

# City of Wilmington



**MICHAEL S. PURZYCKI**  
Mayor

## **PUBLIC NOTICE**

**TO:** Affected Property Owners and Interested Parties

**FROM:** Wilmington Department of Planning and Development

**DATE:** March 6, 2019

**RE:** **Resolution 04-19:** A proposal to rezone one parcel of land, located at 700 Lea Boulevard, from R-2 (One-Family Semi-Detached Dwellings) to R-5A1 (Apartment Houses Low-Medium Density). Zoning Referral 551-19.

The Wilmington City Planning Commission will hold a public hearing during their meeting on **Tuesday, March 19, 2019 at 6:00 P.M. in the Council Chambers, First Floor, Louis L. Redding City/County Building**, 800 N. French Street, Wilmington, Delaware. At that time, the Commission will receive public comment regarding Resolution 04-19, which addresses a proposal to rezone 700 Lea Boulevard (tax parcel no. 26-009.10-002) from R-2 (One-Family Semi-Detached Dwellings) to R-5A1 (Apartment Houses Low-Medium Density). Attached to this notice, please find a map of the area proposed for rezoning.

At the meeting, the Commission will also consider changes to the 1998 "Comprehensive Development Plan for the Northwest Analysis Area" to propose the rezoning and a corresponding land use.

### **CURRENT ZONING: R-2 (One-Family Semi-Detached Dwellings)**

Uses permitted as a matter of right in R-2 districts include: detached and semi-detached dwellings; churches; public or parochial elementary and high schools; colleges and universities, which may include a dormitory on the same lot; public libraries and museums; and fire and police stations. The height of buildings is limited to three stories as a matter of right.

### **PROPOSED ZONING: R-5A1 (Low-Medium Density Apartment Houses)**

Uses permitted as a matter of right in R-5A1 districts include: low- to medium-density apartment buildings provided that parking and outdoor refuse collection areas are screened from view; detached and semi-detached dwellings with or without conversions; row houses with or without conversions; churches; schools; public libraries and museums; and fire and police stations. The height of buildings is limited to five stories as a matter of right. The density is limited to a maximum floor area ratio of 2.0. R-5A1 districts are intended to buffer neighborhoods composed of one-family housing from more intensive residential and certain commercial uses.

For complete information on the R-2 and R-5A1 zoning classifications, please see Chapter 48 (Zoning) of the Wilmington City Code at <https://library.municode.com/de/Wilmington>.

## **REZONING IMPACTS**

This rezoning has been requested by a petitioner who wishes to develop the site as low- to medium-density apartments, which are not permitted under the existing R-2 zoning. The rezoning to R-5A1 will permit this use and any other uses permitted under R-5A1 zoning.

The Commission reserves the right to recommend to City Council other revisions to this or adjoining zoning districts to preserve the intent of the City's Comprehensive Development Plan.

If you have any questions or comments regarding this rezoning proposal, please contact Gemma Tierney, Planner II, at (302) 576-3117 or by mail to the address below:

Gemma Tierney, Planner II  
Wilmington Department of Planning and Development  
Louis L. Redding City/County Building, 7<sup>th</sup> Floor  
800 N. French Street  
Wilmington, DE 19801

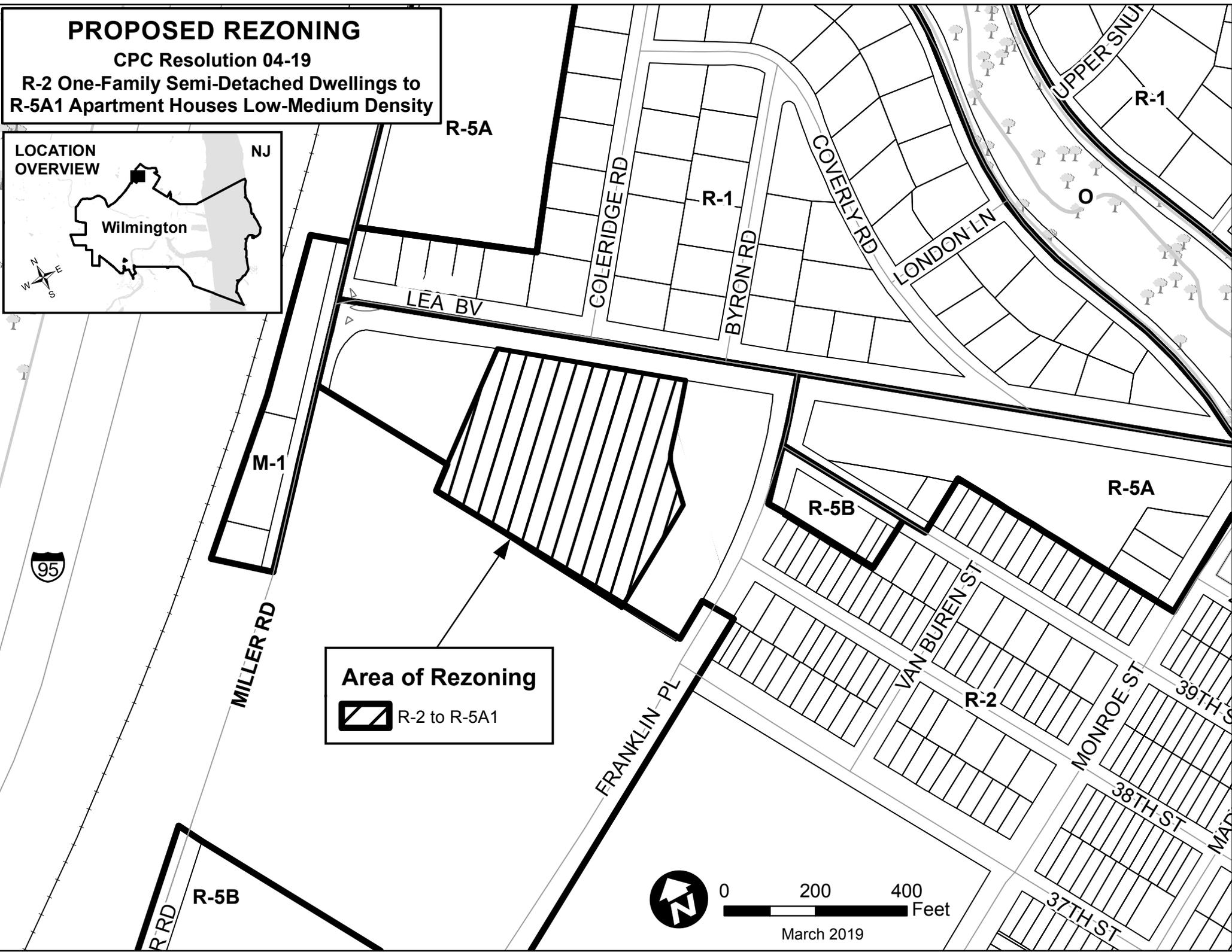
### Attachment

cc: Honorable Hanifa G. N. Shabazz, City Council President  
Honorable Linda M. Gray, City Council Member, 1<sup>st</sup> District  
Honorable Members of City Council  
Honorable Nnamdi Chukwuocha., State Representative, 1<sup>st</sup> District  
Honorable Harris B. McDowell, State Senator, 1<sup>st</sup> District  
Tanya Washington, Chief of Staff, Office of the Mayor  
Marchelle Basnight, Chief of Staff, City Council  
Robert Goff, Acting City Solicitor

# PROPOSED REZONING

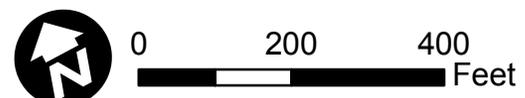
CPC Resolution 04-19

R-2 One-Family Semi-Detached Dwellings to  
R-5A1 Apartment Houses Low-Medium Density



**Area of Rezoning**

 R-2 to R-5A1



0 200 400 Feet

March 2019