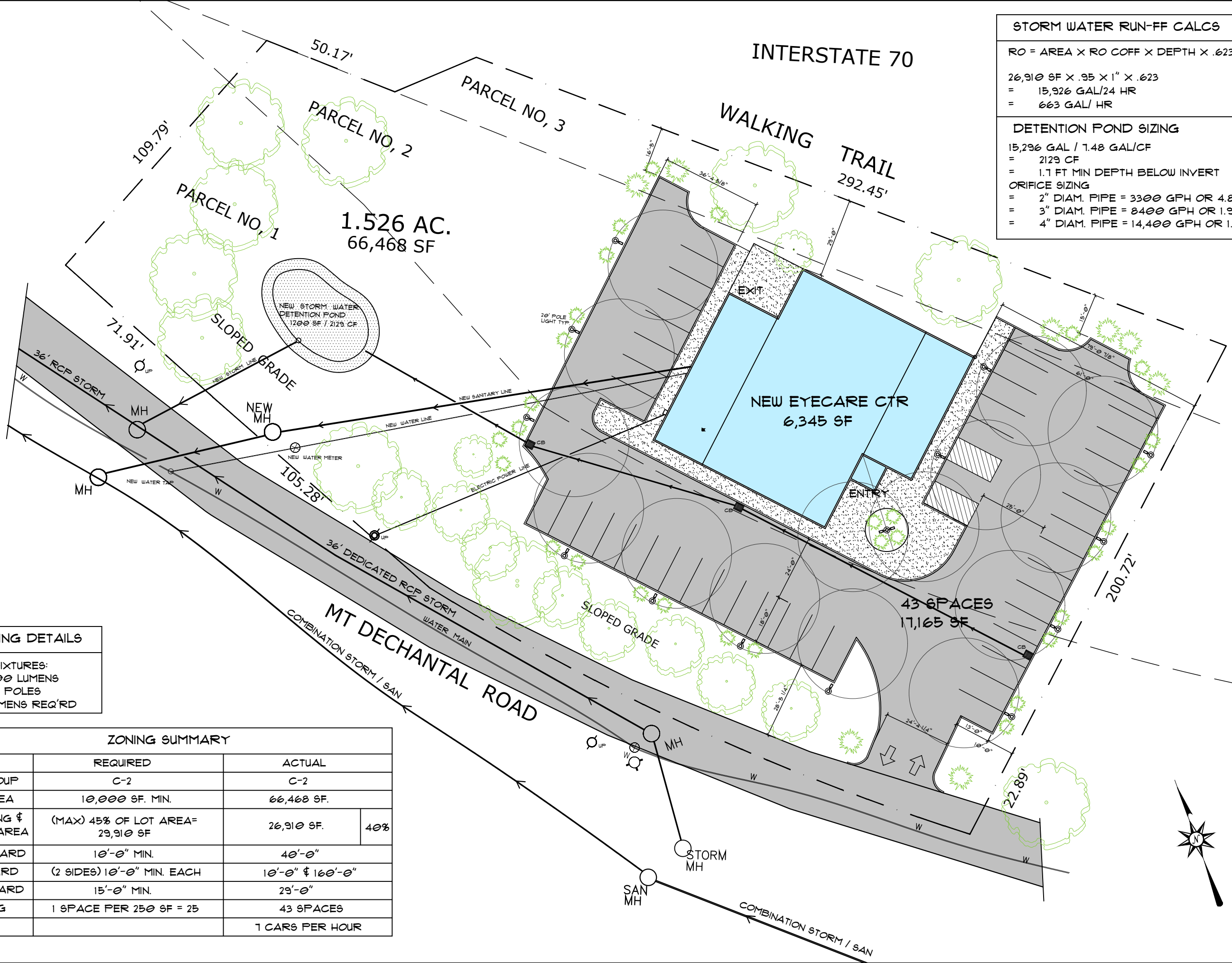
THE EYECARE CENTER
MT. DECHANTAL ROAD
WHEELING, WV

JOB NO.
0923

SITE
PLAN

S-1
SHEET
OF

STORM WATER RUN-OFF CALCS	
RO = AREA X RO COFF X DEPTH X .623	
26,910 SF X .95 X 1" X .623	
= 15,926 GAL/24 HR	
= 663 GAL/ HR	
DETENTION POND SIZING	
15,296 GAL / 7.48 GAL/CF	
= 2129 CF	
= 1.1 FT MIN DEPTH BELOW INVERT	
ORIFICE SIZING	
= 2" DIAM. PIPE = 3300 GPH OR 4.8 HRS	
= 3" DIAM. PIPE = 8400 GPH OR 1.9 HRS	
= 4" DIAM. PIPE = 14,400 GPH OR 1.1 HRS	

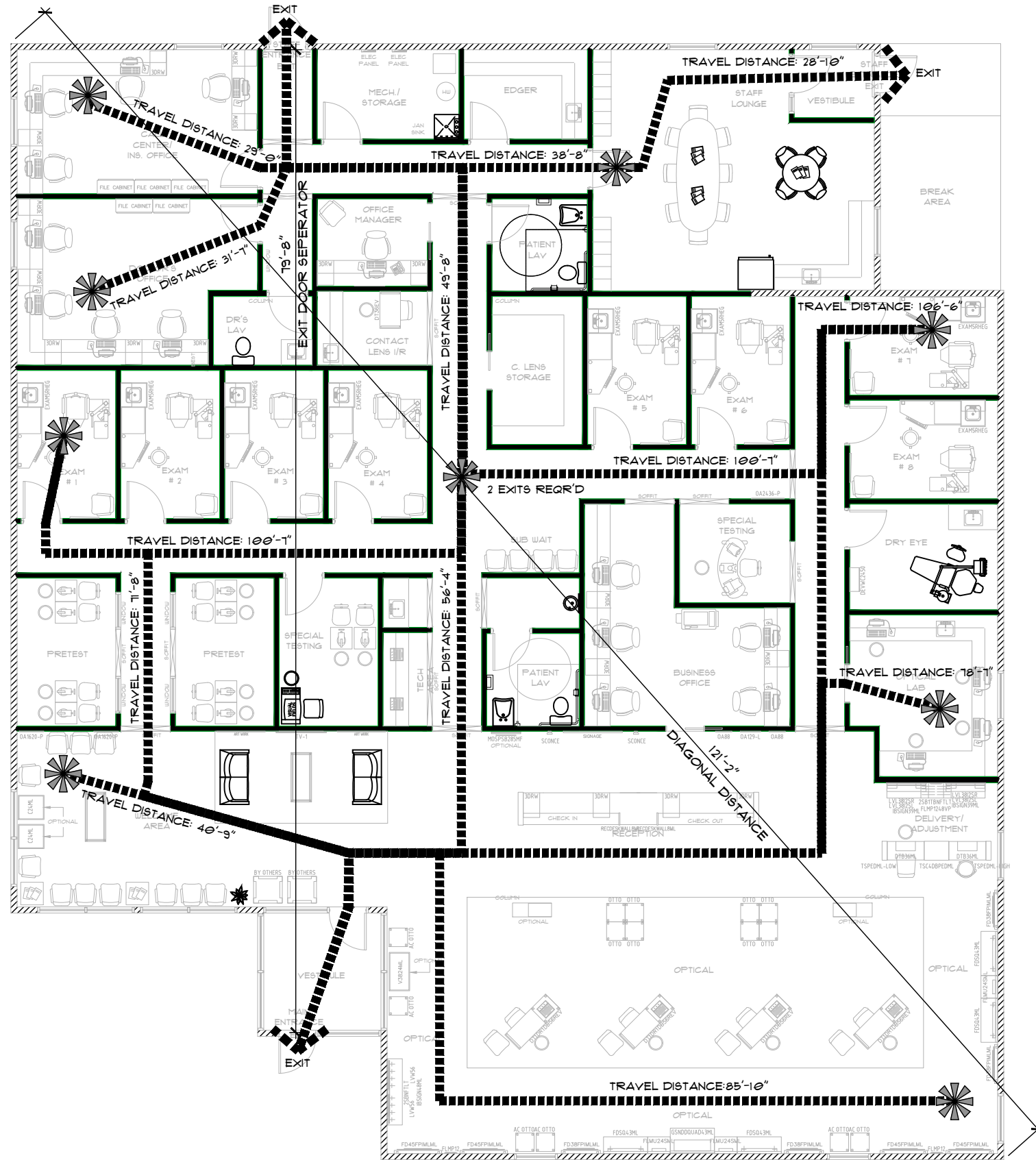


LIGHTING DETAILS	
LED FIXTURES:	
26,000 LUMENS	
20 FT POLES	
10 LUMENS REQ'D	

ZONING SUMMARY		
ITEM	REQUIRED	ACTUAL
USE GROUP	C-2	C-2
LOT AREA	10,000 SF. MIN.	66,468 SF.
BUILDING & PRK'G AREA	(MAX) 45% OF LOT AREA = 29,910 SF	26,910 SF. 40%
FRONT YARD	10'-0" MIN.	40'-0"
SIDE YARD	(2 SIDES) 10'-0" MIN. EACH	10'-0" & 160'-0"
REAR YARD	15'-0" MIN.	29'-0"
PARKING	1 SPACE PER 250 SF = 25	43 SPACES
TRAFFIC		1 CARS PER HOUR

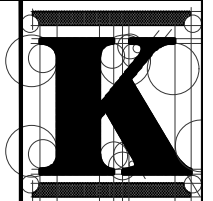
Z:\JOBS\2025_JOBS\0225 The Eyecare Center\CAD Drawings\0225 Eyecare Center Plans.dwg, 4/28/2025 3:50:46 PM

Z:\JOBS\2025 JOBS\0225 The Eyecare Center\CAD Drawings\CODE\0225 EYE Care Center Code Summary & Egress - Copy.dwg, 4/28/2025 3:43:37 PM



EXIT DOOR SEPARATOR
D = 121'-2"
REQUIRED = D/2 = 60'-1"
ACTUAL = 19'-8"

1 FIRST FLOOR EGRESS PLAN
 CI SCALE 3/32" = 1' ON 11" X 11" PAPER
 SCALE 3/16" = 1' ON 24" X 36" PAPER



**CONSTANTINE
 KAYAFAS
 ARCHITECTS**

2307 Chapline St.
 Wheeling, WV
 304.233.1816
 304.233.1892 fax
 www.Kayafasarchitects.com

APR. 28, 2025
 COPYRIGHT DATE

THE EYECARE CENTER
 821 EAST MAIN STREET,
 WHEELING, WV

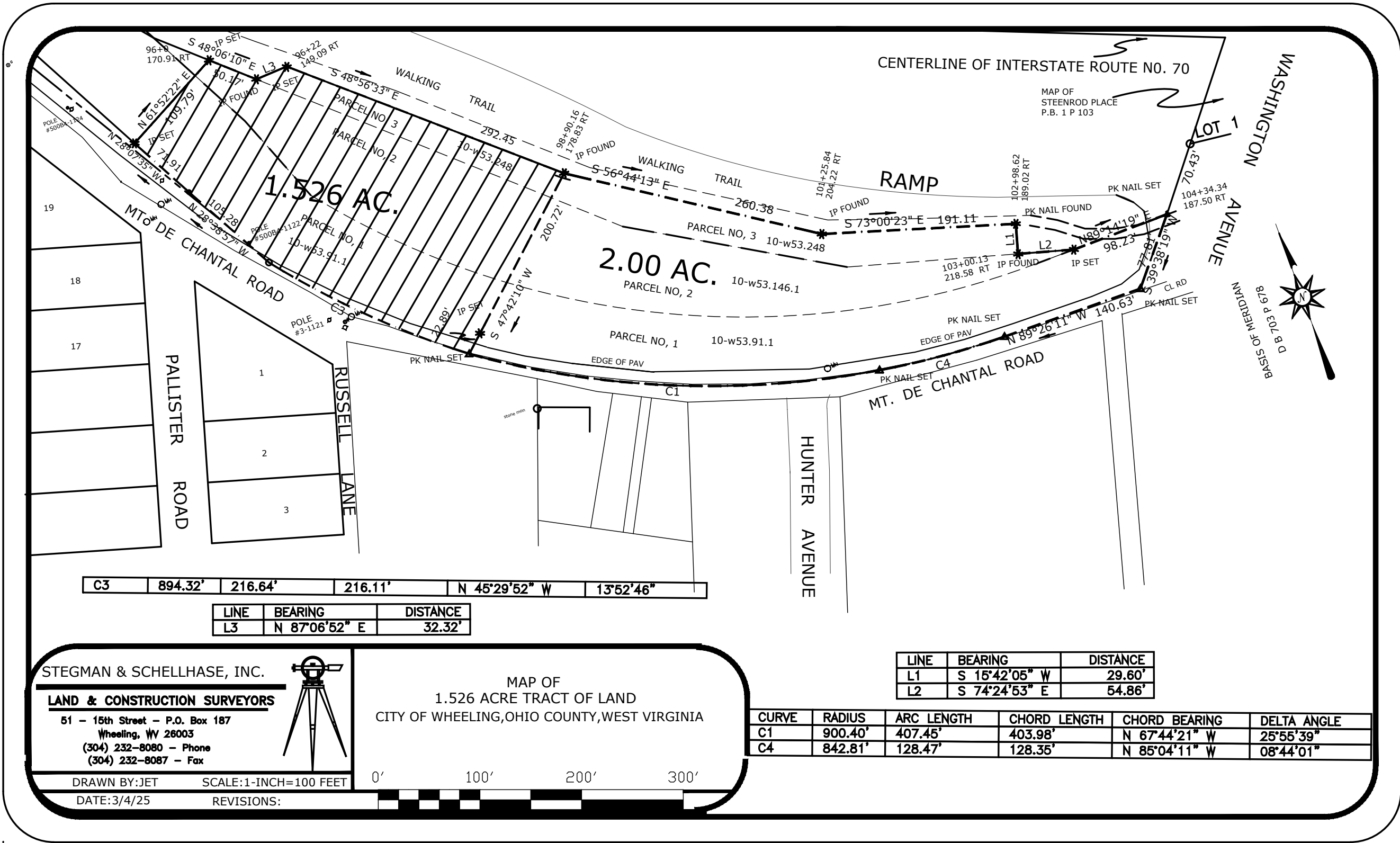
JOB NO.
0225

EGRESS
 PLAN

C-1

SHEET
 OF

Z:\UOBS\2025 The Eyecare Center\Site\Stegman & Schehase Survey Grub Property 1.52 acres Received 3-17-25.dwg, 3/17/2025 11:31:55 AM



C3	894.32'	216.64'	216.11'	N 45°29'52" W	13°52'46"
----	---------	---------	---------	---------------	-----------

LINE	BEARING	DISTANCE
L3	N 87°06'52" E	32.32'

LINE	BEARING	DISTANCE
L1	S 15°42'05" W	29.60'
L2	S 74°24'53" E	54.86'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.40'	407.45'	403.98'	N 67°44'21" W	25°55'39"
C4	842.81'	128.47'	128.35'	N 85°04'11" W	08°44'01"

STEGMAN & SCHELLHASE, INC.

LAND & CONSTRUCTION SURVEYORS

51 - 15th Street - P.O. Box 187
 Wheeling, WV 26003
 (304) 232-8080 - Phone
 (304) 232-8087 - Fax



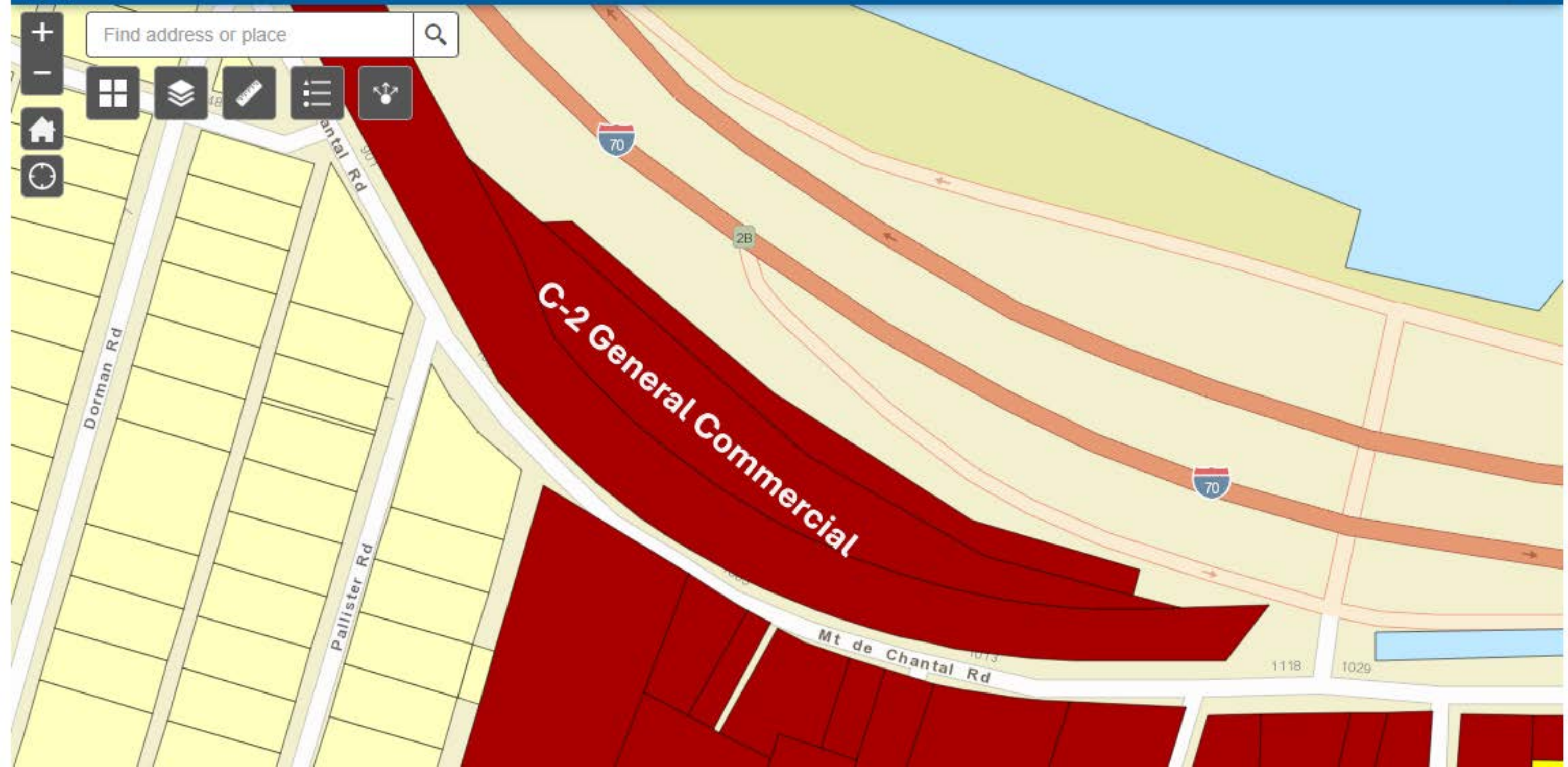
MAP OF
 1.526 ACRE TRACT OF LAND
 CITY OF WHEELING, OHIO COUNTY, WEST VIRGINIA

DRAWN BY: JET SCALE: 1-INCH=100 FEET
 DATE: 3/4/25 REVISIONS:

0' 100' 200' 300'



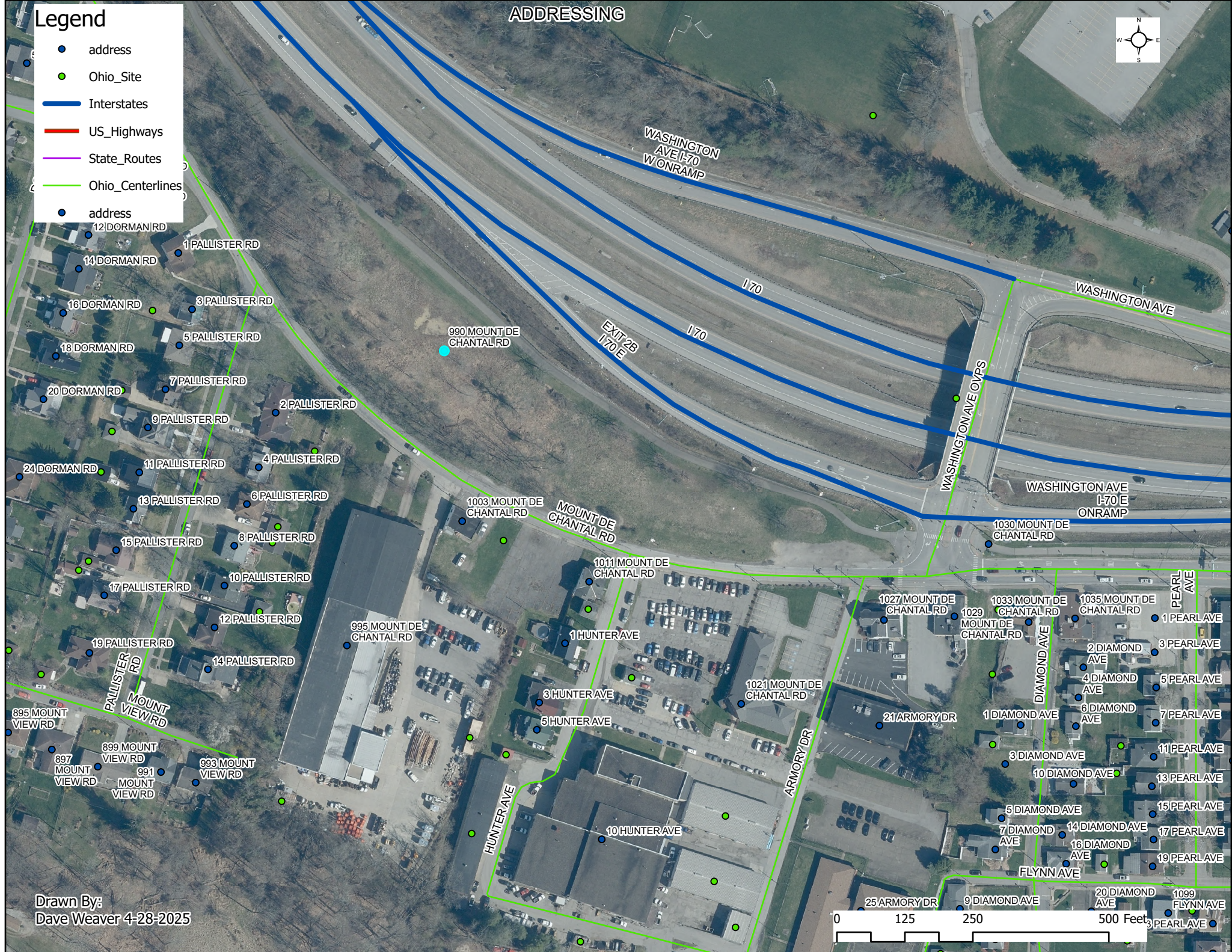
Find address or place



ADDRESSING



- address
- Ohio_Site
- Interstates
- US_Highways
- State_Routes
- Ohio_Centerlines



Drawn By:
Dave Weaver 4-28-2025

