

AN ORDINANCE TO REZONE CATHEDRAL CHURCH OF ST. JOHN, THE PROPERTY WITHIN THE BLOCK GENERALLY BOUNDED BY TATNALL STREET, CONCORD AVENUE, MARKET STREET, AND 20TH STREET FROM C1 (NEIGHBORHOOD SHOPPING) AND R-3 (ONE FAMILY ROW HOUSES) TO R-5A1 (LOW-MEDIUM DENSITY APARTMENT HOUSES)

#4147

Sponsors:

**Council
President
Gregory**

**Council
Member
Congo**

WHEREAS, the revised Neighborhood Comprehensive Development Plan for the Baynard Boulevard Analysis Area was considered and adopted by City Council on March 3, 2016, and recommends the rezoning of a portion of the block generally bounded by Tatnall Street, Concord Avenue, Market Street, and 20th Street in order to enhance community development within that area; and

WHEREAS, in accordance with and pursuant to Wilmington City Code §5-601, the City Planning Commission recommended approval of the Baynard Boulevard/Concord Avenue Neighborhood Comprehensive Development Plan by its Resolution 10-15, approved on December 15, 2015; and

WHEREAS, in accordance with and pursuant to Wilmington City Code §5-601, the City Planning Commission recommended approval of the proposed rezoning of a portion of the block generally bounded by Tatnall Street, Concord Avenue, Market Street, and 20th Street by its Resolution 11-15, approved on December 15, 2015; and

WHEREAS, the City Council for the City of Wilmington deems it necessary and proper to approve the rezoning actions for the site of the former Cathedral Church of St. John, located on the 2000 block of Market Street in the historic Brandywine Village neighborhood, including Tax Parcel Nos. 26-022.30-302, 26-022.30-301, 26-022.30-278, and 26-022.30-300, set forth herein and as illustrated on the maps attached hereto and made a part hereof as Exhibit A; and

WHEREAS, City Council deems it necessary and appropriate to rezone the property including Tax Parcel No. 26-022.30-302 and Parcel No. 26-022.30-301 from a zoning designation of C1 (Neighborhood Shopping) and R-3 (One-Family Row Houses) to R-5A1 (Low-Medium Density Apartment Houses); and

WHEREAS, City Council also deems it necessary and appropriate to rezone the property being Tax Parcel No. 26-022.30-278, from R-3 (One-Family Row Houses) to R-5A1 (Low-Medium Density Apartment Houses); and

WHEREAS, City Council also deems it necessary and appropriate to rezone the property being Tax Parcel No. 26-022.30-300, from C-1 (Neighborhood Shopping) to R-5A1 (Low-Medium Density Apartment Houses).

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 Map, City of Wilmington, Delaware,” dated January 2006, are hereby amended by changing the zoning classification of the properties located at 2019 North Market Street, being Tax Parcel No. 26-022.30-302, and 2013 North Market Street, being Tax Parcel No. 26-022.30-301, from a zoning designation of C-1 (Neighborhood Shopping) and R-3 (One-Family Row Houses) to R-5A1 (Low-Medium Density Apartment Houses), as illustrated on Exhibit “A” attached hereto.

SECTION 2. Section 48-97 of the Wilmington City Code and the “Building Zone Map, City of Wilmington, Delaware” dated January 2006, are hereby amended by changing the zoning classification of the property located at 2020 North Tatnall Street, being

Tax Parcel No. 26-022.30-278, from R-3 (One-Family Row Houses) to R-5A1 (Low-Medium Density Apartment Houses), as illustrated on Exhibit "A" attached hereto.

SECTION 3. Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware" dated January 2006, are hereby amended by changing the zoning classification of the property located at 2011 North Market Street, being Tax Parcel No. 26-022.30-300, from C-1 (Neighborhood Shopping) to R-5A1 (Low-Medium Density Apartment Houses), as illustrated on Exhibit "A" attached hereto.

SECTION 3. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First ReadingJanuary 21,2016
Second Reading...January 21, 2016
Third ReadingMarch 3, 2016

Passed by City Council, March 3, 2016

President of City Council

ATTEST: Maribel Seijo
City Clerk

Approved as to form this
20th day of January, 2016

[Signature]
Assistant City Solicitor

Approved this 10 day of Mar, 2016



[Signature]
Mayor

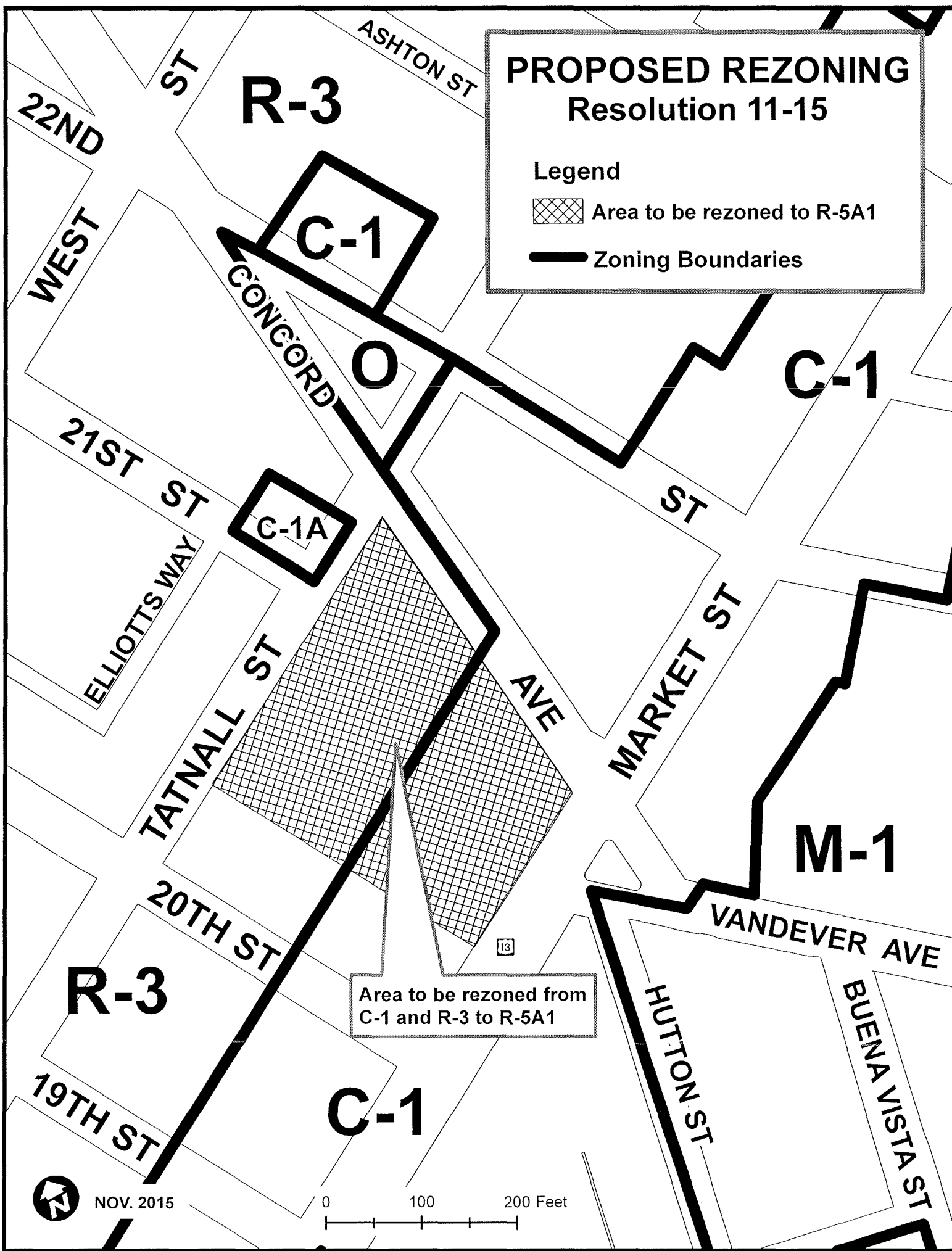
SYNOPSIS: This Ordinance rezones the property being the former Cathedral Church of St. John, more specifically Tax Parcel No. 26-022.30-302 and Tax Parcel No. 26-022.30-301 from a zoning designation of C-1 (Neighborhood Shopping) and R-3 (One-Family Row Houses) to R-5A1 (Low-Medium Density Apartment Houses). As well, this Ordinance rezones a portion of the property comprising the former Cathedral Church of St. John, being Tax Parcel No. 26-022.30-278, from R-3 (One-Family Row Houses) to R-5A1 (Low-Medium Density Apartment Houses), and Tax Parcel No. 26-022.30-300, from C-1 (Neighborhood Shopping) to R-5A1 (Low-Medium Density Apartment Houses).

Exhibit A

PROPOSED REZONING Resolution 11-15

Legend

-  Area to be rezoned to R-5A1
-  Zoning Boundaries



Area to be rezoned from
C-1 and R-3 to R-5A1



NOV. 2015

0 100 200 Feet