

**Community Development and Urban Planning
Committee**

June 21, 2023

Ordinance 23-028: A proposal to rezone 7 parcels of land located along Lincoln Street, between 10th and 11th Streets, from R-3 (One Family Row Houses) to C-2 (Secondary Business Centers)



Tax Parcel 26-020.30-040

1010 and 1012 Lincoln (first floor)
1014 and 1018 Lincoln (second floor)



**Tax Parcel 26-020.30-040
(1010, 1012, 1014, and 1018 Lincoln)**

Initial Rezoning Request



**Tax Parcel 26-020.30-041
(1008 Lincoln)**





 Parcels Affected by Rezoning Action

 Applicant's Property (Three Amigos)

Aerial Image Of Proposed Zoning Site

Existing Land Uses – Subject Parcels



Single-Family Semi-Detached Dwellings (1020, 1022 Lincoln)



Three Amigos Mexican Grill And Upper Story Apartments (1010, 1012, 1014, 1018 Lincoln)



Single-Family Dwelling and Accessory Parking (1008 Lincoln)



Commercial/Auto/Storage 1015 Lincoln



Single-Family Dwelling 1017 Lincoln



Northern C-2 Portion of 1800 11th Street (Internal Parcel)

Existing Land Uses – Surrounding Blocks



Commercial Strips 1000 and 1100
Blocks of Lincoln Street

- ✓ Auto Dealerships along Pennsylvania Avenue
- ✓ Mixed use commercial/retail along Union Street, upper Lincoln Street and throughout residential area
- ✓ Single family detached, semi-detached and row house dwellings
- ✓ Institutional uses (churches)
- ✓ Parks



Single Family Row Houses and Commercial



Auto-Related Uses along 11th Street



Residential along 10th Street



Father Tucker Memorial Park
(Lincoln, Scott, 9th and 10th Streets)



Auto Dealerships – Pennsylvania Avenue

Zoning Comparison

Existing R-3 One Family Row Houses:

- ✓ Single family, semi-detached and row house residential dwellings
- ✓ Churches and other places of worship
- ✓ Elementary, junior and senior high schools
- ✓ Libraries, museums, art galleries
- ✓ Parks, playgrounds, athletic fields
- ✓ Family day care, group day care homes/centers
- ✓ Hospitals
- ✓ Fire houses, neighborhood police stations

- **Height:** 3 stories
- **Bldg Setback:** 15 feet front
20 feet rear
- **FAR:** 0

Proposed C-2 Zone - Permitted Uses:

- ✓ Secondary Employment Centers
- ✓ Commercial Retail/Service uses
- ✓ Hotels / Motels
- ✓ Funeral home
- ✓ Place of business for non-nuisance business
- ✓ Public garage, used car lot
- ✓ Indoor theater, assembly hall, commercial recreation
- ✓ Gas station
- ✓ Family day care homes, group day care homes, day care centers, emergency shelters
- ✓ Residential uses (apartments, row homes, detached & semi-detached single family)

- **Height:** 15 stories
- **Bldg Setback:** no requirement
- **FAR:** 5.0

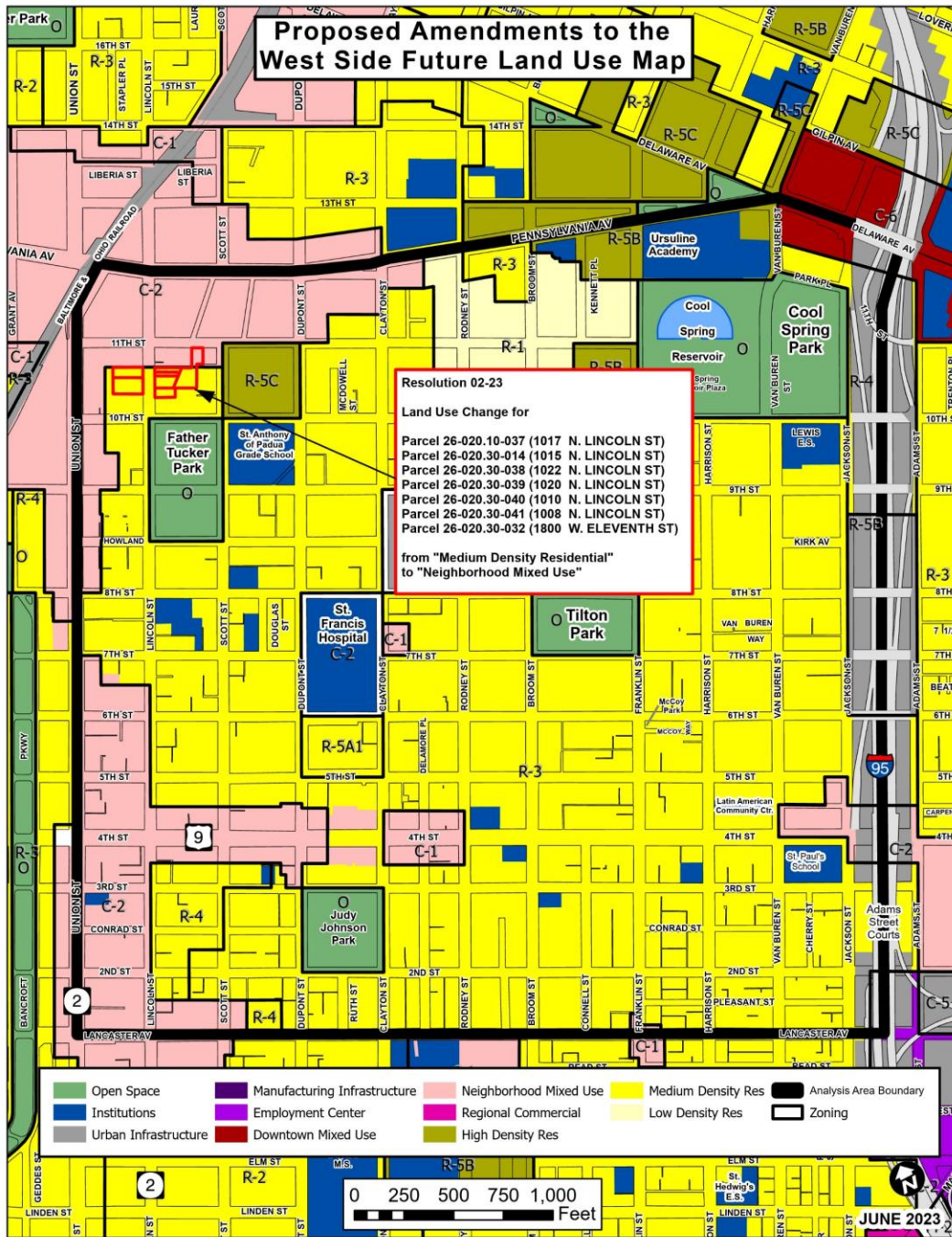
Rezoning Impact Summary

✓ No Negative Land Use Impacts Result from Proposed Rezoning

<u>Tax Parcel #</u>	<u>Address</u>	<u>Land Use</u>	<u>Status / Current R-3</u>	<u>Status / Rezoned C-2</u>
26-020.30-014	1015 Lincoln St.	Auto Repair	NC	M-O-R
		Commercial storage	NC	M-O-R
26-020.10-037	1017 Lincoln St.	Single Family dwelling	M-O-R	M-O-R
26-020.30-041	1008 Lincoln St.	Single Family dwelling	M-O-R	M-O-R
		Accessory Parking	NC	M-O-R
26-020.30-040	1010, 1012 Lincoln St.	Restaurant	NC, no liquor sales	M-O-R
	1014, 1018 Lincoln St.	Upper Story apartments	NC	M-O-R
26-020.30-039	1020 Lincoln St.	SF semi-detached dwelling	M-O-R	M-O-R
26-020.30-038	1022 Lincoln St.	SF semi-detached dwelling	M-O-R	M-O-R
26-020.30-032*	1800 11 th St.	Auto Related (dealership):		
		- portion within C-2	M-O-R	M-O-R
		- portion within R-3	NC	M-O-R

*Parcel is Split Zoned C-2 / R-3

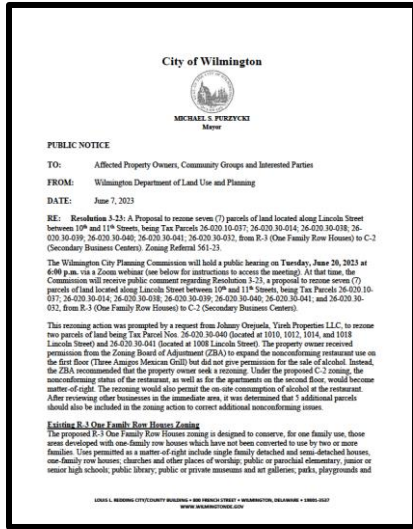
✓ All Future Development must conform to R-3 Regulations



Wilmington 2028: A Comprehensive Plan for Our City and Communities

- ✓ Proposed rezoning is located in the **West Side Neighborhood**
- ✓ Future Land Use Plan currently recommends **“Medium Density Residential”** land use for rezoning site, consistent with existing R-3 zoning
- ✓ Proposed **“Neighborhood Mixed Use”** land use is consistent with proposed C-2 zoning

CPC Public Notice / Related Legislation



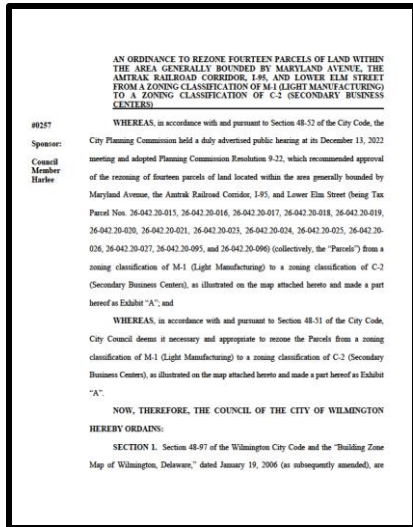
✓ **On Site Outreach**

June 2, 2023 - Council Member Johnson & LU&P Director Starkey met with affected property owners

✓ **Public Notice for June 20th City Planning Commission**

June 7, 2023 - Public Notice

June 12, 2023 - Meeting Agenda, Legal Notice



✓ **Legislation**

June 15 - Introduction of Rezoning Ord. 23-028

- Resolutions Scheduling Public Hearings

June 21 - CD&UP Committee Review

July 13 - Council Public Hearings

- Comprehensive Plan Amendment

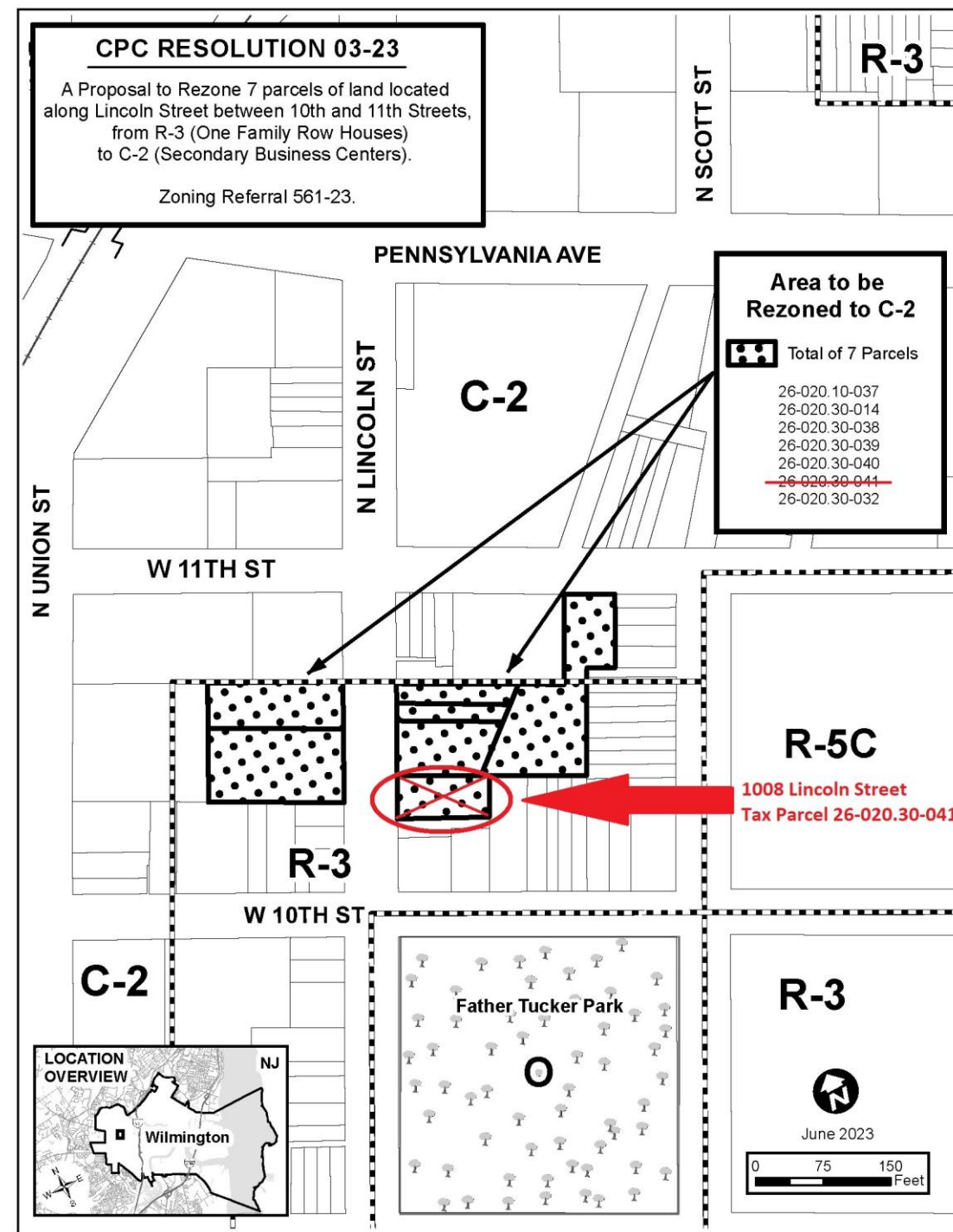
- Rezoning

- Final Action

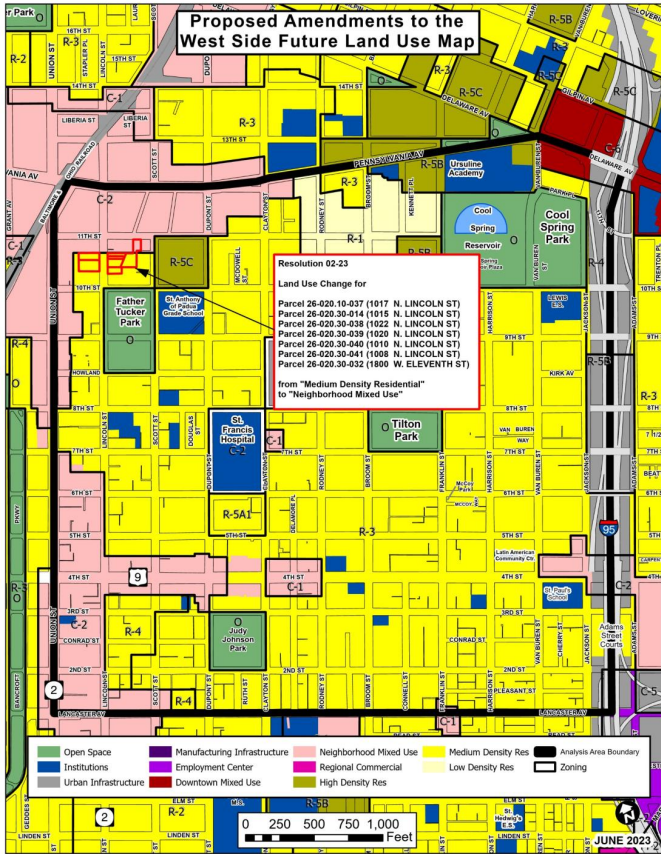
Alternative (Revised) Proposal



Removing 1008 Lincoln Avenue from the Rezoning Proposal



Planning Commission Voted to APPROVE Revised Resolutions as follows:



- ✓ Approval of Revised Resolution 2-23 to amend the West Side Future Land Use Map to allow for “Neighborhood Mixed Use” land use on six parcels, which supports the proposed C-2 Zoning
- ✓ Approval of Revised Resolution 3-23, a proposal to rezone 6 parcels from R-3 (One Family Row Houses) to C-2 (Secondary Business Centers)
- ✓ Recommendation to City Council that a **Substitute to Ordinance 23-038** be prepared reflecting the revised rezoning action.

