

Community Development and Urban Planning Committee Meeting

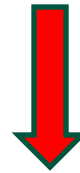
February 8, 2024



- Ordinance to Amend Chapter 48 of the City Code to Revise the Height, Floor Area Ratio, and Building Code Ratio Requirements for the W-3 (Waterfront Low Intensity Manufacturing/Commercial Recreation) Zoning District

- Ordinance to Rezone 1195 East Seventh Street from W-4 (Waterfront Residential/Commercial) to W-3 (Waterfront Low Intensity Manufacturing/Commercial Recreation) zoning

Current Waterfront Zoning Restrictions for Height, Floor Area Ratio, and Building Coverage



	W-1, W-2	W-3 (Current)	W-4
Sec. 48-353 Height	6 stories; 72 ft	-- ; 35 ft	6 stories; 72 ft
Sec. 48-355 FAR	2.0	0.25	0.8-2.0
Sec. 48-356 Bldg Coverage	0.6	0.25	0.4-0.5

WILMINGTON

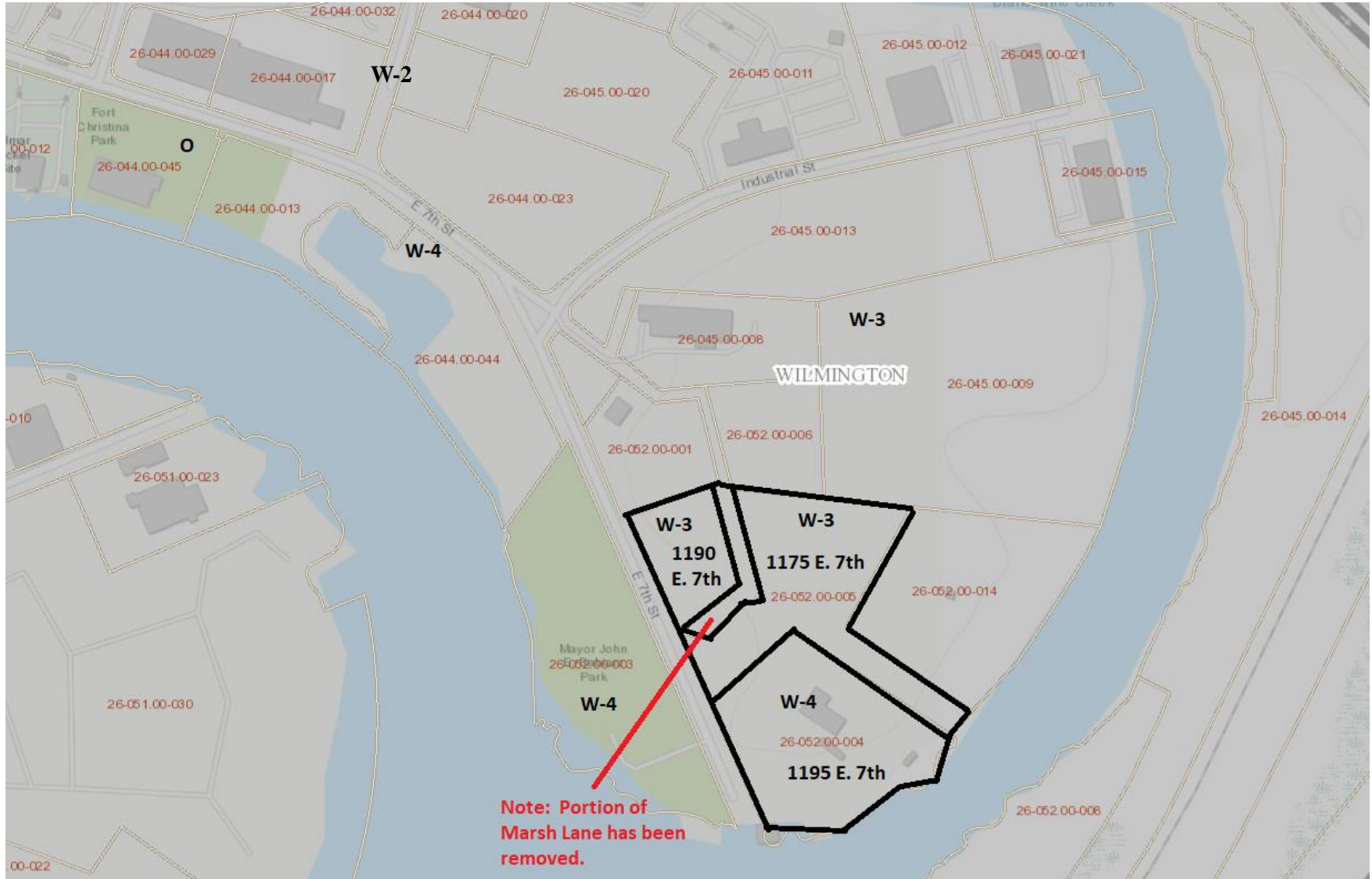
WILMINGTON

Proposed Revisions to W-3 Zoning Restrictions

	W-1, W-2	W-3 (Current)	W-4	W-3 (Proposed)
Sec. 48-353 Height	6 stories; 72 ft	-- ; 35 ft	6 stories; 72 ft	6 stories; 72 ft
Sec. 48-355 FAR	2.0	0.25	0.8-2.0	2.0
Sec. 48-356 Bldg Coverage	0.6	0.25	0.4-0.5	0.6

Proposed Code Amendments

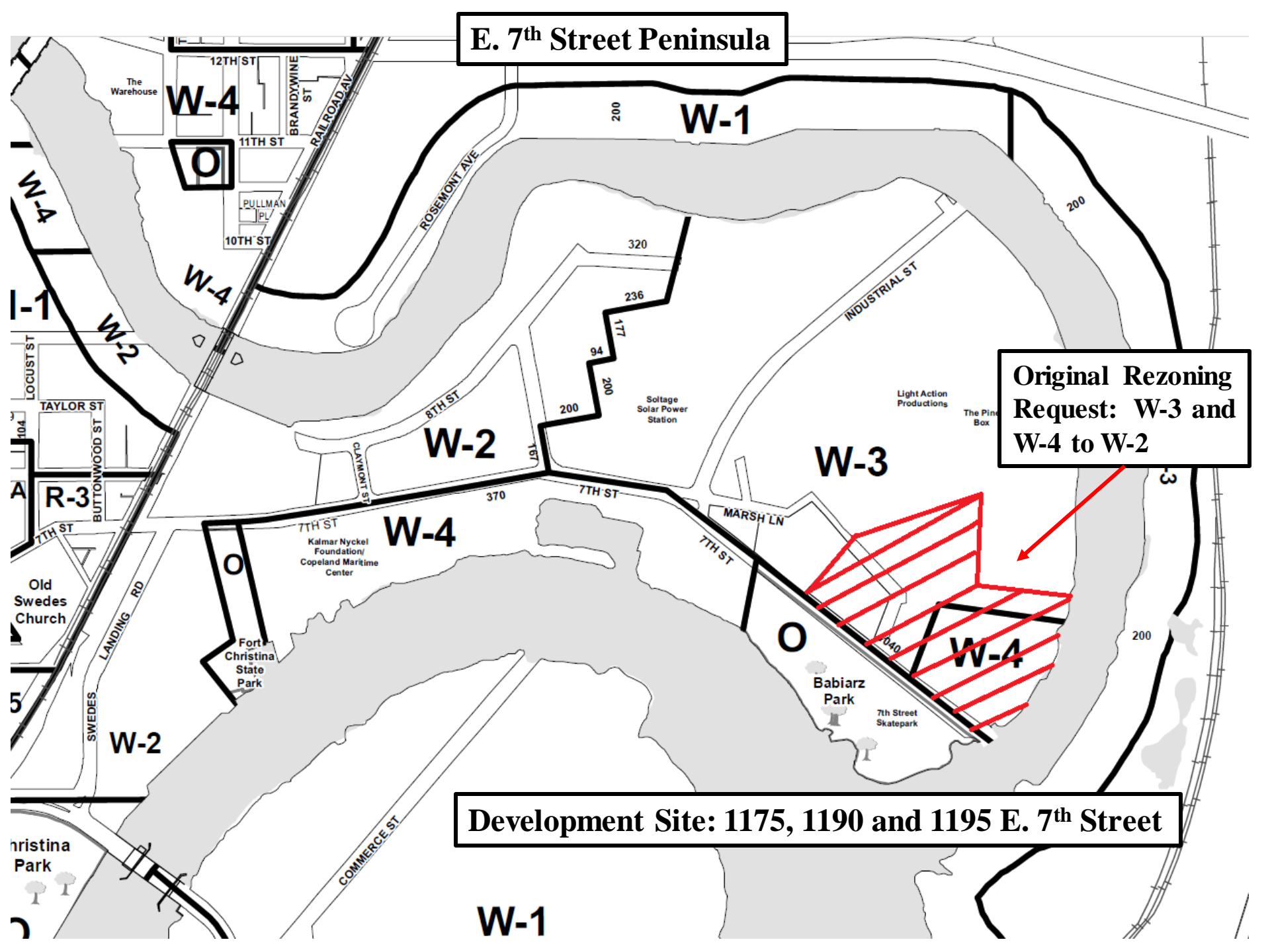
Rezoning Request: East Seventh Street Peninsula Proposed Development Parcels



E. 7th Street Peninsula

Original Rezoning Request: W-3 and W-4 to W-2

Development Site: 1175, 1190 and 1195 E. 7th Street



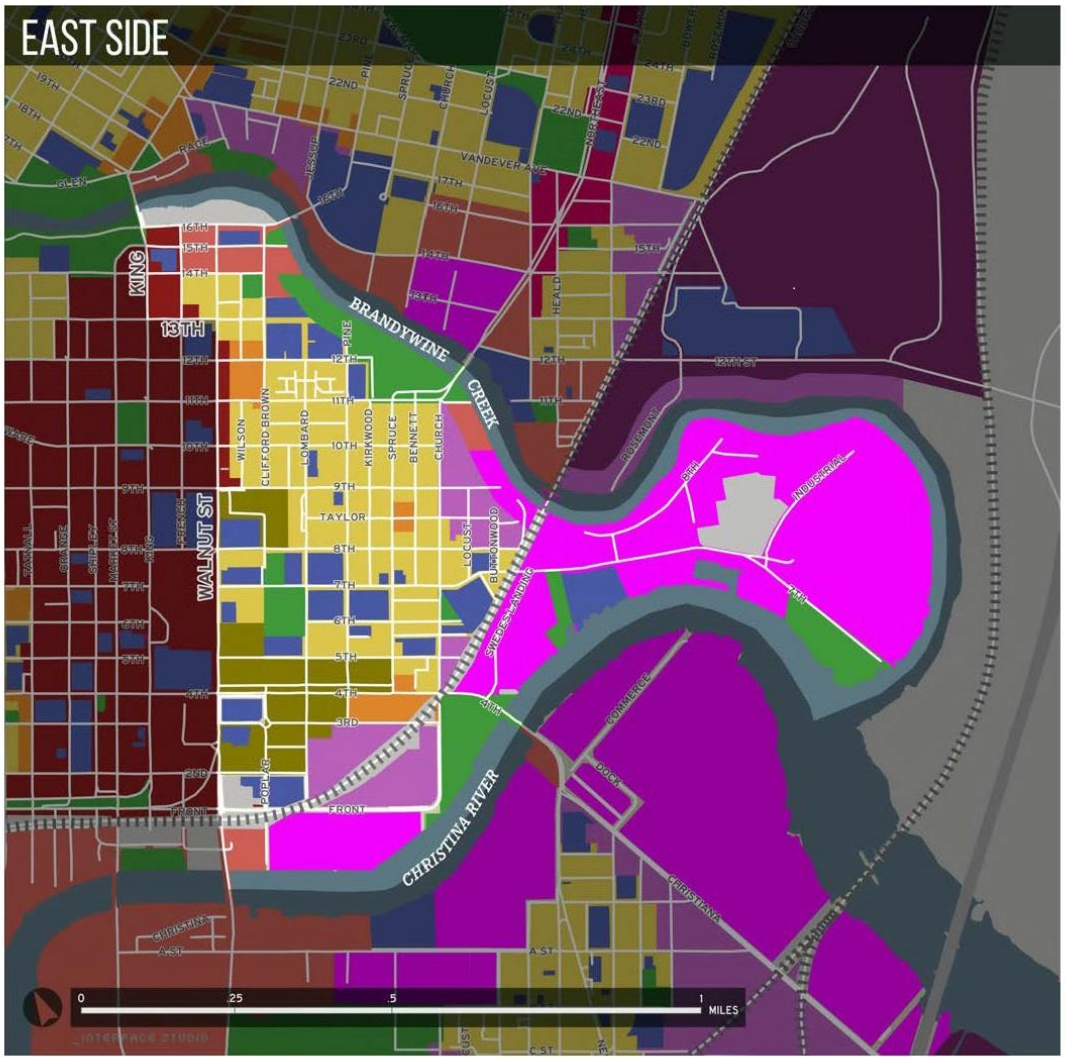


Figure 84 East Side future land use map
 Source: City of Wilmington

- | | |
|---|--|
| ■ Parks & Open Space | ■ Waterfront Mixed Commercial / Light Manufacturing |
| ■ Institutions | ■ Neighborhood Mixed Use |
| ■ Manufacturing | ■ High Density Residential |
| ■ Mixed Commercial / Light Manufacturing | ■ Medium Density Residential |
| ■ Regional Commercial | ■ Low Density Residential |
| ■ Downtown Mixed Use | ■ Infrastructure |
| ■ Waterfront Mixed Use | □ City border |

Wilmington 2028: A Comprehensive Plan for our City and Communities

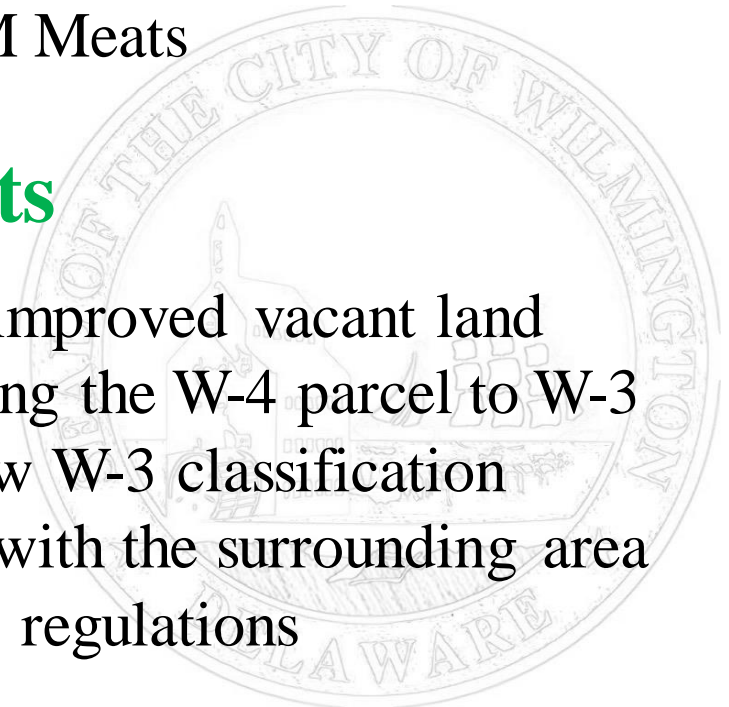
- **Proposed Rezoning is Consistent with the East Side Future Land Use Plan, which recommends “Waterfront Mixed Commercial/Light Manufacturing” land use for site in question**

Summary of Proposed W-3 Rezoning

- Changes the W-4 zoning to W-3 on the isolated parcel at the end of E. 7th Street, bringing the three development parcels under same zoning
- Expands the larger W-3 district to the north and west which occupies over half of the Peninsula
- Area is suitable for low intensity developments permitted under W-3, like the facility proposed by B&M Meats

Rezoning Impacts

- Existing W-4 development parcel is unimproved vacant land
- No negative impacts result from rezoning the W-4 parcel to W-3
- Proposed use is permitted under the new W-3 classification
- Future development will be consistent with the surrounding area and will be required to conform to W-3 regulations





**View towards 1195 E. 7th Street
(Rezoning Parcel)**

**View of Development Site
along E. 7th Street**



View of development site looking northwest



Development Site

Light Action
Productions

Pine Box Studios

View of Pine Box Studio and Light Action Productions
Looking northwest



Pine Box Studios / Light Action Productions



Brightfields



Tri-State Carpet



Solar Power Farm



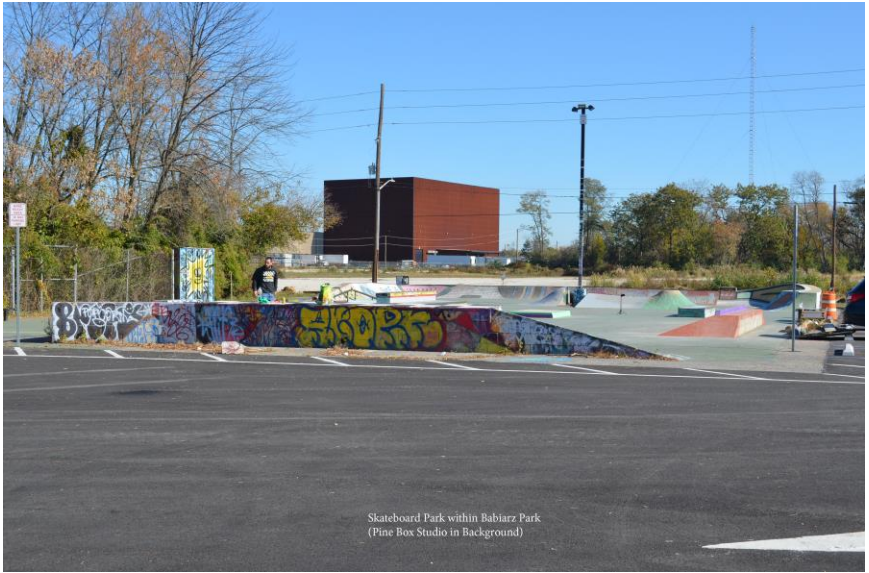
SUMMARY

City Planning Commission Recommendation

Planning Commission Recommends to City Council the Approval of the following:

- **Proposal to Revise the Height, Floor Area Ratio, and Building Coverage Ratio Requirements for the W-3 Zoning District. (CPC Res. 8-23)**
- **Proposal to Rezone 1195 E. 7th Street from W-4 (waterfront residential/commercial to W-3 low intensity waterfront manufacturing/commercial recreation (CPC Res. 9-23)**

Mayor John Babiarez Park



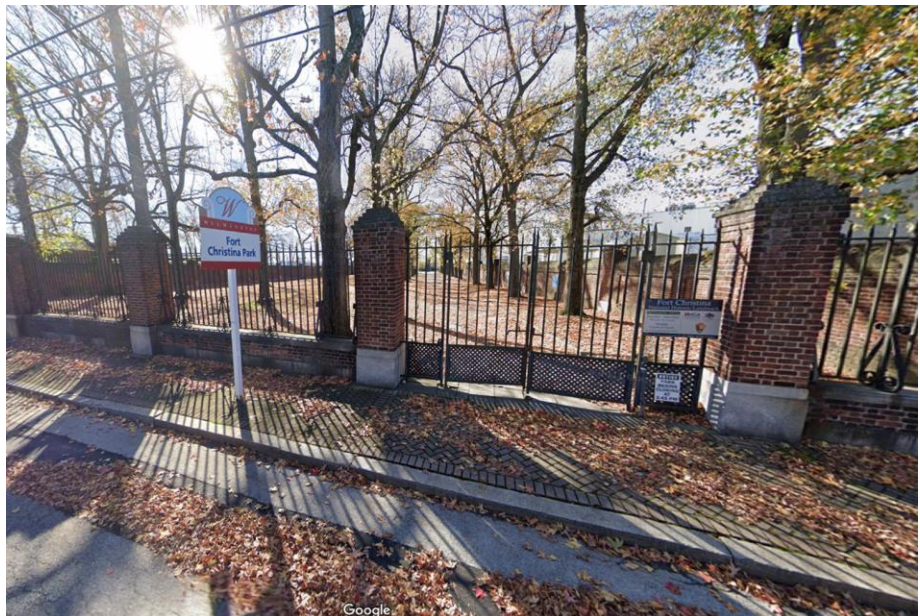
Skateboard Park within Babiarez Park
(Pine Box Studio in Background)



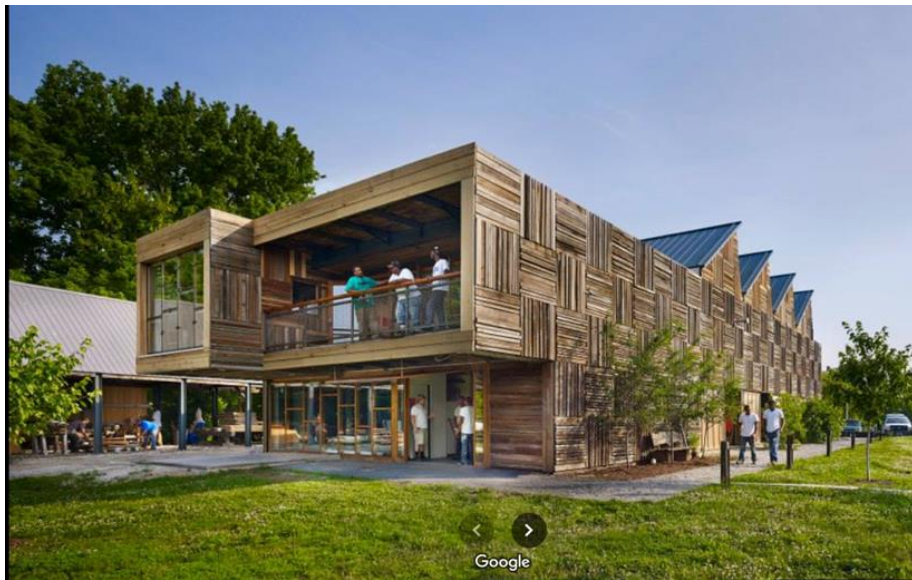
Pier at Babiarez Park



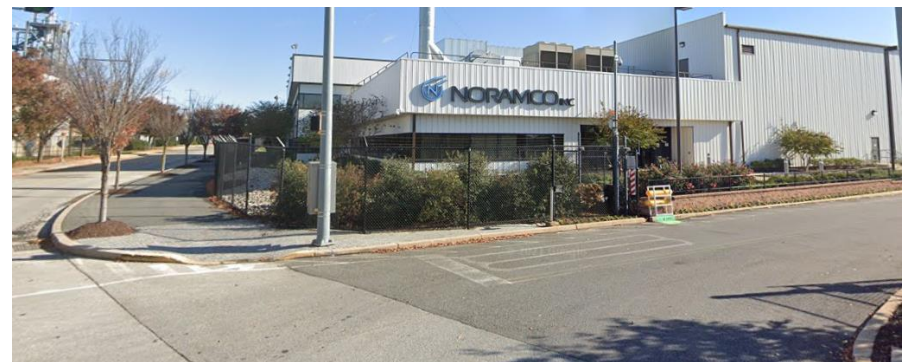
Kalmar Nyckel



Fort Christina Park



Challenge Program



Noramco