

Agenda No. #4207

Sponsor: Council Member Freel

AN ORDINANCE TO REZONE FOUR PARCELS OF LAND FROM C-6 (SPECIAL COMMERCIAL) TO W-4 (WATERFRONT/RESIDENTIAL COMMERCIAL) AND R-3 (ONE-FAMILY ROW HOUSES).

WHEREAS, City Council for the City of Wilmington deems it necessary and appropriate to rezone the four parcels of land as depicted on the map attached hereto and made a part hereof as Exhibit "A" and further described as follows: Tax Parcel No. 26-006.20-041, Tax Parcel No. 26-006.20-045, and Tax Parcel No. 26-006.40-050 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial) and Tax Parcel No. 26-006.20-046, from C-6 (Special Commercial) to R-3 (One-Family Row Houses); and

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 Tax Parcel No. 26-006.20-041 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial), as illustrated on the Map attached hereto and made a part hereof as Exhibit "B" and as more particularly described by the metes and bounds description attached hereto as Exhibit "C".

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 Tax Parcel No. 26-006.20-046 from C-

6 (Special Commercial) to R-3 (One-family Row Houses), as illustrated on the Map attached hereto and made a part hereof as Exhibit “D” and as more particularly described by the metes and bounds description attached hereto as Exhibit “E”.

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 Tax Parcel No. 26-006.40-050 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial), as illustrated on the Map attached hereto and made a part hereof as Exhibit “F” and as more particularly described by the metes and bounds description attached hereto as Exhibit “G”.

SECTION 4. 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 Tax Parcel No. 26-006.20-045 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial), as illustrated on the Map attached hereto and made a part hereof as Exhibit “H” and as more particularly described by the metes and bounds description attached hereto as Exhibit “I”.

SECTION 5. The rezoning of the four parcels described herein and as identified in “Exhibit A” attached herein and made a part hereof is in accordance with the recommendations found in the Delaware Avenue/Bancroft Parkway Neighborhood Comprehensive Development Plan.

SECTION 6. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading May 5, 2016
Second Reading..... May 5, 2016
Third Reading

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved as to form this _____
day of _____, 2016

Assistant City Solicitor

Approved this ___ day of _____, 2016

Mayor

SYNOPSIS: This Ordinance rezones four parcels, more specifically Tax Parcel No. 26-006.20-041, Tax Parcel 26-006.20-045, and Tax Parcel No. 26-006.400-50 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial) and Tax Parcel No. 26-006.20-046 from C-6 (Special Commercial) to R-3 (One-family Row Houses) Zoning Classification.

