



# CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

## STAFF REPORT

PROPERTY LOCATION: Marsh Lofts  
NATURE OF REQUEST: Site Plan Review  
APPLICANT: WC Marsh Lofts LP

### BACKGROUND & ANALYSIS:

WC Marsh Lofts LP is seeking site plan approval for the construction of a multi-family residential development on property in the 900 block of Main Street currently used as a parking lot. The proposed use is permitted in the D-2 Downtown Medium Density zoning district. This application requires a site plan review by the Planning Commission because the proposed development exceeds 4,000 square feet. A site plan review checklist has been included for your review.

The proposed 4 story building will sit on a 22,000+ square foot lot and measure approximately 67' x 167' and contain 46 market rate apartments (nineteen - 1 bedroom, twenty-six - 2 bedroom) along with 5 parking spaces, including 4 ADA compliant. The building has been situated along the sidewalk with parking in the back in keeping with the urban form of the neighborhood. Access to the parking area will be from the alley. Entrances to the building are located along Main Street and the two alleys. The owner is proposing a green space and enclosed dumpster pad off of the rear alley.

A variance to reduce the rear yard setback from 12' to 10' is required and is on the April 15, 2021 Board of Zoning Appeals agenda. The applicant indicates on Sheet C001 that a variance to reduce the minimum lot area per dwelling unit is required. Staff advised the applicant that is not required.

### STAFF RECOMMENDATION:

The staff recommends approval of the site plan.

### ATTACHMENTS:

Application for Zoning Compliance  
Project Overview / Property Narrative  
Site Plan Review Checklist  
Site Photos  
Construction Schedule  
Drawing Sheet Sets, Floor Plans & Rendering

### COMMISSION MEMBERS

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

STAFF: THOMAS CONNELLY, AICP



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: Main Street
2. Name of Property Owner: Owner: Ohio Valley Area Development Corp. Dev: WC Marsh Lofts Limited Partnership
3. Name of Applicant: WC Marsh Lofts Limited Partnership / Attn: Thomas Simons
4. Address of Applicant: 500 S. Front Street, 10th Floor, Columbus, OH 43215
5. Applicant Phone: 614-396-3203 Owner Phone: 614-396-3200
6. Existing Use: Parking Lot
7. Proposed Use: Same Other (describe): Multi-family Apartment Building
8. Number of off-street parking spaces to be provided: 5
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: 46

Existing Lot Dimensions: Width: 174 ft. x Depth: 128 ft. = lot area: 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: 162 ft. x Depth: 61 ft. = Total first floor area, including covered porches: 12,260 sq. ft.
Setbacks: Front: 0 ft. Rear: 10 ft. Side: 0 ft. Other Side: 8 ft. Height/Stories: 4

Applicant Signature:

[Handwritten Signature]

Date: 3/29/21

Owner Signature:

[Handwritten Signature]

Date: 3/26/21

Reset Form

Print Form



171 W Main Street  
PO Box 695  
St. Clairsville, OH 43950  
Phone 740.449.2194  
[www.chadanengineering.com](http://www.chadanengineering.com)

March 29, 2021

Mr. Thomas Connelly, AICP  
Director, Building & Planning Department  
1500 Chapline Street  
Wheeling, WV 26003

Re: Marsh Wheeling Lofts  
Main Street

Mr. Connelly:

On behalf of Woda Cooper Companies, Inc. we are submitting the attached documentation for the Site Plan Review Application. This development is scheduled to begin construction in July 2021 and is expected to be completed in September 2022. One variance is needed for this development which is the rear setback line and variance request will be submitted to the City.

If you have any questions, please let me know.

Respectfully Submitted,

A handwritten signature in black ink that reads "C. M. Garvick".

Charles M. Garvick, P.E.  
Chadan Engineering, Inc.



DEVELOPMENT  
CONSTRUCTION  
MANAGEMENT

229 Huber Village Blvd., Suite 100  
Westerville, OH, 43081

Office: 614.396.3200  
Fax: 614.396.3210

[www.wodagroup.com](http://www.wodagroup.com)

## Property Narrative

Woda Cooper Development, Inc., a regional housing developer, general contractor and management company is currently working on the Marsh Wheeling Lofts, a new 46 unit, market rate, multi-family residential rental community located in front of the 10<sup>th</sup> Street garage on Main Street, Wheeling, WV.

Marsh Wheeling Lofts is a 4-story elevator building that will include an array of modern amenities for its residents. The units will provide a full package of energy star appliances and will feature many other energy-saving amenities. The community will include a community space for on-site management and for the residents.

The Developer has an agreement with the City of Wheeling that at least 51% of the buildings north and west facades will be brick. The City of Wheeling and Developer have also agreed on terms of a parking lease where the City of Wheeling will provide access to parking in the 10<sup>th</sup> Street Garage for the residents at Marsh Wheeling Lofts.

## Site Plan Review Checklist

### 1. Legal Data:

- property owners within 100'
- 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
- na water bodies & floodplains
- na 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
- O location, size, color illumination of signage
- na 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
- na lines and dimensions of property to be dedicated public
- construction schedule
- na record of application of necessary permits from federal, state or county
- copies submitted on media 24" x 36", 11" x 17", and digital copy

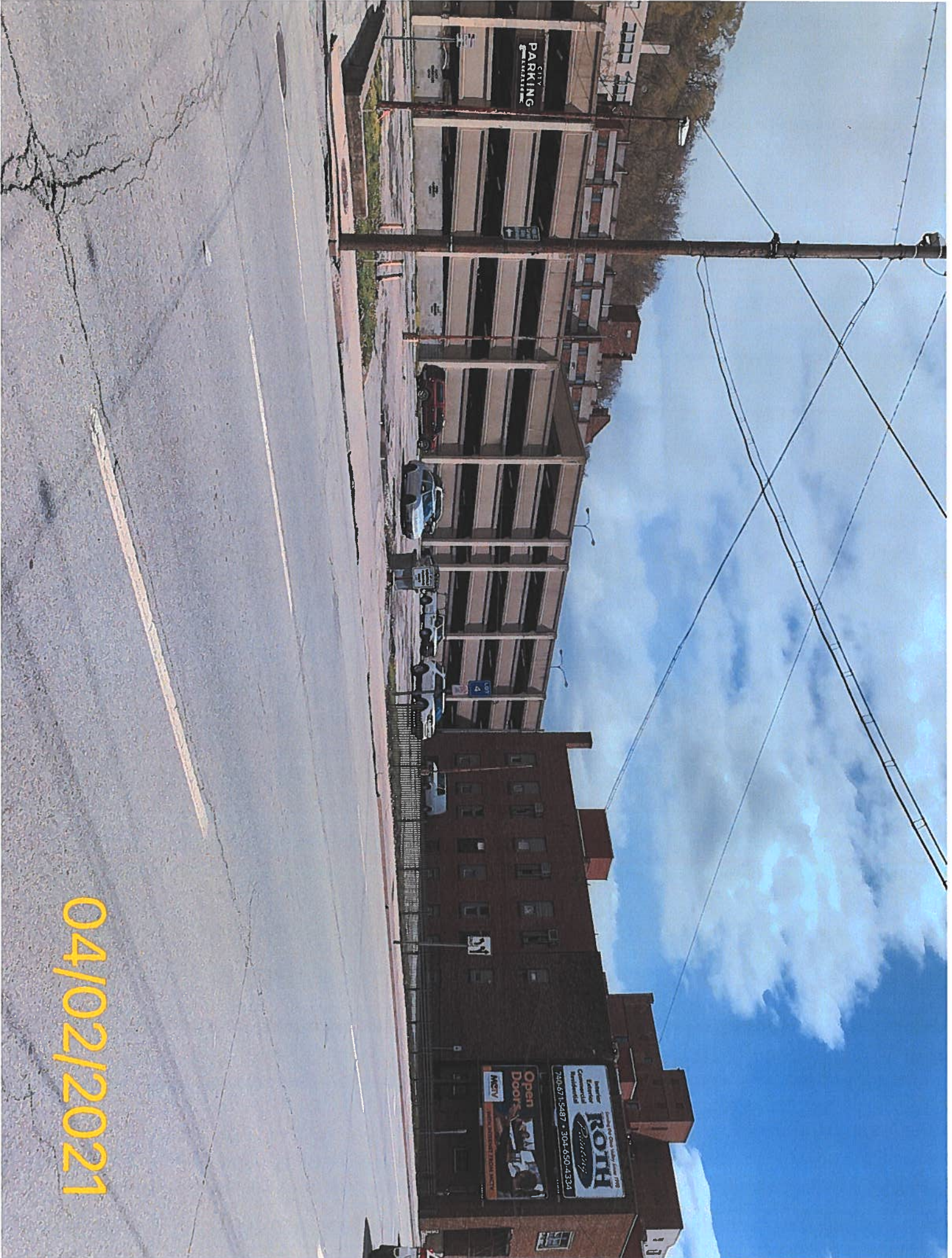
### 4. Additional Submissions (special conditions may require additional information)

### 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.






























04/02/2021



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ID	 Task Mode	Task Name	Duration	Start	Finish
1		<b>Wheeling Marsh Lofts</b>	<b>305 days?</b>	<b>Wed 7/14/21</b>	<b>Tue 9/13/22</b>
2		NTP	1 day?	Wed 7/14/21	Wed 7/14/21
3		<b>Earthwork &amp; Utilities</b>	<b>42 days</b>	<b>Wed 7/14/21</b>	<b>Thu 9/9/21</b>
4		Mobilization	5 days	Thu 7/15/21	Wed 7/21/21
5		Erosion Control	3 days	Thu 7/22/21	Mon 7/26/21
6		Earthwork	10 days	Tue 7/27/21	Mon 8/9/21
7		Sanitary	5 days	Tue 8/10/21	Mon 8/16/21
8		Storm	10 days	Tue 8/17/21	Mon 8/30/21
9		Water	5 days	Tue 8/31/21	Mon 9/6/21
10		Stone lot	3 days	Tue 9/7/21	Thu 9/9/21
11		Base coat	2 days	Wed 7/14/21	Thu 7/15/21
12		Sidewalks	15 days	Wed 7/14/21	Tue 8/3/21
13		<b>Building</b>	<b>286 days?</b>	<b>Tue 8/10/21</b>	<b>Tue 9/13/22</b>
14		<b>Building Shell</b>	<b>154 days?</b>	<b>Tue 8/10/21</b>	<b>Fri 3/11/22</b>
15		RAPS	19 days	Tue 8/10/21	Fri 9/3/21
16		Stakeout footers including elevator	1 day	Mon 9/6/21	Mon 9/6/21
17		Dig and Pour footer	7 days	Tue 9/7/21	Wed 9/15/21
18		Pin footer	1 day	Wed 9/8/21	Wed 9/8/21
19		Block foundation	12 days	Thu 9/9/21	Fri 9/24/21
20		Structural Steel	4 days	Tue 9/21/21	Fri 9/24/21
21		Insulation and backfill	2 days	Mon 9/27/21	Tue 9/28/21
22		UG plumbing	5 days	Wed 9/29/21	Tue 10/5/21
23		Crawl prep and finish	3 days	Wed 10/6/21	Fri 10/8/21
24		Rough framing	40 days	Mon 10/11/21	Fri 12/3/21
25		TPO Roofing	8 days	Mon 12/6/21	Wed 12/15/21
26		<b>Power</b>	<b>9 days?</b>	<b>Thu 12/16/21</b>	<b>Tue 12/28/21</b>
31		Pre-Insulation	5 days	Thu 12/16/21	Wed 12/22/21
32		Pre-Rock	7 days	Thu 12/23/21	Fri 12/31/21
33		Windows	10 days	Mon 12/6/21	Fri 12/17/21
34		Brick	30 days	Mon 12/20/21	Fri 1/28/22
35		Siding	20 days	Mon 1/24/22	Fri 2/18/22
36		Scuppers/Downs/coping	15 days	Mon 2/21/22	Fri 3/11/22
37		<b>Building Interior</b>	<b>140 days</b>	<b>Thu 12/16/21</b>	<b>Wed 6/29/22</b>
38		<b>Fourth floor</b>	<b>105 days</b>	<b>Thu 12/16/21</b>	<b>Wed 5/11/22</b>
39		Mechanical rough	10 days	Mon 1/3/22	Fri 1/14/22
40		Plumbing Rough	8 days	Wed 1/5/22	Fri 1/14/22
41		Electrical rough	8 days	Fri 1/7/22	Tue 1/18/22
42		Sprinkler rough	4 days	Thu 12/16/21	Tue 12/21/21
43		MEPS Inspection	1 day	Wed 1/19/22	Wed 1/19/22
44		AIP & Insulate	3 days	Thu 1/20/22	Mon 1/24/22
45		Insulation Inspection	1 day	Tue 1/25/22	Tue 1/25/22
46		Drywall	15 days	Wed 1/26/22	Tue 2/15/22

ID	 Task Mode	Task Name	Duration	Start	Finish
47		Prime and First Coat and Finish baths/kitchen/mechanicals/closet:	5 days	Wed 2/16/22	Tue 2/22/22
48		Gypcrete	2 days	Wed 2/23/22	Thu 2/24/22
49		Pre-Flooring (Kitchen cabinets, mechanical room and bathrooms)	3 days	Fri 2/25/22	Tue 3/1/22
50		Trim Carpentry (doors/casing/sills/cabinets/Ctops, accessories/blinds/microwaves/ca	10 days	Wed 3/2/22	Tue 3/15/22
51		Trim Paint	7 days	Wed 3/16/22	Thu 3/24/22
52		MEP Trims	5 days	Fri 3/25/22	Thu 3/31/22
53		Rough Clean	3 days	Fri 4/1/22	Tue 4/5/22
54		Final Paint	6 days	Wed 4/6/22	Wed 4/13/22
55		Flooring and base	5 days	Thu 4/14/22	Wed 4/20/22
56		Carp Trim (latches/locksets/doorstops/blinds	5 days	Thu 4/21/22	Wed 4/27/22
57		Major Appliance	1 day	Thu 4/28/22	Thu 4/28/22
58		NCI/QC	5 days	Fri 4/29/22	Thu 5/5/22
59		Final Clean	3 days	Fri 5/6/22	Tue 5/10/22
60		Lockout	1 day	Wed 5/11/22	Wed 5/11/22
61		<b>Third floor</b>	<b>117 days</b>	<b>Thu 12/16/21</b>	<b>Fri 5/27/22</b>
84		<b>Second floor</b>	<b>95 days</b>	<b>Mon 1/31/22</b>	<b>Fri 6/10/22</b>
107		<b>First floor</b>	<b>98 days</b>	<b>Mon 2/14/22</b>	<b>Wed 6/29/22</b>
108		Mechanical rough	10 days	Mon 2/14/22	Fri 2/25/22
109		Plumbing Rough	8 days	Wed 2/16/22	Fri 2/25/22
110		Electrical rough	8 days	Fri 2/18/22	Tue 3/1/22
111		Sprinkler rough	4 days	Mon 2/14/22	Thu 2/17/22
112		MEPS Inspection	1 day	Wed 3/2/22	Wed 3/2/22
113		AIP & Insulate	3 days	Thu 3/3/22	Mon 3/7/22
114		Insulation Inspection	1 day	Tue 3/8/22	Tue 3/8/22
115		Drywall	15 days	Wed 3/9/22	Tue 3/29/22
116		Prime and First Coat and Finish baths/kitchen/mechanicals/closet:	5 days	Wed 3/30/22	Tue 4/5/22
117		Gypcrete	2 days	Wed 4/6/22	Thu 4/7/22
118		Pre-Flooring (Kitchen cabinets, mechanical room and bathrooms)	3 days	Fri 4/8/22	Tue 4/12/22
119		Trim Carpentry (doors/casing/sills/cabinets/Ctops, accessories/blinds/microwaves/ca	10 days	Wed 4/13/22	Tue 4/26/22
120		Trim Paint	7 days	Wed 4/27/22	Thu 5/5/22
121		MEP Trims	5 days	Fri 5/6/22	Thu 5/12/22
122		Rough Clean	3 days	Fri 5/13/22	Tue 5/17/22
123		Final Paint	6 days	Wed 5/18/22	Wed 5/25/22
124		Flooring and base	5 days	Thu 5/26/22	Wed 6/1/22

ID	 Task Mode	Task Name	Duration	Start	Finish
125		Carp Trim (latches/locksets/doorstops/blinds)	5 days	Thu 6/2/22	Wed 6/8/22
126		Major Appliance	1 day	Thu 6/9/22	Thu 6/9/22
127		NCI/QC	10 days	Fri 6/10/22	Thu 6/23/22
128		Final Clean	3 days	Fri 6/24/22	Tue 6/28/22
129		Lockout	1 day	Wed 6/29/22	Wed 6/29/22
130		<b>Building 1 Closeout</b>	<b>54 days?</b>	<b>Thu 6/30/22</b>	<b>Tue 9/13/22</b>
131		Calamity/Weather	40 days	Thu 6/30/22	Wed 8/24/22
132		<b>Inspections</b>	<b>2 days?</b>	<b>Thu 8/25/22</b>	<b>Fri 8/26/22</b>
133		MEP Finals	1 day?	Thu 8/25/22	Thu 8/25/22
134		Elevator inspection	1 day?	Thu 8/25/22	Thu 8/25/22
135		CO/life safety Inspection	1 day?	Fri 8/26/22	Fri 8/26/22
136		Architect walk	2 days	Mon 8/29/22	Tue 8/30/22
137		Punch Out	5 days	Wed 8/31/22	Tue 9/6/22
138		Powder puff	3 days	Wed 9/7/22	Fri 9/9/22
139		Back Punch	1 day?	Mon 9/12/22	Mon 9/12/22
140		Turnover	1 day?	Tue 9/13/22	Tue 9/13/22