



CITY OF WHEELING PLANNING COMMISSION

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STAFF REPORT

Planning Commission Date: Monday, July 28, 2025
Property Location: Mt Dechantal Rd Parcel 10-W53-91.1
Applicant: Wash Rite
Property Zoning Classification: C-2
Nature of Request: Site Plan Review

BACKGROUND

Wash Rite has submitted an additional Traffic Study, prepared by French Engineering, LLC. The key findings and recommendations of this study are as follows: *In general, the road system in this area has adequate capacity compared to the prevailing volumes. The traffic volumes generated by the proposed car wash are not significant and do not result in traffic impacts that would require mitigation. No improvements are needed at off-site intersections. No turn lanes are warranted at the proposed access points with Mount DeChantal Road.* The trip generation rates were obtained from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition.

Wash-Rite is seeking preliminary site plan approval for the construction of a new car wash. The zoning classification is C-2 and car wash 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.*

The proposed car wash building would sit to the West on parcel 10-W53-91.1. Land Survey is attached.

Article 1355 Off-Street Parking and Loading and its Table 9-A indicates the minimum parking standard. The minimum parking required will be calculated using 1 space per 400 ft gross floor area. This will be calculated after receiving floor plans.

The parcel is not in the Floodplain.

The city's WPCD is who as authority and jurisdiction, planning staff defers to WPCD accordingly. For stormwater management plan and permitting procedures.

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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.

STAFF RECOMMENDATION

Staff recommends the Planning Commission accepts the preliminary site plan approval.

For final site plan approval, we recommend clarity on rear setbacks, lighting plan, sign plan, and landscape plan to include buffering along the trail.

ATTACHMENTS

Proposed Site Plan
French Engineering, LLC Traffic Study