CITY OF WHEELING PLANNING COMMISSION

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STAFF REPORT

Planning Commission Hearing Date: Monday, June 8, 2025
Property Location: 10-W30A-335
Applicant: Matthew Ceo
Property Zoning Classification: R2-Two-Family
Nature of Request: Zone Change request from R2-Two-Family to R-4 Residential District

BACKGROUND & ANALYSIS

The purpose and intent of residential zoning districts is to provide for housing in appropriate locations, protect residential areas from change and intrusion while preserving the desirable character of existing neighborhoods.

In the residential district R-2, land and structures may be used only for the following:
(a) PRINCIPAL PERMITTED USES: Single-family dwelling. Two-family dwelling. Multi-family dwelling, no more than four dwelling units per structure.

In the residential district R-4 land and structures may be used only for the following:
(a) PRINCIPAL PERMITTED USES: Any use permitted in R-3.

In the residential district R-3 land and structures may be used only for the following:
(a) PRINCIPAL PERMITTED USES: Single-family dwelling. Two-family dwelling. Multi-family dwelling.

In the R-3 and R-4 districts, buildings may be erected to a height of nine stories or 100 feet, provided that the yard requirements of each district are met. In addition to these requirements, the rear and side yards shall be increased by one foot for each five feet of building height above 35 feet in the R-3 district and 45 feet in the R-4 district.

The subject property is contiguous to an existing R-4 Residential District. Both zoning classifications allow for multifamily by right. The R4 would expand the number of allowable units.

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COMPREHENSIVE PLAN CONSISTENCY

The Wheeling Forward: 2034 plan identifies housing action plan objectives to increase housing choices as well as provide quality homes that welcome new and existing residents. This would allow more options.

PLANNING COMMISSION REVIEW

West Virginia State Code 8A-7-8 states that prior to amending the zoning ordinance, the governing body, with the advice of the Planning Commission, must find the amendment to be consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body, with the advice of the Planning Commission, must find that there have been major changes of an economic, physical, or social nature within the area which were not anticipated when the comprehensive plan was adopted and that those changes have substantially altered the basic characteristic of the area.

STAFF RECOMMENDATION

The staff finds the zoning amendment request to be consistent with the Wheeling Forward: 2034 Comprehensive Plan and recommends Planning Commission approval of the zone change request and forward it to City Council.

ATTACHMENTS

Site Location
Current Zoning
Application