

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

PUBLIC NOTICE

TO: Affected Property Owners and Interested Parties

FROM: Wilmington Department of Planning and Development

DATE: February 9, 2018

RE: **Resolution 03-18: A proposal to rezone two blocks bounded by Front, Walnut, Second, and Lombard Streets (seven parcels), from C-2 (Secondary Business Commercial Centers) to C-3 (Central Retail). Zoning Referral 548-18.**

The Wilmington City Planning Commission will hold a public hearing on **Tuesday, February 20, 2018 at 6:00 P.M. in the Council Chambers, First Floor, Louis L. Redding City/County Building**, 800 North French Street, Wilmington, Delaware.

At that time, the Commission will receive public comment regarding a proposal to rezone two blocks (seven parcels) from C-2 (Secondary Business Commercial Centers) to C-3 (Central Retail). The table below provides the tax parcel numbers of the seven parcels. See the attached map of the area proposed for rezoning.

West Block (bounded by Front, Walnut, Second and Poplar Streets)		East Block (bounded by Front, Poplar, Second and Lombard Streets)
26-043.40-051*		26-043.40-141
26-043.40-203*		
26-043.40-055*		
26-043.40-054*		
26-043.40-053		
26-043.40-050		*Site of proposed transit center

This rezoning is being proposed to permit the construction of a mixed-use transit center on four of the parcels on the west block. The four parcels are currently vacant except for a one-story office building being used by Avis Budget Rental Company. The address of the site is 100 N. Walnut Street. The first floor of the transit center will comprise a passenger terminal for DART buses and intercity buses such as Greyhound, a ticket office and a small retail space. There will be six levels of public parking above.

The Commission will also consider Resolution 02-18, which proposes amendments to the 2003 “Neighborhood Comprehensive Development Plan for the East Side Analysis Area” to recommend the appropriate land use and zoning classifications for the transit center site.

Current Zoning: C-2 (Secondary Business Commercial Centers)

The existing C-2 district is designed to provide both shopping and business needs for large segments of the city outside of the central business area. It is usually located on main highways and includes secondary

employment centers. Some of the uses permitted as a matter of right include: apartment buildings, hotels, professional offices, retail stores, hospitals, public health or public community centers, day cares, emergency shelters for the homeless, garages, and places of business for trades that use machinery propelled by five horsepower or less. C-2 permits a maximum height of fifteen stories or 180 feet, and a maximum floor area ratio (FAR) of 5.0.

Proposed Zoning: C-3 (Central Retail)

The proposed C-3 district is designed for that portion of the central business area that contains the main retail district, providing a wide variety of retail and display services and serving the whole city metropolitan area. Uses permitted as a matter of right include: all uses permitted as a matter of right in C-2 districts, plus wholesale indoor storage and light manufacturing provided they are incidental to a retail establishment, rail or bus passenger terminals, and printing plants. C-2 permits a maximum height of fifteen stories or 180 feet, and a maximum FAR of 6.0.

For the full descriptions of these zoning classifications, please see Chapter 48 (Zoning Code) of the Wilmington Code of Ordinances, available at www.library.municode.com/de/wilmington.

REZONING IMPACTS

All the existing land uses within the area proposed for rezoning will remain permitted as a matter of right under the proposed C-3 zoning. The C-3 zoning will permit some additional land uses, which are noted above. C-3 also has a higher FAR than C-2 (6.0 versus 5.0), which means that it permits construction at slightly higher densities.

The Wilmington Department of Planning recommends this rezoning because C-3 zoning is more appropriate for this area due to its downtown location. The Commission reserves the right to recommend to City Council other revisions to this or adjoining zoning districts to preserve the intent of the Comprehensive Development Plan.

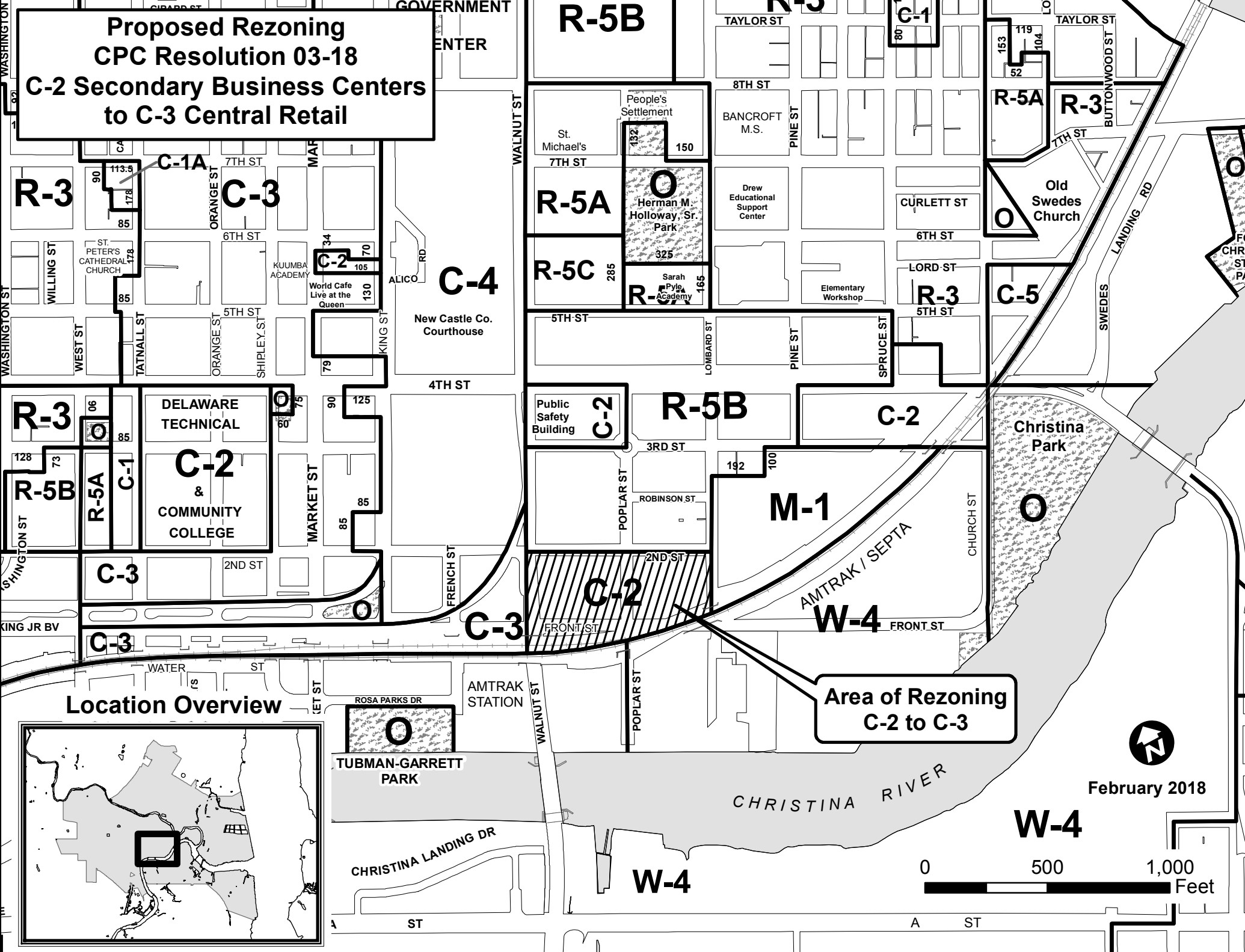
If you have any questions or comments regarding this rezoning proposal, please contact Gemma Tierney, Planner I, at grierney@wilmingtonde.gov or (302) 576-3117. Comments may also be mailed to:

Gemma Tierney, Planner I
Wilmington Department of Planning and Development
Louis L. Redding City/County Building, 7th Floor
800 N. French Street
Wilmington, DE 1980

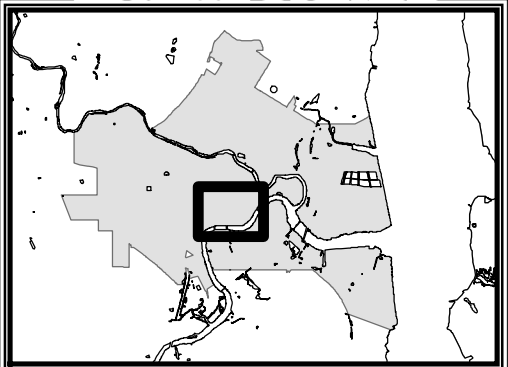
Attachment

cc: Honorable Hanifa G.N. Shabazz, City Council President
Honorable Michelle Harlee, City Council Member, 4th District
Honorable Members of City Council
Honorable Stephanie Bolden, State Representative, 2nd District
Honorable Robert Marshall, State Senator, 3rd District
Tanya Washington, Chief of Staff, Office of the Mayor
Luke Mette, City Solicitor

Proposed Rezoning CPC Resolution 03-18 C-2 Secondary Business Centers to C-3 Central Retail



**Area of Rezoning
C-2 to C-3**



February 2018

