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, 1012, 1014, and 1018 Lincoln)

Initial Rezoning Request

Tax Parcel 26-020.30-041 (1008 Lincoln)





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)



Commercial/Auto/Storage 1015 Lincoln



Single-Family Dwelling 1017 Lincoln



Single-Family Dwelling and Accessory Parking (1008 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
- \checkmark Churches and other places of worship
- \checkmark Elementary, junior and senior high schools
- ✓ Libraries, museums, art galleries
- \checkmark Parks, playgrounds, athletic fields
- ✓ Family day care, group day care homes/centers
- \checkmark Hospitals
- \checkmark Fire houses, neighborhood police stations

•	Height: Bldg Setback:	3 stories 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

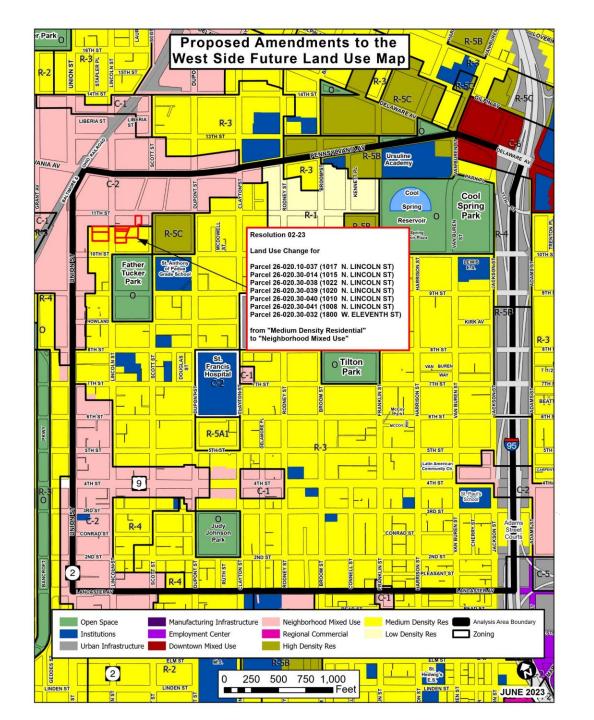
Rezoning Impact Summary

✓ No Negative Land Use Impacts Result from Proposed Rezoning

Tax Parcel #	<u>Address</u>	Land Use	Status / Current R-3	Status / Rezoned C-2
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

√On Site City of Wilmingto Outreach PUBLIC NOTICE Department of Land Use and Planning June 7 2073 olution 3-23: A Proposal to rezone seven (7) parcels of land located along Lincoln Stree m and 11% Streets, being Tax Parcels 26-020 10-037; 26-020.30-014; 26-020 30-038; 26 20 30-039: 26-020 30-040: 26-020 30-041: 26-020 30-032: from R-3 (One Family Row Houses) to C ters) Zoning Referral 561-23. ner Commission will hold a raibi ow for instructions to access the meeting). At that time, th ent regarding Resolution 3-23, a proposal to rezone seven long Lincoln Street between 10th and 11th Streets, being 1 020 30-038; 26-020 30-039; 26-020 30-040; 26-020 30-0 mpted by a request from Johnny Orejueia, Tiren Properties LLC, to a Parrel Nos 26,020 30,040 (located at 1010, 1012, 1014, and 1015 cated at 1008 Lincoln Street). The pa ning Board of Adjustment (ZBA) to expand the a room use zoning point or Aujumment (z.n.v.) to explain the noncombining retrainant the r (Three Amigos Mexican Gnill) but did not give permission for the sale of alcohol. Instea commended that the property owner seek a recoming. Under the proposed C-2 zoning, the ing status of the restaurant, as well as for the apartments on the second floor, would becom ORDINANCE TO REZONE FOURTEEN PARCELS OF LAND WITH AREA GENERALLY BOUNDED BY MARYLAND AVENUE, THE AK RAILROAD CORRIDOR, 1-95, AND LOWER ELM STREET ✓ Legislation Parcel Nos. 26-042 20-015. 26-042 20-016. 26-042 20-017. 26-042 20-018. 26-042 20-019 26-042 20-020, 26-042 20-021, 26-042 20-023, 26-042 20-024, 26-042 20-025, 26-042 20 026, 26-042 20-027, 26-042 20-095, and 26-042 20-096) (collectively, the "Parcels") from assification of M-1 (Light Manufacturing) to a zoning classification of C-2 (Secondary Butinets Centers), as illustrated on the man attached hereto and made a nat hereof as Exhibit "A" and WHEREAS, in accordance with and pursuant to Section 48-51 of the City City Council deems it necessary and appropriate to rezone the Parcels from a zonin classification of M-1 (Light Manufacturing) to a zoning classification of C-2 (Secondar Business Centers), as illustrated on the map attached hereto and made a part hereof as Exhibit NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS: SECTION 1. Section 48-97 of the Wilmington City Code and the "Building Zone ap of Wilmington, Delaware," dated January 19, 2006 (as subsequently amended), ar

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

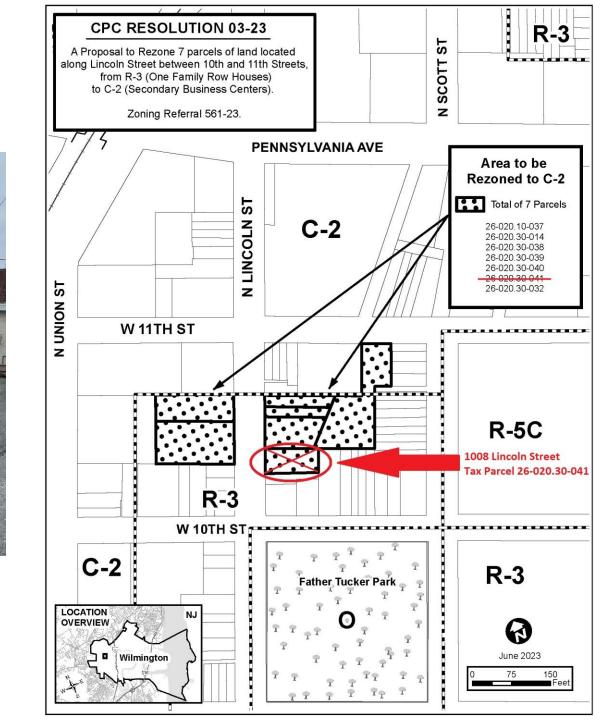
✓ Public Notice for June 20th City Planning Commission

June 7, 2023 - Public Notice June 12, 2023 - Meeting Agenda, Legal Notice

- 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

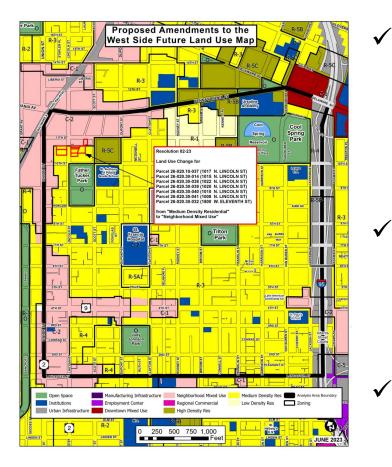


Removing 1008 Lincoln Avenue from the Rezoning Proposal



Alternative (Revised) 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.

