

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

CITY PLANNING COMMISSION **MEETING BY VIDEO CONFERENCE** **WITH REMOTE PUBLIC PARTICIPATION**

AGENDA

Tuesday, October 20, 2020

6:00 P.M.

PUBLIC HEARING


1. **Resolution 18-20:** A Proposal to Rezone the Area generally bounded by Madison and Justison Streets, Amtrak Railroad Corridor, I-95 and the City's southern boundary, being Tax Parcel Nos. 26-042.00-003; 26-042.00-005; 26-042.00-023; 26-049.00-002; 26-049.00-016; 26-049.00-018; 26-049.00-019; 26-049.00-020; 26-049.00-021; 26-049.00-022; 26-049.00-032; 26-049.00-036; 26-049.00-037; 26-049.00-040; 26-056.00-010; and 26-056.00-016, respectively, from W-2 waterfront manufacturing/commercial zoning to W-4 waterfront residential/commercial zoning. Zoning Referral 554-20. Ordinance 20-044.

REGULAR MEETING

A. Approval of the minutes of the July 21, 2020 Planning Commission Meeting.

B. New Business.

1. **Resolution 18-20:** A Proposal to Rezone the Area generally bounded by Madison and Justison Streets, Amtrak Railroad Corridor, I-95 and the City's southern boundary, being Tax Parcel Nos. 26-042.00-003; 26-042.00-005; 26-042.00-023; 26-049.00-002; 26-049.00-016; 26-049.00-018; 26-049.00-019; 26-049.00-020; 26-049.00-021; 26-049.00-022; 26-049.00-032; 26-049.00-036; 26-049.00-037; 26-049.00-040; 26-056.00-010; and 26-056.00-016, respectively, from W-2 waterfront manufacturing/commercial zoning to W-4 waterfront residential/commercial zoning. Zoning Referral 554-20. Ordinance 20-044.
2. **Resolution 19-20:** A proposal to name an existing unnamed street "Judy Johnson Drive", which extends from Beech Street at the Wilmington Riverfront to the City/County boundary line in South Wilmington.

C. Adjournment. 

***NOTE:** 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. Members of the public are invited to join the Planning Commission meeting by accessing the meeting as follows:

When: October 20, 2020 at 06:00 PM Eastern Time (US and Canada)

Topic: October CPC Meeting

Webinar: <https://wilmingtonde.zoom.us/j/82054593601> Passcode: 981415

iPhone one-tap: US: +16465588656,,82054593601#,,,,,0#,,981415# or
+13017158592,,82054593601#,,,,,0#,,981415#

Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 820 5459 3601 Passcode: 981415

International numbers available: <https://wilmingtonde.zoom.us/j/82054593601>

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

PUBLIC NOTICE

TO: Affected Property Owners, Community Groups and Interested Parties
FROM: Wilmington Department of Planning
DATE: October 5, 2020
RE: **Resolution 18-20:** A Proposal to Rezone the Area generally bounded by Madison and Justison Streets, Amtrak Railroad Corridor, I-95 and the City's southern boundary from W-2 Waterfront Manufacturing/Commercial zoning to W-4 Waterfront Residential/Commercial zoning. Zoning Referral 554-20. Ordinance 20-044.

The Wilmington City Planning Commission will hold a public hearing on **Tuesday, October 20, 2020 at 6:00 p.m.** via the teleconferencing software Zoom*. At that time, the Commission will receive public comment regarding Resolution 18-20, a proposal to rezone the area generally bounded by Madison and Justison Streets, Amtrak Railroad Corridor, I-95 and the City's Southern boundary (being Tax Parcel Nos. 26-042.00-003; 26-042.00-005; 26-042.00-023; 26-049.00-002; 26-049.00-016; 26-049.00-018; 26-049.00-019; 26-049.00-020; 26-049.00-021; 26-049.00-022; 26-049.00-032; 26-049.00-036; 26-049.00-037; 26-049.00-040; 26-056.00-010; and 26-056.00-016, respectively) from W-2 Waterfront Manufacturing/Commercial zoning to W-4 Waterfront Residential/Commercial zoning, as shown on the attached map.

This rezoning action was prompted by a request from Beech Street Property LLC to rezone a single parcel of land at 601 S. Madison Street to W-4 to allow for a mixed-use development on the site. The Planning Department is recommending that the larger W-2 district surrounding that parcel also be included in the rezoning.

This proposal is consistent with the adopted plan entitled, "*Wilmington 2028: A Comprehensive Plan for our City and Communities*", which includes a future land use map for the Browntown-Hedgeville neighborhood recommending "Waterfront Mixed Use" for this waterfront area. Waterfront mixed use is defined as medium density residential buildings (where multi-family buildings are encouraged to have ground floor retail), office buildings, civic centers, hotels, restaurants, retail services, nightlife, performance venues and recreation. The proposed W-4 zoning permits these uses, and this rezoning action will bring the waterfront area into conformance with the Plan.

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Existing W-2 Waterfront Manufacturing Commercial Zoning

The proposed rezoning site is currently zoned W-2 Waterfront Manufacturing/Commercial which provides for areas where manufacturing uses are well established and where commercial development is suitable because of locations near arterial highways.

Uses permitted as a matter of right in the W-2 district include manufacturing, fabricating, processing or repair establishments; warehousing/wholesale sales; outdoor storage; laboratory, research or testing facilities; carting, express, moving or building terminal or yard; automobile service; commercial parking structures or lots; and indoor commercial horticultural operations.

In addition, W-2 permits uses which are also allowed in the W-4 zoning district. They include offices, banks and financial institutions; retail stores and services; restaurants and lunchrooms; commercial marine uses; commercial recreation; public service uses; group day care homes; and day care centers.

Proposed W-4 Waterfront Residential/Commercial Zoning

The W-4 Waterfront Residential/Commercial zoning category being proposed is designed to provide areas adjacent to the central business district and residential neighborhoods where medium to high density residential, retail and office development can take place.

In addition to the uses cited above that are permitted in both W-2 and W-4, W-4 also permits single family and multifamily residential uses (excluding single family detached or converted dwellings); bed and breakfast facilities; libraries, museums, and galleries; private or public schools; private clubs or lodges; hotels and motels; accessory parking lots; printing plants (sheet fed presses only); passenger terminals, (rail, bus or helicopter); nonprofit charitable institutions (not correctional); indoor theaters for performing arts; and family day care homes.

Zoning Regulations

Both the W-2 and W-4 districts permit developments to a height of 6 stories and require a building setback from the riverfront that ranges from 30 to 50 feet, depending on the depth of the property. Proposed development in both districts are subject to review and approval through the waterfront development review process.

Rezoning Impacts

This rezoning action does not create any negative impacts on the existing uses within the W-2 area proposed for rezoning. All future development will be required to conform to the W-4 regulations, once adopted.

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Summary

While the W-2 and W-4 zoning districts share certain similarities, W-2 does not permit residential development, but does permit manufacturing, warehousing and other more intensive uses which are not compatible with the type of development that has already taken place in the W-4 district along the riverfront to the east. The proposed rezoning will allow for more consistent and compatible development to take place.

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

Ordinance 20-044 was introduced on September 17, 2020 by the sponsor, Council Member Michelle Harlee, Fourth District, to address this rezoning action, and a City Council public hearing has also been scheduled to be held on November 19, 2020.

Please 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 public hearing can be found below.

***NOTE:** This 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.

Use this link to join the webinar: <https://wilmingtonde.zoom.us/j/82054593601> Passcode: 981415

Or iPhone one-tap: US: +16465588656,,82054593601#,,,,,0#,,981415# or
+13017158592,,82054593601#,,,,,0#,,981415#

Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1-646-558-8656 or +1-301-715-8592 or +1-312-626-6799
or +1-669-900-9128 or +1-253-215-8782 or +1-346-248-7799
Webinar ID: 820 5459 3601 Passcode: 981415

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
Attachment

CC: Honorable Members of Wilmington City Council
Honorable Michelle Harlee, 4th District Council Member
Elizabeth Lockman, State Senate District 3
Tanya Washington, Mayor's Office, Chief of Staff
Robert Goff, City Solicitor

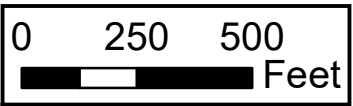
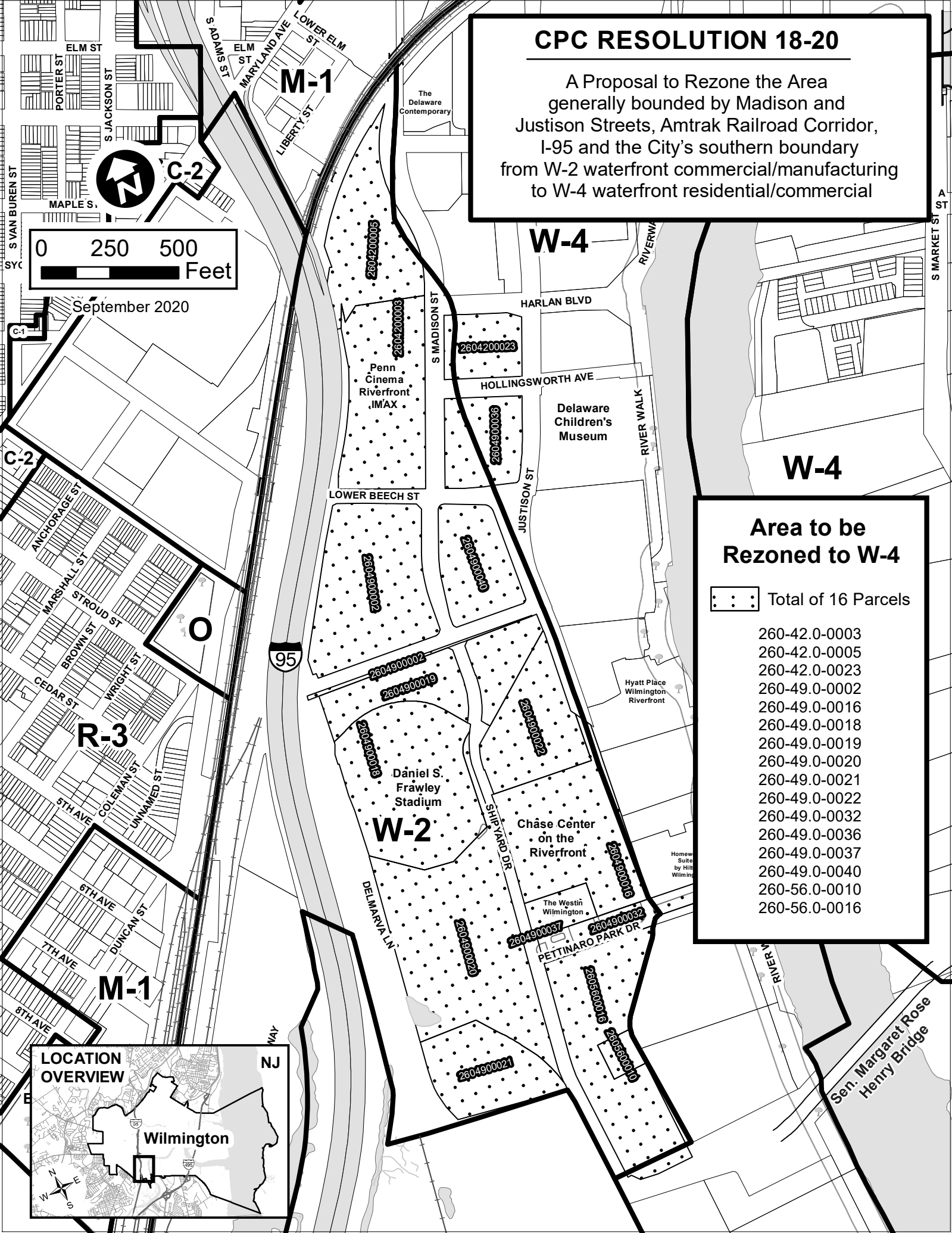
CPC RESOLUTION 18-20

A Proposal to Rezone the Area generally bounded by Madison and Justison Streets, Amtrak Railroad Corridor, I-95 and the City's southern boundary from W-2 waterfront commercial/manufacturing to W-4 waterfront residential/commercial

Area to be Rezoned to W-4

 Total of 16 Parcels

- 260-42.0-0003
- 260-42.0-0005
- 260-42.0-0023
- 260-49.0-0002
- 260-49.0-0016
- 260-49.0-0018
- 260-49.0-0019
- 260-49.0-0020
- 260-49.0-0021
- 260-49.0-0022
- 260-49.0-0032
- 260-49.0-0036
- 260-49.0-0037
- 260-49.0-0040
- 260-56.0-0010
- 260-56.0-0016



September 2020

