

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

PUBLIC NOTICE

TO: Affected Property Owners, Community Groups and Interested Parties

FROM: Wilmington Department of Planning

DATE: April 8, 2020

RE: **Resolution 9-20:** A proposal to rezone three parcels, (260-423-0079, 260-423-0308 and 260-423-0309) generally bounded by Maryland Avenue, Lower Oak Street, Beech Street and the rail viaduct from M-2 (General Industrial) to C-2 (Secondary Business Commercial Centers). Zoning Referral 552-20.

The Wilmington City Planning Commission will hold a public hearing on **Tuesday, April 21, 2020 at 6:00 p.m. via the teleconferencing software Zoom.** Due to the recent outbreak of the 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. At that time, the Commission will receive public comment regarding Resolution 9-20, a request by Reybold Venture Group XI-F, LLC to rezone three parcels, (260-423-0079, 260-423-0308 and 260-423-0309) generally bounded by Maryland Avenue, Lower Oak Street, Beech Street and the rail viaduct from M-2 (General Industrial) to C-2 (Secondary Business Commercial Centers), which is identified on the attached map.

Reybold Venture Group XI-F, LLC is proposing to develop market rate apartments on the site commonly known as National Vulcanized Fiber (NVF), which ceased operations in 2003. The site is currently vacant and the developer has proposed the adaptive reuse of the remaining factory building.

Existing Zoning

The site is currently zoned M-2. M-2, General Industrial is designed to provide areas where large-scale industries can find suitable sites served by rail, water and highway transportation. Only a few specified heavy industries which might create objectionable conditions in the residential and commercial areas of the city are excluded. Within the M-2 districts no new residential development is permitted.

Proposed Zoning

The C-2 zoning category (Secondary Business Centers) is designed to provide both shopping and business needs for large segments of the city outside of the central business area. It is, in general, located on main highways and includes secondary employment centers. In the C-2 district permitted uses include laundromat, hotel, motel, funeral home, indoor theater and public garage. In addition to these uses the C-2 district also permits uses in the C-1 district. The C-1 district, neighborhood shopping, is designed to provide sites for convenient retail and personal service establishments for a small tributary area, with a minimum impact upon adjoining or surrounding residential development. In addition to the C-1 district, C-2 also permits uses in the R-5-C districts which permit high density apartment houses.

The newly adopted Citywide Comprehensive Plan “*Wilmington 2028: A Comprehensive Plan for our City and Communities*” recommends “Neighborhood Mixed Use” on this site and this rezoning will create consistency between that land use recommendation and the zoning of the site.

Please contact Matthew Harris of the Planning Department at mharris@wilmingtonde.gov if you have any questions or comments regarding Resolution 9-20, or would like to discuss any potential impacts that the proposed zoning might have on your property.

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

Attachment

***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:

Join Zoom Meeting

<https://zoom.us/j/410697499?pwd=M1IvU2ljZG1JVU14eXg4cUVhL0JnUT09>

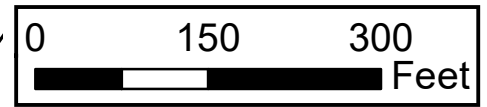
Meeting ID: 410 697 499

Password: 945256

+1 253 215 8782 US


PROPOSED REZONING

RESOLUTION 9-20
M-2 General Industrial to
C-2 Secondary Business Commercial Centers



April 2020

Areas to be rezoned (3)

 Proposed Rezoning from M-2 to C-2

