



# CITY OF WHEELING PLANNING COMMISSION

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## STAFF REPORT

**Planning Commission Date:** Monday, August 10, 2026

**Property Location:** 2345 Chapline St

**Applicant:** Cathy's Haven- YWCA

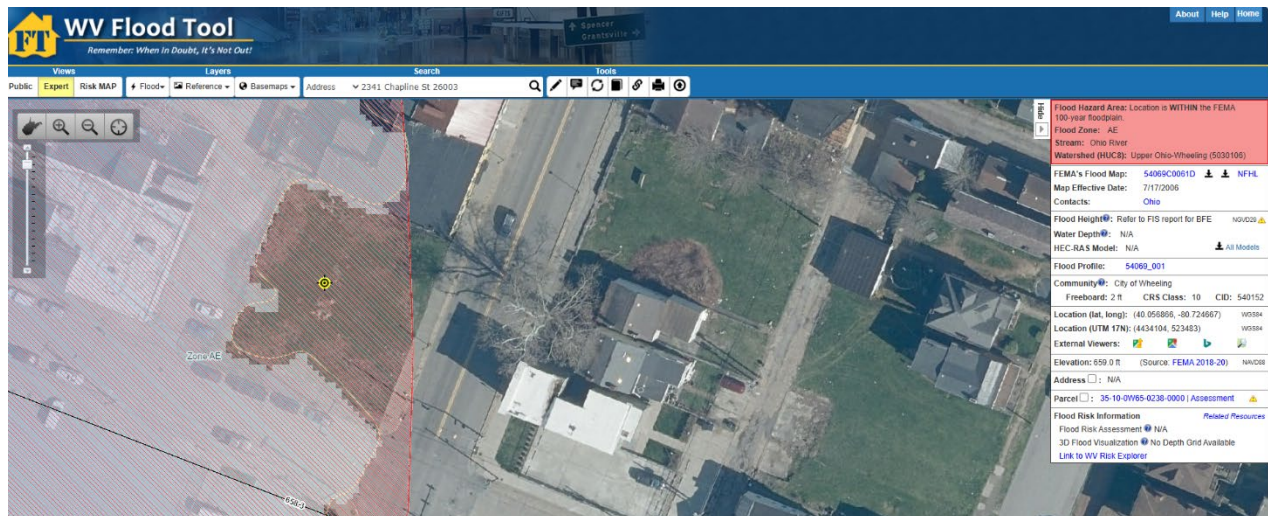
**Property Zoning Classification:** EMO

**Nature of Request:** Site Plan Review

## BACKGROUND

YWCA is seeking site plan approval for the construction of new 3-story 14,700 Sq Foot building. This property was previously approved in April 2025. Site layout has changed slightly and over a year has passed. First floor will house 2 sleeping rooms, shared laundry, group activity rooms with shared kitchen/living area, floors 2 and 3 will have 10 resident rooms. There will be nine on-site parking spaces. Article 1355 Off-Street Parking and Loading and its Table 9-A indicates the minimum parking standard for which is 0.33 parking stalls per bed. Parking area will be screened by landscaping.

The parcel is in the Floodplain. A H&H study/No rise certification will have to be completed prior to construction.



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

## COMMISSION MEMBERS

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

STAFF: BRENDA J. DELBERT

## **COMPREHENSIVE PLAN CONSISTENCY**

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Current zoning supports the lands use, as well as Future Land Use as defined in the 2034 Wheeling Forward Comprehensive Plan. There has been design consideration given to blend with current neighborhood consistency.

## **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 pertains to the applicant's Site Plan.

- Article 1373.03(b)(4) – Any new construction or additions that is greater than 4,000 square feet in floor area in the EMO 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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Proposed Site Plan