

RES 16-070

Wilmington, Delaware
September 15, 2016

#4261

Sponsor:

Council
Member
Freel

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 Delaware Avenue/Bancroft Parkway Neighborhood Comprehensive Development Plan was adopted by City Council on December 20, 2007 and was later revised on December 3, 2009; and

WHEREAS, the City Planning Commission at its meeting of August 16, 2016, by and through its Resolution 9-16, recommended the approval of an amendment to the Delaware Avenue/Bancroft Parkway Neighborhood Comprehensive Development Plan, and made zoning recommendations for the properties located within the existing C-6 Special Commercial district located along the Brandywine Creek near the northern end of Riddle Avenue and Mill Road; and

WHEREAS, the proposed comprehensive plan focuses on several key objectives, including making consistent the area's strong residential character and also providing for the ability of economically vibrant commercial activity to take place; addressing the importance of existing historic resources, parks, and open spaces; enhancing the area as a gateway to the Brandywine Creek and Alapocas Park; 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 September 15th, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that the City Council hereby approves the amendments to the Delaware Avenue/Bancroft Parkway Neighborhood Comprehensive Development Plan, which would revise the Proposed Zoning Map to change the zoning classifications for the area of the rezoning from C-6 "Special Commercial" to R-3 "One Family Row Houses" and W-4 "Residential/Commercial" as illustrated on Map F attached hereto and made a part hereof as 'Exhibit A'; and which would revise the Proposed Land Use Plan to change the proposed land use designation for the area of rezoning from "Special Commercial" to "Residential-Commercial Mixed Uses" and "Low-Medium Density Residential," as illustrated on Map E attached hereto and made a part hereof as 'Exhibit B'.

Passed by City Council,
September 15, 2016

ATTEST: Maribel Seijo
City Clerk

Approved as to form this 15th
day of September, 2016.

[Signature]
Assistant City Solicitor

SYNOPSIS: This resolution approves changes to the Delaware Avenue/Bancroft Parkway Neighborhood Comprehensive Development Plan as part of the Comprehensive Development Plan for the City of Wilmington.

EXHIBIT A

MAP F Delaware Avenue / Bancroft Parkway Proposed Zoning Changes

- RESIDENTIAL**
- R-1 ONE FAMILY DETACHED DWELLINGS
 - R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
 - R-2A RESIDENTIAL
 - R-3 ONE FAMILY ROW HOUSES
 - R-4 ROW HOUSES WITH CONVERSIONS
 - R-5A APARTMENT HOUSE LOW DENSITY
 - R-5A1 APARTMENT HOUSE LOW-MEDIUM DENSITY
 - R-5B APARTMENT HOUSE MEDIUM DENSITY
 - R-5C APARTMENT HOUSE HIGH DENSITY

- COMMERCIAL**
- C-1 NEIGHBORHOOD SHOPPING
 - C-1A NEIGHBORHOOD COMMERCIAL
 - C-2 SECONDARY BUSINESS CENTERS
 - C-2A SECONDARY OFFICE CENTERS
 - C-3 CENTRAL RETAIL
 - C-4 CENTRAL OFFICE
 - C-5 HEAVY COMMERCIAL
 - C-6 SPECIAL COMMERCIAL

MANUFACTURING & INDUSTRIAL

- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRIAL

SPECIAL PURPOSE

- O OPEN SPACE
- WATERFRONT DISTRICTS**
- W-1 MANUFACTURING
 - W-2 COMMERCIAL/MANUFACTURING
 - W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL/RECREATION
 - W-4 RESIDENTIAL/COMMERCIAL

From C-6 to W-4
CPC Res. # 9-16
Sub. No. 1 to Ord. 16-028

From C-6 to R-3
CPC Res. # 9-16
Sub. No. 1 to Ord. 16-028

**KEY
Area - Proposed Change**

- A, R-5B to R-5A1
- B, R-5B to R-5A1
- C, M-1 to C-1A
- D, M-1 to R-1
- E, R-5B to R-5A1
- F, C-2 to C-1
- G, R-5B to C-1
- H, R-5B to R-3
- I, R-4 to R-3
- J, R-5C to R-3
- K, C-6 to R-5A
- L, C-6 to W-4
- M, R-4 to R-3



AUGUST 2016

0 500 1,000 Feet

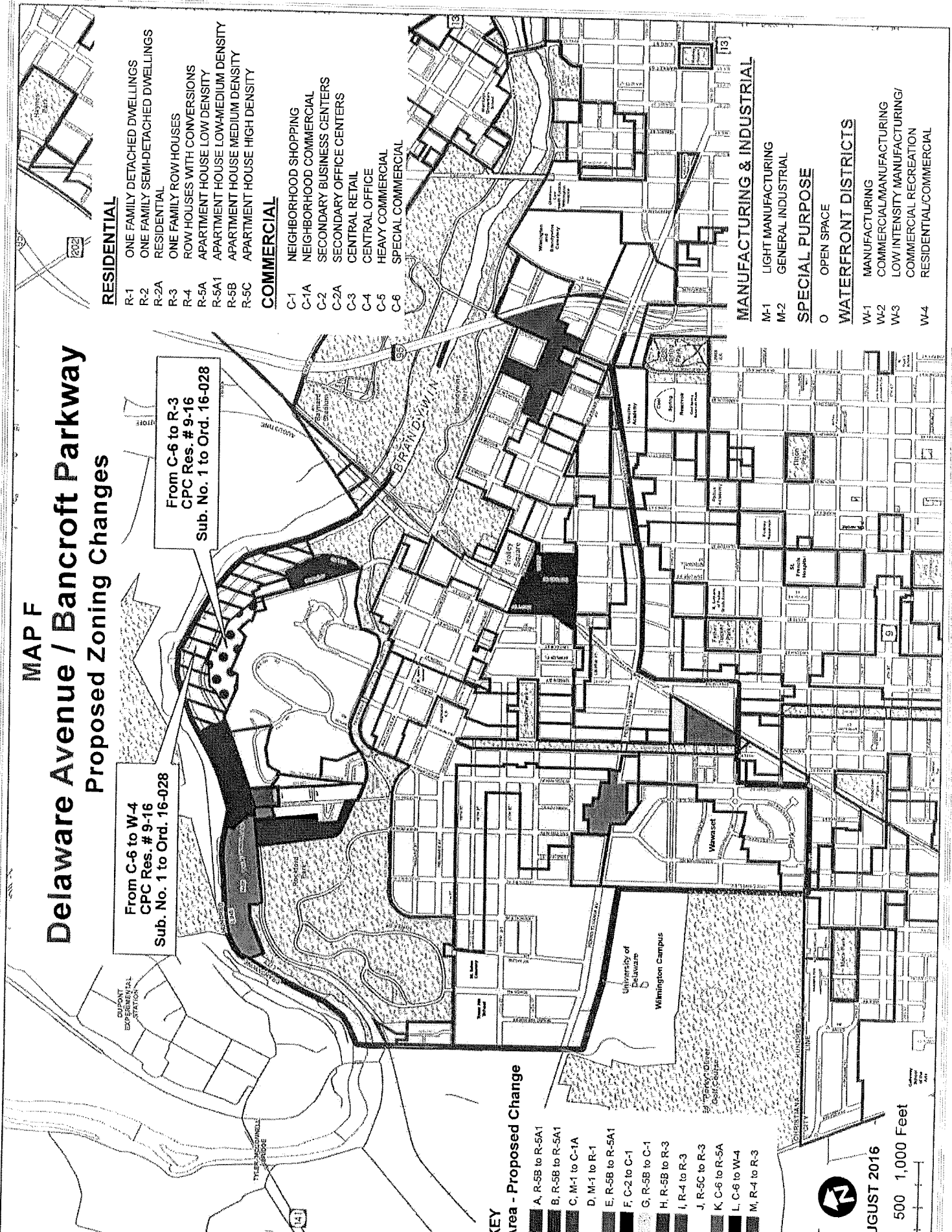


EXHIBIT B

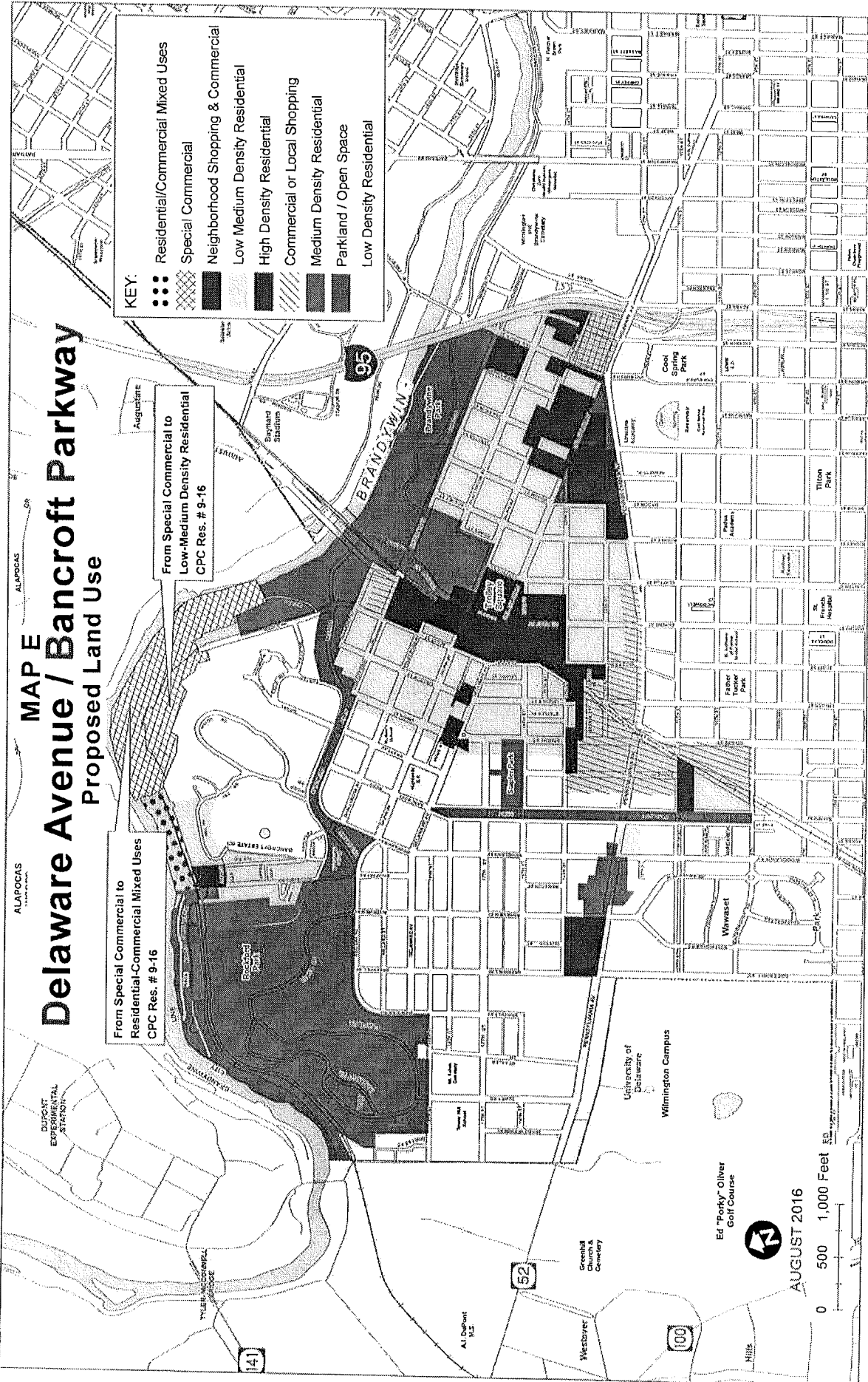
MAP E Delaware Avenue / Bancroft Parkway Proposed Land Use

KEY:

| | |
|--|------------------------------------|
| | Residential/Commercial Mixed Uses |
| | Special Commercial |
| | Neighborhood Shopping & Commercial |
| | Low Medium Density Residential |
| | High Density Residential |
| | Commercial or Local Shopping |
| | Medium Density Residential |
| | Parkland / Open Space |
| | Low Density Residential |

From Special Commercial to
Residential-Commercial Mixed Uses
CPC Res. # 9-16

From Special Commercial to
Low-Medium Density Residential
CPC Res. # 9-16



AUGUST 2016
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