

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

CITY PLANNING COMMISSION

Tuesday, November 21, 2023 @ 6:00 P.M.

AGENDA

PUBLIC HEARINGS

Resolution 8-23: A proposal to amend Chapter 48 of the Wilmington City Code to address changes to the W-3 low intensity waterfront manufacturing/ commercial recreation zoning district. Referral 562-23.

Resolution 9-23: A proposal to rezone 1195 E. 7th Street (Tax Parcel 26-052.00-004) from W-4 waterfront residential/commercial zoning to W-3 low intensity waterfront manufacturing/commercial recreation zoning. Zoning Referral 563-23.

REGULAR MEETING

A. Approval of the minutes of the October 17, 2023, Planning Commission Meeting.

B. New Business:

Resolution 8-23: A proposal to amend Chapter 48 of the Wilmington City Code Zoning to address changes to the W-3 low intensity waterfront manufacturing/commercial recreation zoning district. Zoning Referral 562-23.

Resolution 9-23: A proposal to rezone 1195 E. 7th Street (Tax Parcel 26-052.00-004) from W-4 waterfront residential/commercial zoning to W-3 low intensity waterfront manufacturing/commercial recreation zoning. Zoning Referral 563-23.

Resolution 10-23: Proposed amendments by Woodlawn Trustees, Inc., to the Wilmington Flats Large Scale Redevelopment Project (as approved by City Council in December 2013) to make changes to the site and building designs as shown on the August 24, 2023, site plan.

C. Adjournment 

Zoom/Webinar Instructions

This meeting of the Planning Commission shall be fully virtual with no anchor location. Please click the link to join the webinar on November 21, 2023 at 06:00 PM Eastern Time (US and Canada)

<https://wilmingtonde.zoom.us/j/85900649919>

Webinar ID: 859 0064 9919 Passcode: 786200

Or One tap mobile: +13126266799, 85900649919#, *786200# US (Chicago), +16465588656, 85900649919#, *786200# US (New York)

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International numbers available: <https://wilmingtonde.zoom.us/u/kbjHT1cd5G>

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

PUBLIC NOTICE

TO: Affected Property Owners, Community Groups and Interested Parties

FROM: Wilmington Department of Land Use and Planning

DATE: November 8, 2023

RE: **Resolution 9-23:** A proposal to rezone 1195 E. 7th Street (Tax Parcel 26-052.00-004) from W-4 waterfront residential/commercial zoning to W-3 low intensity waterfront manufacturing/commercial recreation zoning. Zoning Referral 563-23.

The Wilmington City Planning Commission will hold a public hearing on **Tuesday, November 21, 2023 at 6:00 p.m.** via the teleconferencing software Zoom (see instructions below to access the meeting). At that time, the Commission will receive public comment regarding Resolution 9-23, a proposal to rezone 1195 E. 7th Street (Tax Parcel 26-052.00-004) from W-4 waterfront residential/commercial zoning to W-3 low intensity waterfront manufacturing/commercial recreation zoning. See attached map.

This rezoning proposal was prompted by a request from 1188 East Seventh Street LLC (B&M Meats), which owns, in addition to the site in question, two additional contiguous parcels (1175 and 1190 E. 7th Street) currently zoned W-3. Plans are to develop the three parcels for use as a processing facility to repackage and prepare meat for distribution to wholesalers and retailers. This use is permitted under the W-3 zoning and is consistent with other light manufacturing uses in the immediate area.

Existing W-4 Waterfront Residential/Commercial Zoning

The existing W-4 waterfront residential/commercial zoning is designed to provide areas adjacent to the central business district and residential neighborhood where medium to high density residential, retail and office development takes place. Uses permitted as a matter-of-right include single- and multi-family residential excluding detached single-family dwellings and the conversion of one family dwellings; library, museum gallery; private or public school; private or public lodge; office, bank or other financial institution; retail store and services; hotel or motel; commercial marine use; commercial recreation; accessory parking lot for commercial use; printing plant; passenger terminal for rail, bus or helicopter; sign other than billboard; nonprofit charitable institution not correctional in nature; indoor theater; restaurant/lunchroom; auto parking for permitted use; family day care home, group day care home, day care center; and public service use.

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Proposed W-3 Low Intensity Waterfront Manufacturing/Commercial Recreation Zoning

The proposed W-3 low intensity waterfront manufacturing/commercial recreation zoning provides areas for low intensity development that are appropriate to existing land conditions and the level of public utility and transportation services available and includes areas with significant recreational and scenic resources. Uses permitted as a matter-of-right include wholesale storage and warehousing; publishing; light manufacturing, processing, fabricating or repair establishment; indoor commercial horticultural operation; commercial marine use; commercial recreation; retail store or service supporting recreational or marine facilities; dwelling or apartment for a caretaker, watchman or janitor employed on premises; a sign other than a billboard; family day care home, group day care home and day care center; bed and breakfast guest facility; restaurant/lunchroom; and neighborhood police station.

Rezoning Impacts

This rezoning action does not create any negative impacts within the area proposed for rezoning, as the parcel in question is unimproved vacant land.

Comprehensive Plan

This rezoning proposal is consistent with the adopted plan entitled, "*Wilmington 2028: A Comprehensive Plan for our City and Communities*", which includes the East Side Future Land Use Map. This map indicates "waterfront mixed commercial light manufacturing use" land uses for the area being rezoned. This designation is similar to employment centers, which provide opportunities to locate a broader range of jobs in the city, but with the addition of special setback and design requirements to ensure room for the development of flood control measures and public access to the waterfront.

Summary

The rezoning of the parcel in question will serve to eliminate the isolated W-4 parcel at the eastern end of the peninsula, which is unlikely to be developed under the W-4 regulations, while expanding the larger W-3 district to the north and west, which provides opportunities to support the applicant's proposed development, which is a permitted use and is consistent with other, established uses within the broader W-3 district.

The Planning Commission reserves the right to recommend alternative zoning designations which may be more in keeping with the proposed development and surrounding area. Contact Gwinneth Kaminsky, Planning Manager, at gkaminsky@wilmingtonde.gov if you have any questions or comments regarding this rezoning proposal. Instructions for accessing the City Planning Commission's November 21, 2023 public hearing can be found below.

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Zoom/Webinar Instructions

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Attachment

CC: Honorable Members of Wilmington City Council
 Mona Parikh, Council Chief of Staff
 Tanya Washington, Mayor's Office, Chief of Staff
 Robert Goff, City Solicitor
 Jeffrey Starkey, Director, Department of Land Use and Planning

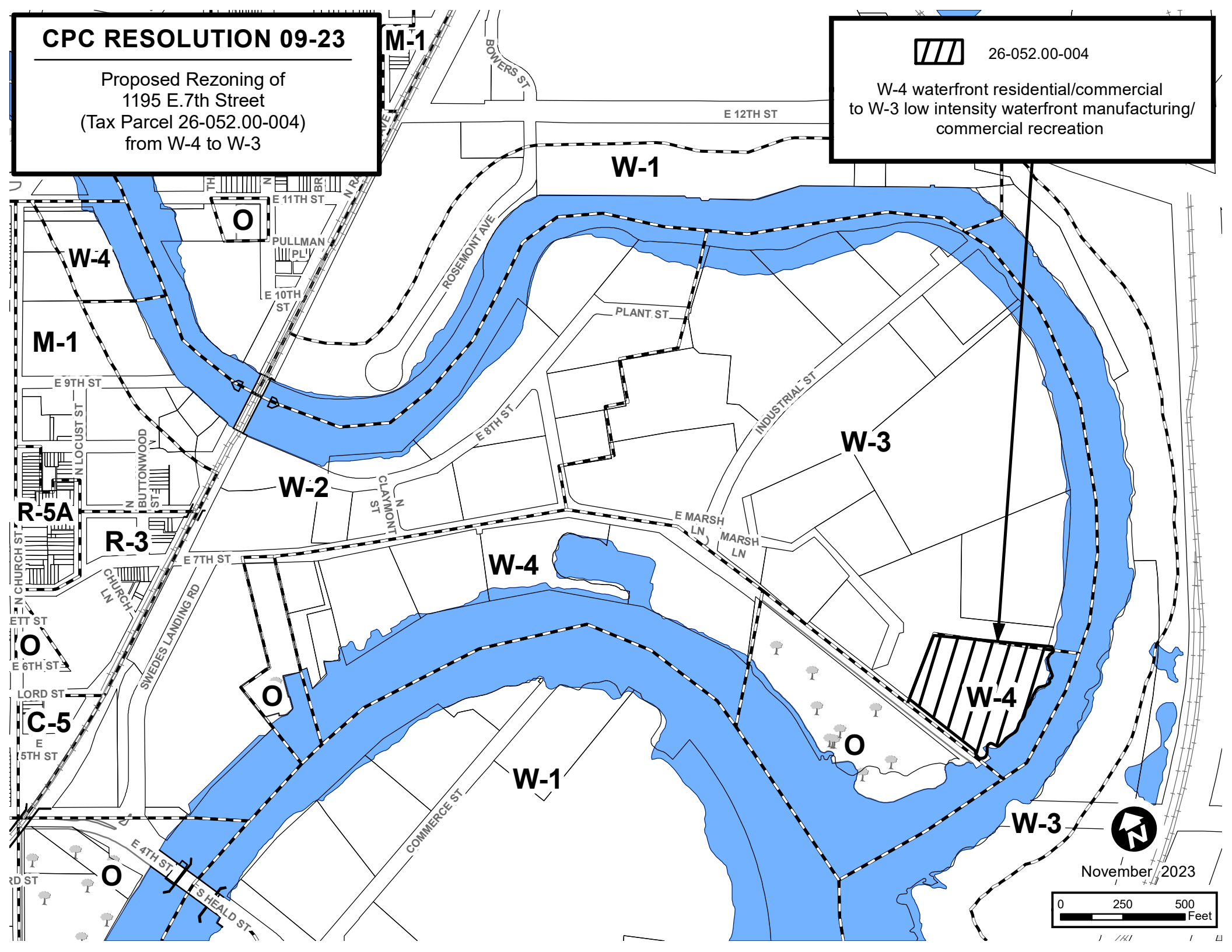
CPC RESOLUTION 09-23

Proposed Rezoning of
1195 E.7th Street
(Tax Parcel 26-052.00-004)
from W-4 to W-3



26-052.00-004

W-4 waterfront residential/commercial
to W-3 low intensity waterfront manufacturing/
commercial recreation



November 2023

