

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

CITY PLANNING COMMISSION Tuesday, February 15, 2022 @ 6:00 P.M.

AGENDA

PUBLIC HEARING

1. **Resolution 2-22:** A proposal to rezone Humble Park, located on the southeast corner of Fourth and Shipley Streets, from O Open Space to C-3 Central Retail. Tax Parcel Numbers 26-043.10-188, 26-043.10-189 and 26-043.10-190. Zoning Referral 559-22.

REGULAR MEETING

- A. Approval of the minutes of the October 19, 2021, Planning Commission Meeting.
- B. New Business
 2. **Resolution 1-22:** A proposal to amend the comprehensive development plan entitled, "Wilmington 2028: A Comprehensive Development Plan for our City and Communities" to amend the Midtown Brandywine/Central Future Land Use Map (Figure 86) to change the designation for Humble Park, located at the southeast corner of 4th and Shipley Streets, from "parks and open space" to "downtown mixed use".
 3. **Resolution 2-22:** A proposal to rezone Humble Park, located on the southeast corner of Fourth and Shipley Streets, from O Open Space to C-3 Central Retail. Tax Parcel Numbers 26-043.10-188, 26-043.10-189 and 26-043.10-190. Zoning Referral 559-22.
 4. **Resolution 3-22:** A proposal to remove Marsh Lane, located on the 7th Street Peninsula, from the Official City Map.



Zoom/Webinar Instructions:

In an effort to protect the public and city employees during the recent, rapid increase of COVID infection, in accordance with the Governor's continuing state of public health emergency, this meeting of the Planning Commission shall be fully virtual with no anchor location.

You are invited to a Zoom webinar:

When: Feb 15, 2022, 06:00 PM Eastern Time (US and Canada)

Topic: CPC Meeting

Please click the link below to join the webinar:

<https://wilmingtonde.zoom.us/j/84919908861>

Passcode: 586225

Or One tap mobile:

US +13017158592, 84919908861#,,,,*586225# or +13126266799,,84919908861#,,,,*586225#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or
+1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 849 1990 8861

Passcode: 586225

International numbers available: <https://wilmingtonde.zoom.us/j/84919908861>

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

PUBLIC NOTICE

TO: Affected Property Owners, Community Groups and Interested Parties

FROM: Wilmington Department of Planning

DATE: February 2, 2022

Resolution 2-22: A proposal to rezone Humble Park, located on the southeast corner of Fourth and Shipley Streets, from O Open Space to C-3 Central Retail. Tax Parcel Numbers 26-043.10-188, 26-043.10-189 and 26-043.10-190. Zoning Referral 559-22.

The Wilmington City Planning Commission will hold a public hearing on **Tuesday, February 15, 2022 at 6:00 p.m. via the teleconferencing software Zoom**. At that time, the Commission will receive public comment regarding Resolution 2-22, proposal to rezone a portion of 6 West 4th Street, 8 West 4th Street and a portion of 308 Shipley Street (Tax Parcel Numbers 26-043.10-188; 26-043.10-189 and 26-043.10-190) from O Open Space to C-3 Central Retail, as identified on the attached map. Due to the recent outbreak of Covid-19 public meetings are currently being conducted virtually to maintain social distancing and to keep all constituents safe. Directions for accessing the meeting are included below.

City Council Member Michelle Harlee submitted a request to the Wilmington City Solicitor on December 2, 2021, requesting the rezoning and disposition of Humble Park located at 4th and Shipley Streets. Council Member Harlee stated in that letter; "It is underutilized and inadequately serves the need of the immediate neighbors, the surrounding community, or the People of the 4th Councilmanic District. It is my belief that with the consolidation of the parcels to the East that there may be an impactful project that enhances this long-neglected stretch along 4th Street." In response to this request the Department Planning is evaluating this rezoning and will present the findings and recommendation to City Planning Commission on February 15, 2022.

Public Notice
Page Two

Existing Zoning

The site is currently zoned O (Open Space). The O district, open space, is designed to include lands dedicated as permanent open space, to be enjoyed by the public for rest and recreation or to provide permanent light and air to surrounding developments. Within the open space district, no residential or commercial development is permitted. The only development permitted are recreational buildings supporting the park and neighborhood police stations serving the immediate community.

The City acquired two of the three parcels (8 West 4th Street and 308 Shipley Street) that currently comprise Humble Park in 1984 and the third parcel (6 West 4th Street) in 1994. The properties were previously used as commercial spaces until those uses were demolished. In December of 1984, as part of a of downtown rezoning effort the parcels were rezoned from C-3 to O.

Proposed Zoning

The C-3, central retail, district is designed for that portion of the central business area which contains the main retail district, providing a wide variety of retail and display services and serving the whole city metropolitan area. While most of it comprises a single compact area roughly bounded by Front, 9th, King and Tatnall Streets, it also includes some separate areas on the edges of the surrounding C-4 district. The C-3 district permits those uses allowed as a matter of right in the C-2 district, (including laundromat, hotel, motel, telephone central office, funeral home, business for small trades such as carpenter, caterer, decorator, mason, commercial parking lot, public garage, used car lot, indoor theater, assembly hall) as well as wholesale storage, light manufacturing, passenger terminal, newspaper printing plant, and consumer recycling collection center. The C-2 district also permits uses in both the C-1 districts and the R-5-C district which permits high density apartment houses.

The Citywide Comprehensive Plan entitled, "*Wilmington 2028: A Comprehensive Plan for our City and Communities*" currently recommends on the Midtown Brandywine/Central Future Land Use Map "Parks and Open Space" land uses on this site and this rezoning will require a comprehensive plan amendment to change the recommended land use to "downtown mixed use". The amendment is being addressed under Resolution 1-22 which will also be presented at the February 15th Planning Commission meeting.

Please contact Matthew Harris of the Planning Department at mharris@WilmingtonDE.gov if you have any questions or comments regarding Resolutions 1-22 or 2-22 or would like to discuss any potential impacts that the proposed zoning might have on your property.

Public Notice
Page Three

The Planning Commission reserves the right to recommend alternative zoning designations which may be more keeping with the proposed development and surrounding area.

***NOTE:** This special meeting of the Planning Commission will be conducted using virtual video/teleconferencing technology that will permit the public and Commission Members to participate in the meeting while preventing the risk of exposure to the Coronavirus in pursuant to Governor Carney's Proclamation # 17-3292. Members of the public are invited to join the Planning Commission special meeting by accessing the meeting as follows:

When: Feb 15, 2022, 06:00 PM Eastern Time (US and Canada)
Topic: CPC Meeting

Please click the link below to join the webinar:
<https://wilmingtonde.zoom.us/j/84919908861>
Passcode: 586225

Or One tap mobile:
US+13017158592,
84919908861#,,,,*586225# or +13126266799,,84919908861#,,,,*586225#

Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or

+1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 849 1990 8861
Passcode: 586225

International numbers available: <https://wilmingtonde.zoom.us/u/kZIL0cCpF>

Attachment

CC: Honorable Members of Wilmington City Council
Michelle Harlee, City Council Member, 4th District
Ernest "Trippi" Congo II, City Council President
Elizabeth Lockman, Senate District 3
Tanya Washington., Chief of Staff
Robert Goff, City Solicitor

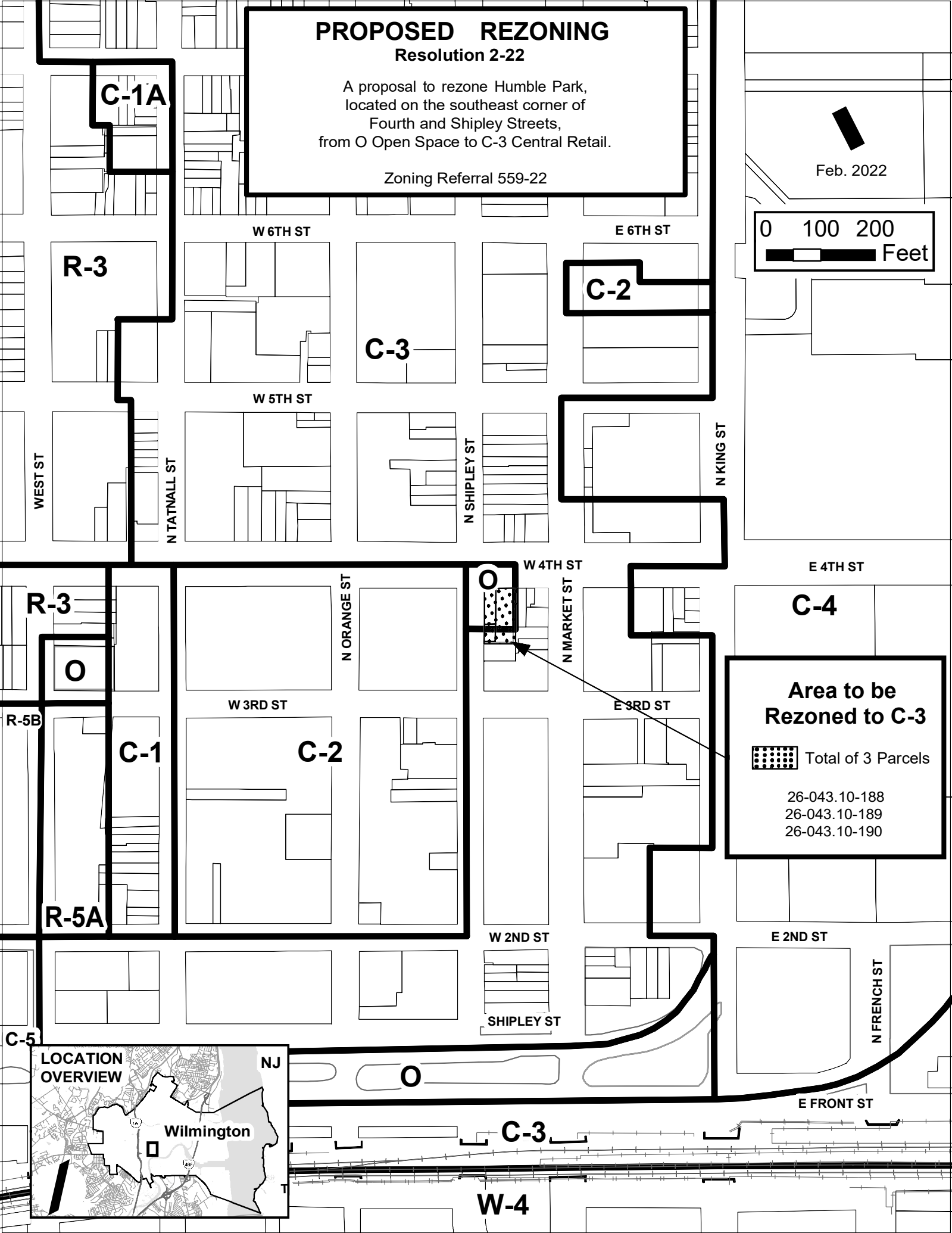
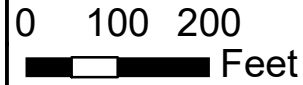
PROPOSED REZONING

Resolution 2-22


A proposal to rezone Humble Park, located on the southeast corner of Fourth and Shipley Streets, from O Open Space to C-3 Central Retail.

Zoning Referral 559-22

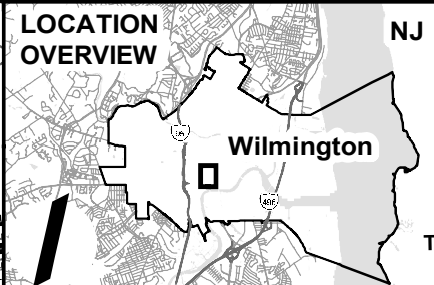
Feb. 2022



Area to be Rezoned to C-3

 Total of 3 Parcels

- 26-043.10-188
- 26-043.10-189
- 26-043.10-190



W-4