RES16-085

#4292

Sponsor:

Council Member Williams

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, Wilm. C. (Charter) § 5-600; and

WHEREAS, the Planning Department finds it necessary to update the Neighborhood Comprehensive Development Plan for the Southwest Analysis Area to reflect desired land use and zoning classifications for the area; and

WHEREAS, said changes to future land use and zoning classifications were reviewed by the City Planning Commission on August 16, 2016 and the changes were recommended by way of City Planning Commission Resolution 11-16; and

WHEREAS, the City Planning Commission recommended to City Council that the Neighborhood Comprehensive Development Plan for the Southwest Analysis Area be amended to update the proposed land use map and the proposed zoning map; and

WHEREAS, based upon the recommendation of the City Planning Commission, City Council deems it necessary and proper to adopt the updated Neighborhood Comprehensive Development Plan for the Southwest Analysis Area as proposed to be amended; and

WHEREAS, in accordance with Wilm. C. (Charter) § 5-600(a), a duly advertised public hearing was held on November 17, 2016 to consider the proposed amendments.

W0087441.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that the City Council hereby approves the updated Neighborhood Comprehensive Development Plan for the Southwest Analysis Area to revise the Proposed Land Use Map in a manner consistent with Map D, attached hereto and made a part hereof as Exhibit 'A' and the Proposed Zoning Map in a manner consistent with Map E, attached hereto and made a part hereof as Exhibit 'B'.

Passed by City Council,
November 17, 2016

ATTEST: _____
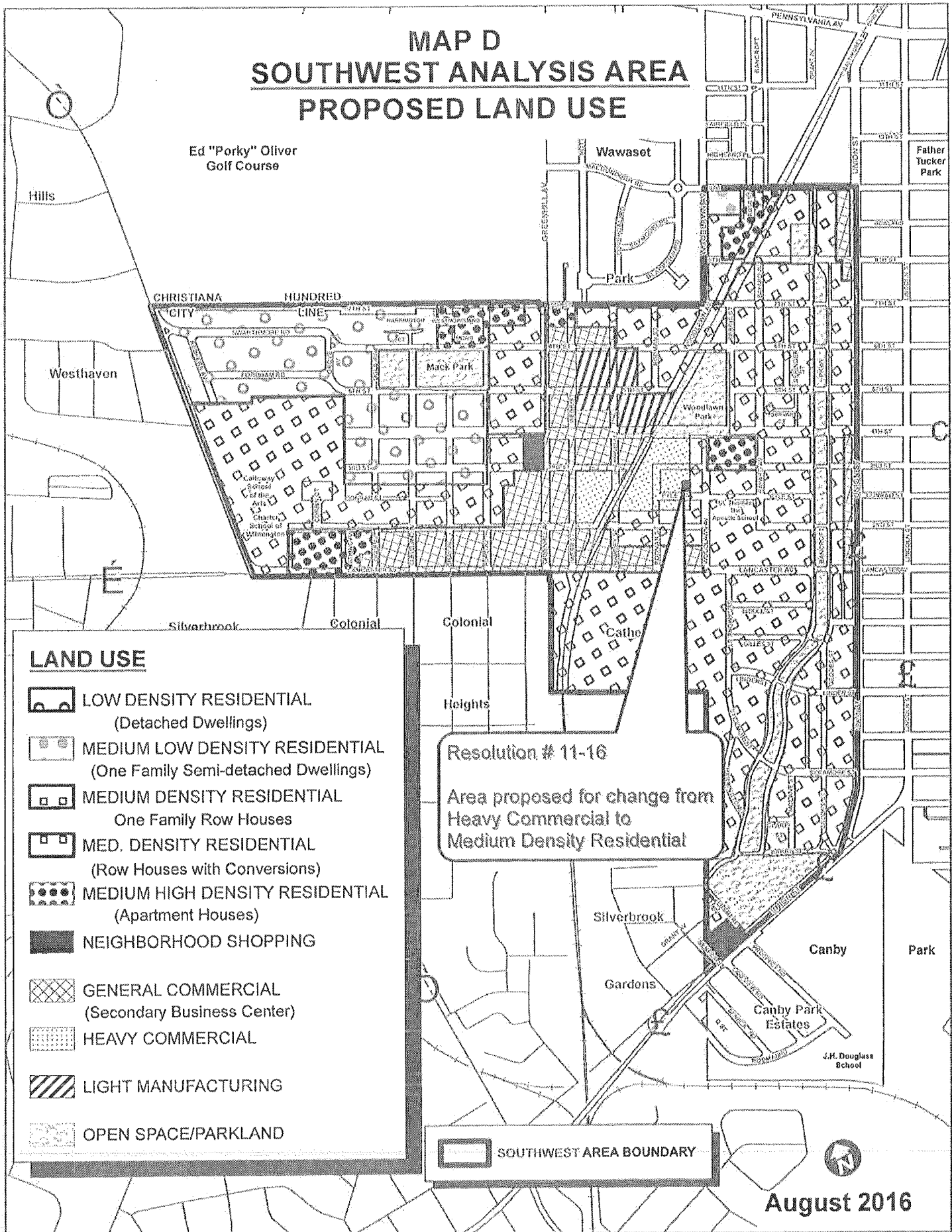City Clerk

Approved as to form this 17th day of November, 2016.

_____
Assistant City Solicitor

W0087441.

EXHIBIT A

W0087441.

MAP D
SOUTHWEST ANALYSIS AREA
PROPOSED LAND USE

Ed "Porky" Oliver Golf Course

Wawaset

Father Tucker Park

Hills

Park

Westhaven

CHRISTIANA HUNDRED CITY LINE

Mack Park

Woodlawn Park

Callaway School of the Arts Charter School of Wilmington

1st Timothy Bap Apostle School

Silverbrook

Colonial

Colonial

Cathe

Heights

LAND USE

LOW DENSITY RESIDENTIAL
(Detached Dwellings)

MEDIUM LOW DENSITY RESIDENTIAL
(One Family Semi-detached Dwellings)

MEDIUM DENSITY RESIDENTIAL
One Family Row Houses

MED. DENSITY RESIDENTIAL
(Row Houses with Conversions)

MEDIUM HIGH DENSITY RESIDENTIAL
(Apartment Houses)

NEIGHBORHOOD SHOPPING

GENERAL COMMERCIAL
(Secondary Business Center)

HEAVY COMMERCIAL

LIGHT MANUFACTURING

OPEN SPACE/PARKLAND

Resolution # 11-16

Area proposed for change from Heavy Commercial to Medium Density Residential

Silverbrook

Gardens

Canby   Park

Canby Park Estates

J.H. Douglass School

SOUTHWEST AREA BOUNDARY

August 2016

EXHIBIT B

MAP E
SOUTHWEST ANALYSIS AREA
AREAS WITH PROPOSED ZONING CHANGES

Resolution 11-16
Change from
C-5 to R-3
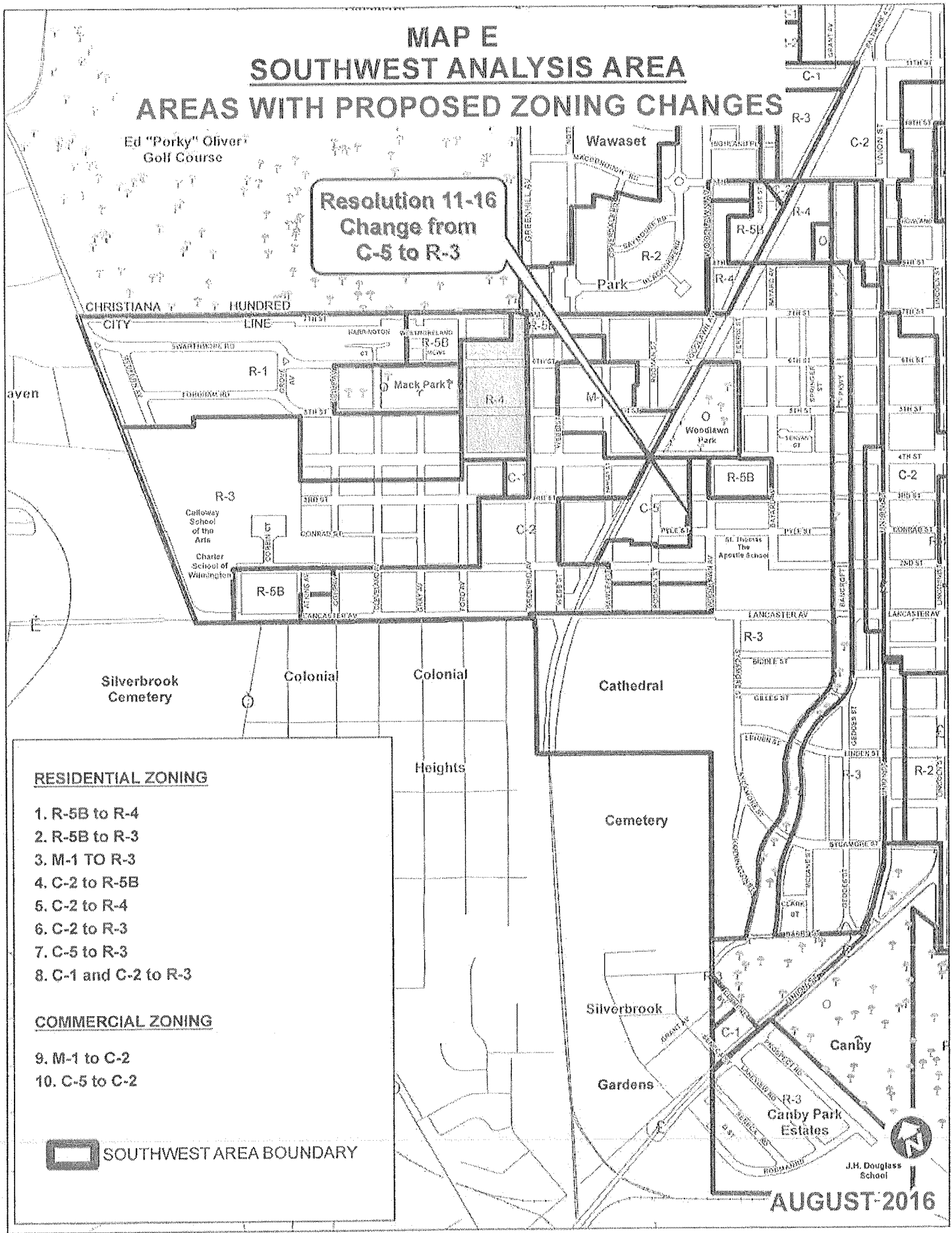
RESIDENTIAL ZONING

1. R-5B to R-4
2. R-5B to R-3
3. M-1 TO R-3
4. C-2 to R-5B
5. C-2 to R-4
6. C-2 to R-3
7. C-5 to R-3
8. C-1 and C-2 to R-3

COMMERCIAL ZONING

9. M-1 to C-2
10. C-5 to C-2

SOUTHWEST AREA BOUNDARY

AUGUST-2016