

Wilmington, Delaware
July 2, 2018

#4558

Sponsor:

Council
Member
Harlee

WHEREAS, Section 5-600 of the Wilmington City Charter provides that modifications to the City's Comprehensive Development Plan may be recommended by the Planning Department with the advice of the City Planning Commission and adopted by City Council resolution after a public hearing; and

WHEREAS, the "Neighborhood Comprehensive Development Plan for the East Side Analysis Area" (the "East Side Comprehensive Plan") was adopted by City Council on April 1, 2004 and later amended on April 5, 2012; and

WHEREAS, Ordinance No. 18-019 has been introduced to City Council to amend the City's Official Building Zone Map relating to changing the zoning classifications of the two blocks (seven parcels) of land known as 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121 N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141 (collectively, the "Parcels"), from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications; and

WHEREAS, the City Planning Commission has considered the Planning Department's analysis and testimony along with other evidence and testimony at its duly advertised public meeting held on February 20, 2018; and

WHEREAS, at its meeting on February 20, 2018, the City Planning Commission passed Resolution 02-18, which recommended the following amendments to the East Side Comprehensive Plan in order to reflect the proposed rezoning of the Parcels from C-2

(Secondary Business Centers) to C-3 (Central Retail) zoning classifications: (i) revise Plan Map D-9, as illustrated on the map attached hereto and made a part hereof as Exhibit "A"; (ii) revise Plan Map E, as illustrated on the map attached hereto and made a part hereof as Exhibit "B"; and (iii) amend Section 1 of Chapter 3 of the Plan, as set forth on Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, in accordance with Wilmington City Charter Section 5-600(a), a duly advertised public hearing is scheduled to be held on July 2, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the City Council hereby approves the following amendments to the East Side Comprehensive Plan: (i) revise Plan Maps D-9 and E to change the proposed land use designation for the Parcels from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the maps attached hereto and made a part hereof as Exhibits "A" and "B" and (ii) amend Section 1 of Chapter 3 of the Plan to change the proposed land use designation for the Parcels from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as set forth on Exhibit "C" attached hereto and made a part hereof.

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution approves amendments to the Neighborhood Comprehensive Development Plan for the East Side Analysis Area to change the proposed land use designation for two blocks (seven parcels) of land known as 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121 N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141, from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications.

EXHIBIT A

MAP D-9 EAST SIDE ANALYSIS AREA Proposed Zoning Changes

☒ C-2 Rezoned to C-3

- RESIDENTIAL**
- R-1 ONE FAMILY DETACHED DWELLINGS
 - R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
 - R-2A RESIDENTIAL
 - R-3 ONE FAMILY ROW HOUSES
 - R-4 ROW HOUSES WITH CONVERSIONS
 - R-5A APARTMENT HOUSE LOW DENSITY
 - R-5B APARTMENT HOUSE LOW-MEDIUM DENSITY
 - R-5C APARTMENT HOUSE MEDIUM DENSITY
 - R-5D APARTMENT HOUSE HIGH DENSITY
- COMMERCIAL**
- C-1 NEIGHBORHOOD SHOPPING
 - C-1A NEIGHBORHOOD COMMERCIAL
 - C-2 SECONDARY BUSINESS CENTERS
 - C-2A SECONDARY OFFICE CENTERS
 - C-3 CENTRAL RETAIL
 - C-4 CENTRAL OFFICE
 - C-5 HEAVY COMMERCIAL
 - C-6 SPECIAL COMMERCIAL
- MANUFACTURING & INDUSTRIAL**
- M-1 LIGHT MANUFACTURING
 - M-2 GENERAL INDUSTRIAL
- SPECIAL PURPOSE**
- O OPEN SPACE
- WATERFRONT DISTRICTS**
- W-1 MANUFACTURING
 - W-2 COMMERCIAL/MANUFACTURING
 - W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL RECREATION
 - W-4 RESIDENTIAL/COMMERCIAL

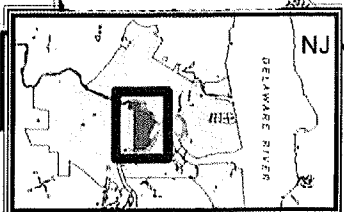
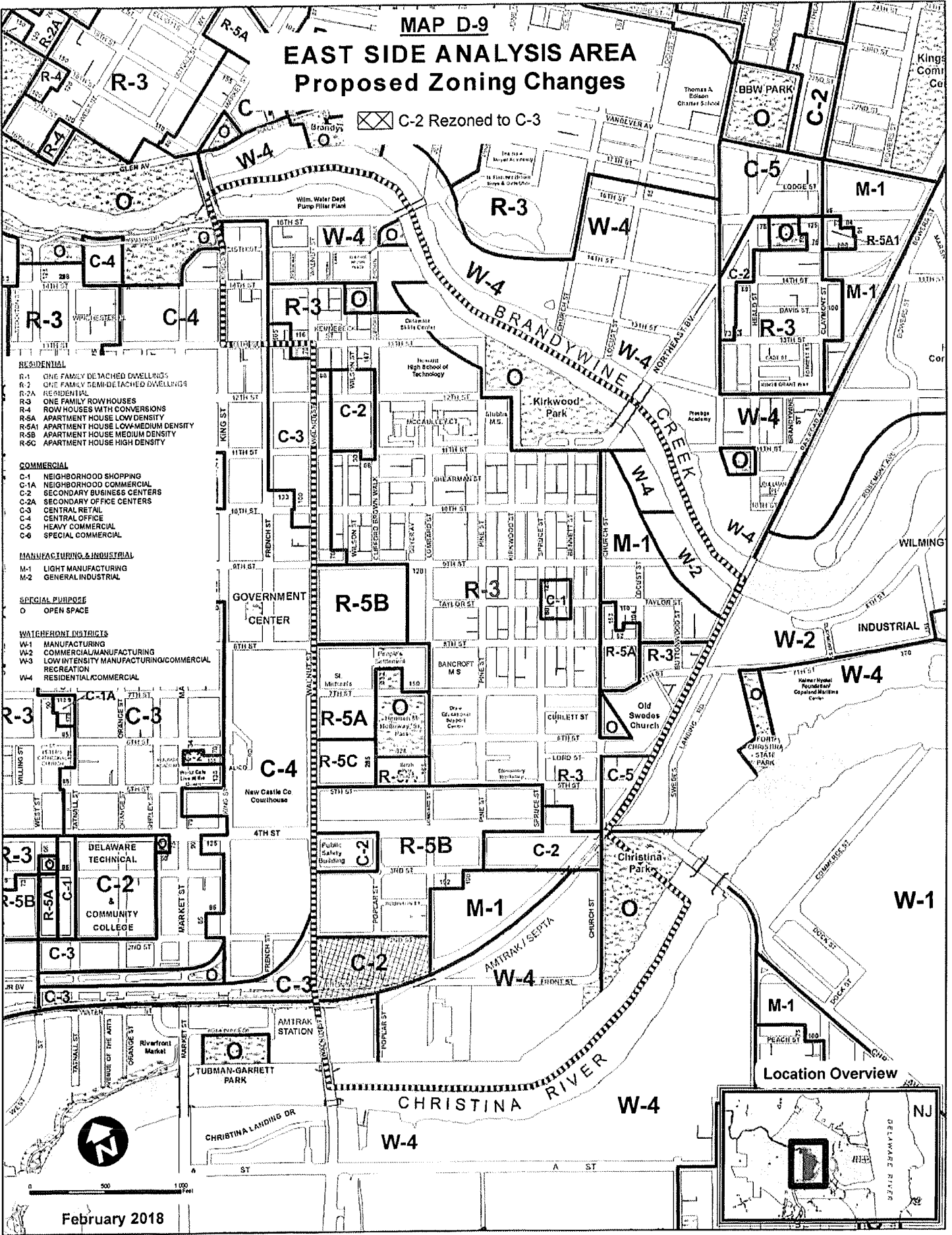
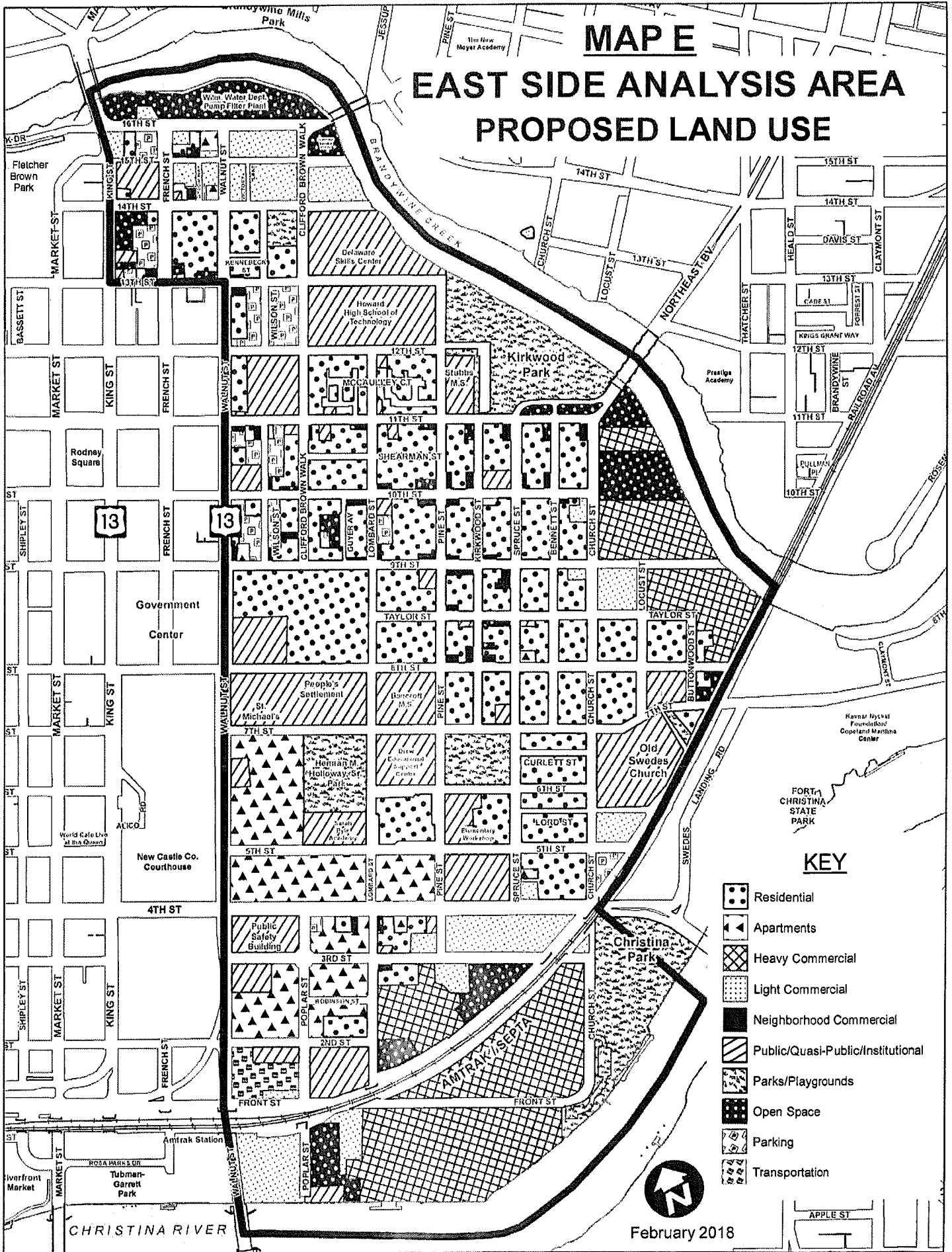


EXHIBIT B

MAP E EAST SIDE ANALYSIS AREA PROPOSED LAND USE



KEY

- Residential
- Apartments
- Heavy Commercial
- Light Commercial
- Neighborhood Commercial
- Public/Quasi-Public/Institutional
- Parks/Playgrounds
- Open Space
- Parking
- Transportation



February 2018

EXHIBIT C

Area 8 – The 100 and 200 Blocks of Front Street (Map D-9)

Recommendation – It is recommended that the C-2 zone bounded by Front, Walnut, Second and Lombard Streets be rezoned to C-3.

Rationale – This rezoning is proposed because C-3 (Central Retail) is more appropriate for this downtown area. C-3 is intended for areas adjacent to Central Business Districts, while C-2 (Secondary Business Commercial Centers) is intended for secondary shopping areas outside of the Central Business District, often along highways. C-3 zoning permits all uses permitted as a matter of right in C-2 districts (such as apartments, retail, offices and community centers), plus wholesale indoor storage and light manufacturing provided they are incidental to a retail establishment, rail or bus passenger terminals, and printing facilities. C-3 zoning is also appropriate for Area 8 because it does not change the status of the existing land uses and because it expands a C-3 zone located directly to the west of Area 8, adjacent to the western boundary of the ESAA.*

The rezoning of Area 8 is also proposed because C-3 zoning will permit a planned transit center to be constructed at 100 N. Walnut Street. Map E, updated March 2018, proposes a “Transportation” land use for the transit center site. This land use is intended to accommodate facilities and terminals for passenger transit that provide areas for passengers to access, wait for, and transfer between vehicles, along with the necessary fare payment operations. The facilities may include incidental commercial establishments and parking.

* This acronym for the East Side Analysis Area is used throughout the Plan.