

RES 16-021

Wilmington, Delaware
March 3, 2016

#4176

Sponsors:

**Council
President
Gregory**

**Council
Member
Congo
Chukwuocha**

WHEREAS, the Wilmington City Charter provides that modifications to the Comprehensive Development Plan may be recommended by the Planning Department with the advice of the City Planning Commission and adopted by City Council resolution after a public hearing, Wilm. C. (Charter) § 5-600; and

WHEREAS, the current Neighborhood Comprehensive Development Plan for the Baynard Boulevard Analysis Area was adopted by City Council on January 12, 1984; and has recently been updated by the Department of Planning through a public meeting process; and

WHEREAS, the City Planning Commission at its meeting of December 15, 2015, by and through its Resolution 10-15, recommended the approval of an amendment to the Baynard Boulevard/Concord Avenue Neighborhood Comprehensive Development Plan, and recommended 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

WHEREAS, the said Area of the Comprehensive Plan being generally bounded by 30th Street, North Market Street, the Brandywine Creek, and the City Boundary Line as depicted in Map H attached hereto and made a part hereof as 'Exhibit A'; and

WHEREAS, the proposed comprehensive plan focuses on several key objectives, including sustaining the area's strong residential character; providing for

economically vibrant commercial activity; addressing the importance of existing historic resources, parks, and open spaces; enhancing the area as a gateway to the northern areas of the City; and in providing for appropriate transportation and governmental infrastructure needs; in order to retain or enhance the quality of life for residents and workers in the area, as responsible growth and development occurs; and

WHEREAS, in accordance with Wilm. C. (Charter) § 5-600(a), a duly advertised public hearing is scheduled to be held on March 3, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that the City Council hereby approves the amendments to the Baynard Boulevard Neighborhood Comprehensive Development Plan, which would revise the Proposed Land Use Plan (Map H) to change the proposed land use designation for the area of rezoning from "Public/Quasi-Public or Institutional" to "Medium Density Residential," as illustrated on the map attached hereto as 'Exhibit A' and made a part hereof.

Passed by City Council,

March 3, 2016

ATTEST:
City Clerk











Approved as to form this ^{2nd}
day of March, 2016.



Assistant City Solicitor



SYNOPSIS: This resolution approves changes to the Baynard Boulevard/Concord Avenue Neighborhood Comprehensive Development Plan as part of the Comprehensive Development Plan for the City of Wilmington.

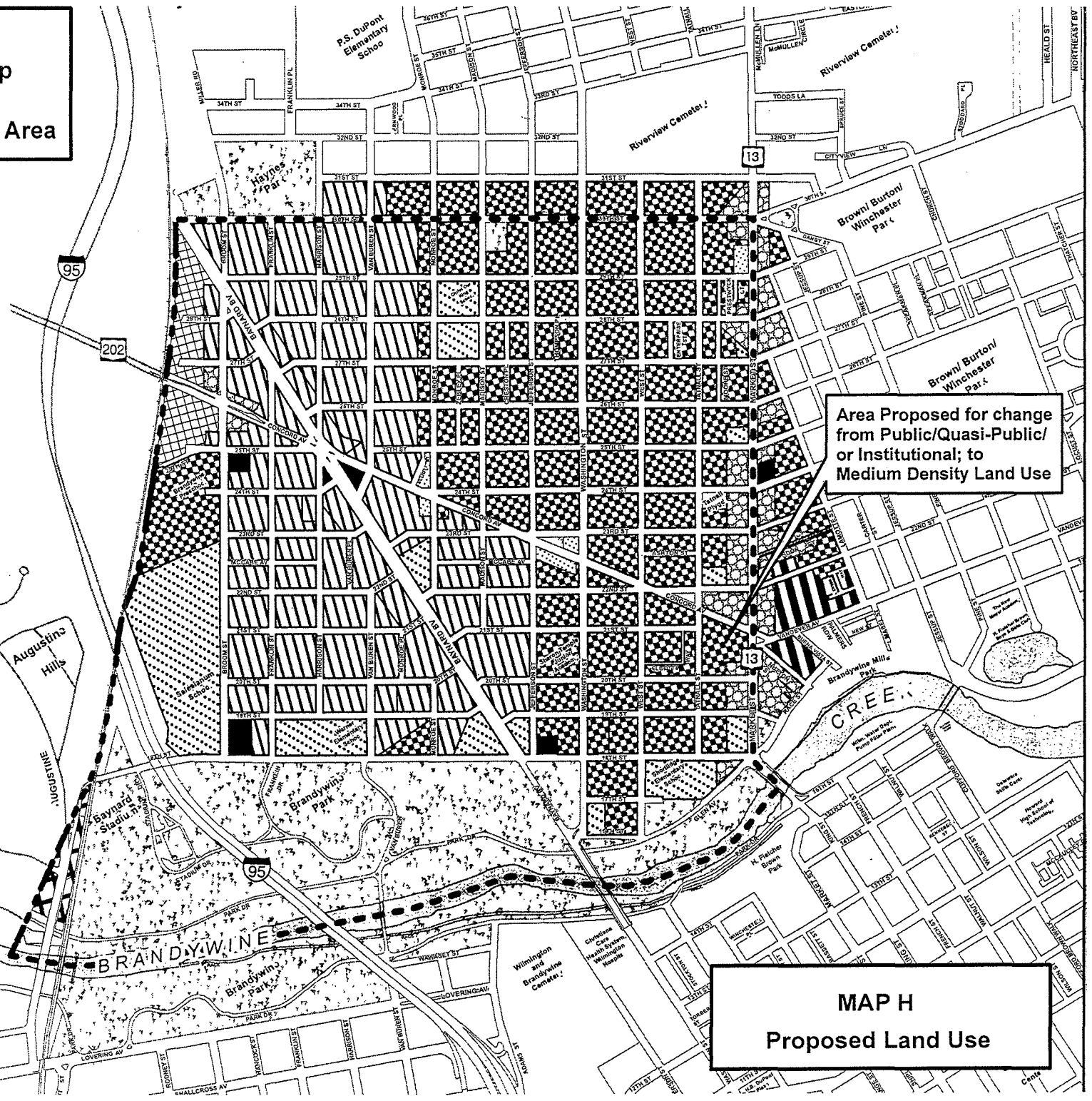
Resolution 10-15
Proposed Land Use Map
December 2015
Baynard Boulevard Analysis Area

-  Secondary Office Centers
-  Secondary Business Centers
-  Medium Low Density
-  Medium Density
-  High Density
-  Neighborhood Shopping
-  General Commercial
-  Public/Quasi-Public or Institutional
-  Light Industrial
-  Parkland/Open Space

 Analysis Area Boundary



0 600 1,200 Feet



Area Proposed for change from Public/Quasi-Public/ or Institutional; to Medium Density Land Use

MAP H
Proposed Land Use