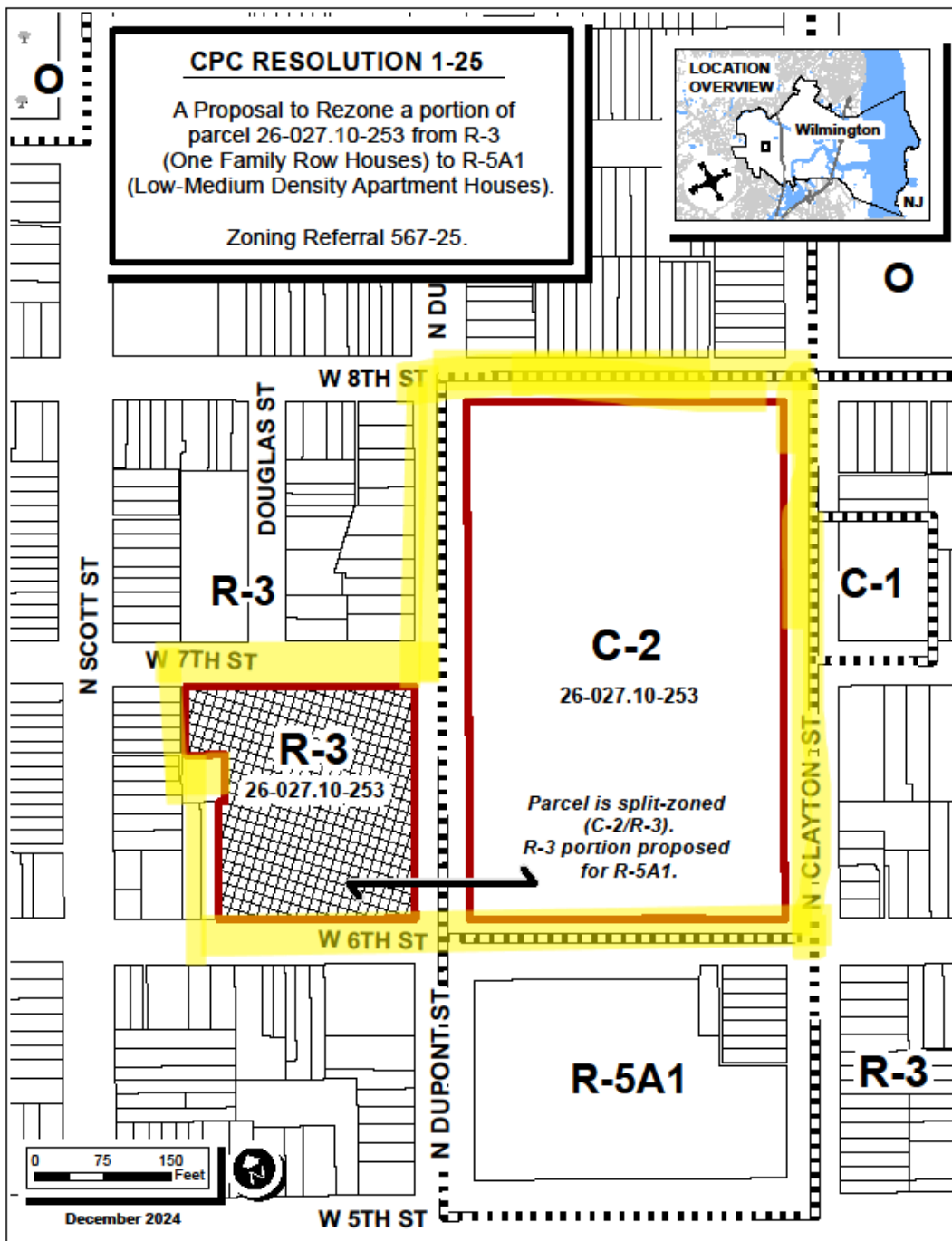


Community Development and Urban Planning Committee

February 13, 2025





Proposed Rezoning

A proposal to rezone a portion of
1600 W. Eighth Street
(Tax Parcel No. 26-027.10-253)
from
R-3 (One Family Row Houses)
to **R-5A1 (Low-Medium Density**
Apartment House) Zoning

Renderings of “The Vistas at St. Francis”



Corner of W. 6th and
Dupont Streets



Corner of N. Dupont
and W. 7th Streets



Aerial View of Development Site

Wilmington 2028: A Comprehensive Plan for Our City and Communities

- ✓ Proposed rezoning is located in the **West Side Neighborhood**
- ✓ Future Land Use Plan recommends **“Medium Density Residential”** land use for rezoning site, consistent with proposed R-5A1 zoning

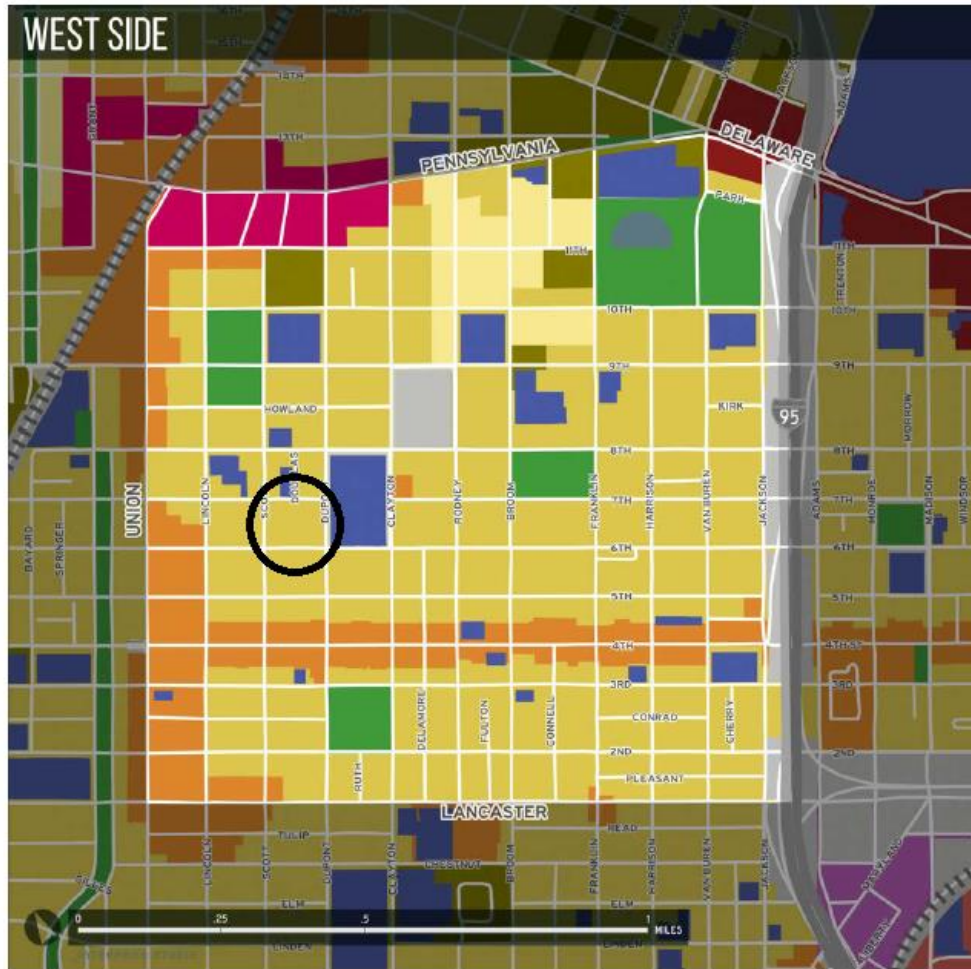
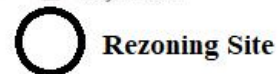


Figure 98 West Side future land use map
Source: City of Wilmington



Current Land Use – Rezoning Site



Parking Garage – Corner of W. 6th and N. Dupont



Parking Garage – W. 6th Street Façade



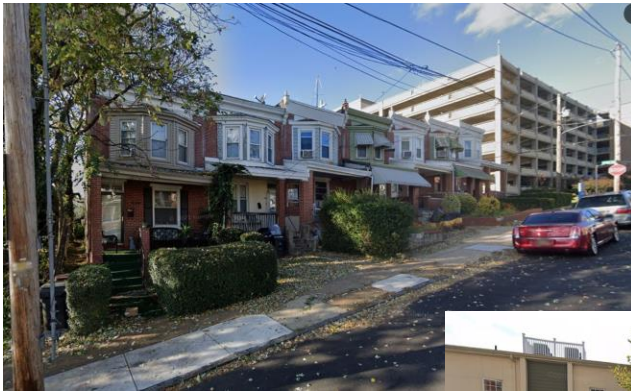
Single-Family Row Homes along N. Scott Street




Semi-Detached Dwellings along W. 6th Street

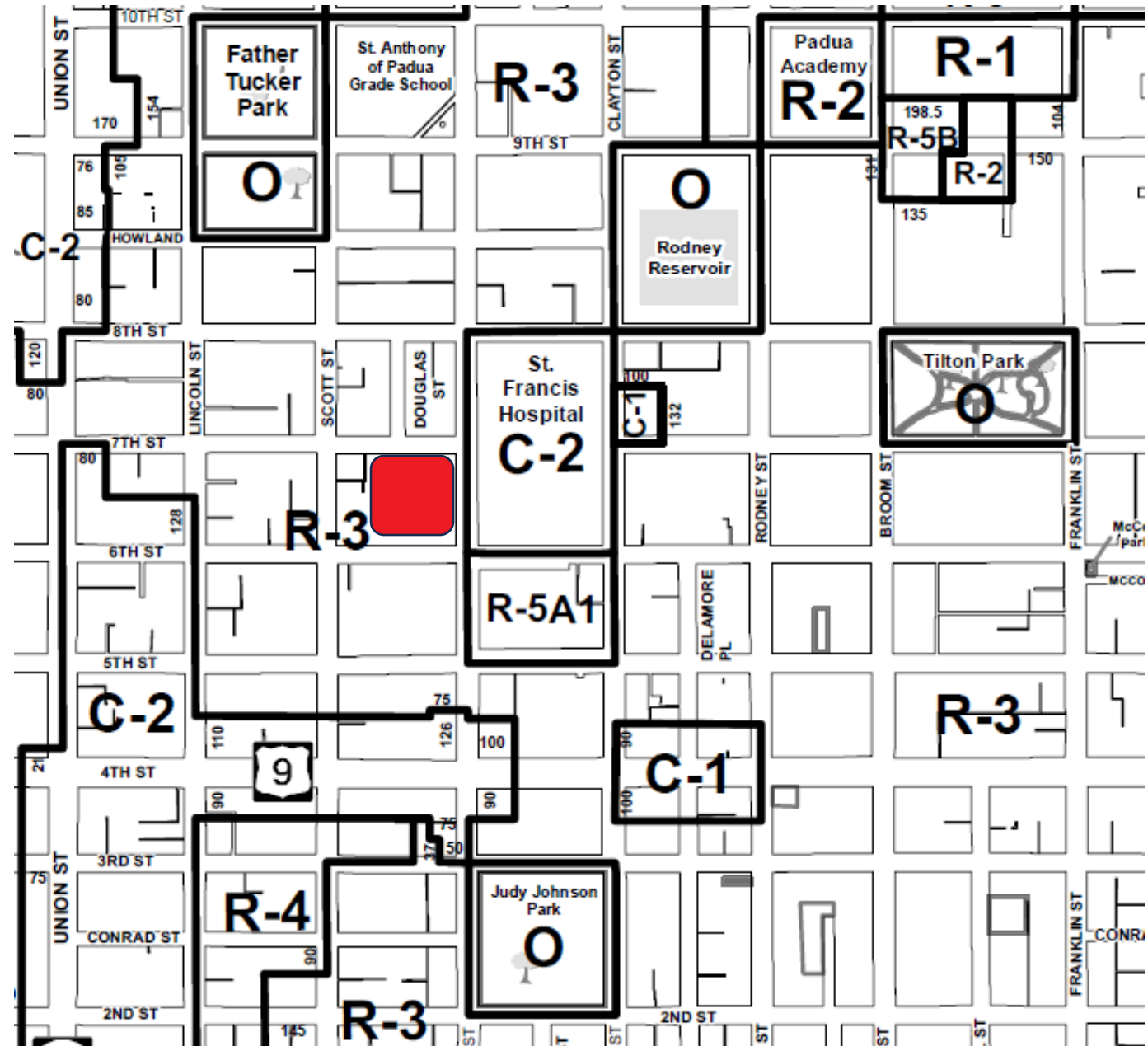
Existing Land Uses – Surrounding Blocks

- ✓ St. Francis Hospital
- ✓ Mixed use commercial/retail along Union and Lincoln Streets
- ✓ Single-family detached, semi-detached and row house dwellings; and Low Density Apartments
- ✓ Institutional uses (churches, schools)
- ✓ Parks



Current Zoning

R-3	One Family Row Houses
R-5A1	Low-Medium Density Apartment House
C-1	Neighborhood Shopping
C-2	Secondary Commercial Business Centers
O	Open Space
	Rezoning Site



Proposed R-5A1 Low-Medium Density Apartment House Zoning

Uses Permitted as a Matter-of-Right (5 stories, 2.0 FAR)

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

Alternative Zoning Considerations

C-2	Secondary Business Centers	15 Stories, 5.0 FAR
R-5B	Medium Density Apt House	15 Stories, 3.5 FAR
R-5C	High Density Apt House	Unlimited, 6.0 FAR

Rezoning Impact Summary

- ✓ Existing garage permitted MOR in R-3 and under proposed R-5A1 zoning
- ✓ Proposed rezoning is consistent with comprehensive development plan
- ✓ While this rezoning results in increased permitted heights from 3 stories to 5, the density would be limited by the 2.0 FAR
- ✓ Rezoning is consistent with the existing R-5A1 zoning district located south of hospital, developed with low density apartments (Note: this rezoning effort is not considered an expansion of that district)
- ✓ The senior housing development is a permitted use under proposed R-5A1 zoning
- ✓ Housing proposal addresses lack of affordable housing in the West Side neighborhood. Also creates a logical transition between higher intensity hospital use to the east and lower density housing to the west, north and south
- ✓ Future development on the rezoned property will be required to conform to R-5A1 zoning regulations

Summary and Recommendations

- ✓ St. Francis Hospital Inc., has proposed to rezone a portion of their 1600 W. 8th St. property from R-3 to R-5A1, to allow the development of an affordable senior housing facility
- ✓ The R-5A1 district allows low-density apartments and compatible institutional uses, limiting height to 5 stories with an FAR of 2
- ✓ R-5A1 zoning is consistent with the Comprehensive Plan
- ✓ **At their meeting of January 21, 2025, the Planning Commission recommended that this rezoning request be approved (CPC Resolution 1-25; Zoning Referral 567-25)**

