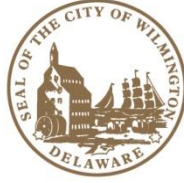


City of Wilmington



MICHAEL S. PURZYCKI
Mayor

SPECIAL MEETING **CITY PLANNING COMMISSION** **AGENDA**

Tuesday, May 22, 2018

6:00 P.M.

3RD FLOOR CONFERENCE ROOM
Louis L. Redding City/County Building
800 North French Street, Wilmington, DE

PUBLIC HEARING


Resolution 15-18: A proposal to amend Chapter 48 of the City Code (Zoning Code) to make the following eleven changes for the purpose of repealing certain provisions that are no longer necessary or appropriate, and to amend sections that require clarification or updating: (1) under Section 48-443, eliminate the dedicated parking space requirement for apartment houses in C-3 and C-4 districts; (2) under Section 48-212, eliminate the apartment house specific FAR in C-4 districts, so that the applicable FAR is the same for all uses in C-4 districts; (3) under Section 48-473, replace a defunct cross reference to the Building Code with applicable language to improve clarity; (4) under Section 48-38, allow the Zoning Manager to approve reestablishment of a nonconforming use when the respective property has been under active renovation during the period of non-use to make this process more efficient; (5) under Section 48-39, adjust the time required for permits to be pulled to repair a property damaged by fire to make the timeline more practical; (6) under Section 48-286, allow parks and playgrounds owned or operated by a nonprofit institution or community association in O zoning districts; (7) under Section 48-511, provide information regarding storm water management best practices and storm water credits to promote better storm water management in nonresidential parking lot design; (8) under Section 48-530, clarify that landscaping requirements apply to all interior and perimeter landscaping, and address the illegal removal of street trees; (9-10) under Sections 48-371 and 48-373, remove references to a waterfront development permit; and (11) under Section 48-339, add a special exception use to permit trade-like businesses in W-4 zoning districts with the approval of the Zoning Board of Adjustment. Zoning Action 550-18.

REGULAR MEETING

A. Approval of the minutes of the April 17, 2018 Planning Commission Meeting.

B. New Business.

Resolution 15-18: A proposal to amend Chapter 48 of the City Code (Zoning Code) to make the following eleven changes for the purpose of repealing certain provisions that are no longer necessary or appropriate, and to amend sections that require clarification or updating: (1) under Section 48-443, eliminate the dedicated parking space requirement for apartment houses in C-3 and C-4 districts; (2) under Section 48-212, eliminate the apartment house specific FAR in C-4 districts, so that the applicable FAR is the same for all uses in C-4 districts; (3) under Section 48-473, replace a defunct cross reference to the Building Code with applicable language to improve clarity; (4) under Section 48-38, allow the Zoning Manager to approve reestablishment of a nonconforming use when the respective property has been under active renovation during the period of non-use to make this process more efficient; (5) under Section 48-39, adjust the time required for permits to be pulled to repair a property damaged by fire to make the timeline more practical; (6) under Section 48-286, allow parks and playgrounds owned or operated by a nonprofit institution or community association in O zoning districts; (7) under Section 48-511, provide information regarding storm water management best practices and storm water credits to promote better storm water management in nonresidential parking lot design; (8) under Section 48-530, clarify that landscaping requirements apply to all interior and perimeter landscaping, and address the illegal removal of street trees; (9-10) under Sections 48-371 and 48-373, remove references to a waterfront development permit; and (11) under Section 48-339, add a special exception use to permit trade-like businesses in W-4 zoning districts with the approval of the Zoning Board of Adjustment. Zoning Action 550-18.

C. Adjournment. 

Agenda prepared May 14, 2018 by Gemma Tierney, Department of Planning, (302) 576-3117.