

RES 16-090

Wilmington, Delaware
December 1, 2016

#4299

Sponsor:

Council
Member
Shabazz

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 South Wilmington, as adopted on May 17, 1990 and most recently amended on May 1, 2008, 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 November 15, 2016 and the changes were recommended by way of City Planning Commission Resolution 14-16; and

WHEREAS, the City Planning Commission recommended to City Council that the Neighborhood Comprehensive Development Plan for South Wilmington 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 South Wilmington as proposed to be amended; and

WHEREAS, in accordance with Wilm. C. (Charter) § 5-600(a), a duly advertised public hearing was held on December 1, 2016 to consider the proposed amendments; and

WHEREAS, with respect to the rezoning of parts of South Wilmington, the Neighborhood Comprehensive Development Plan currently includes recommendations to expand the waterfront residential/commercial mixed land uses and the corresponding W-4 zoning designation along the south sides of the properties along the A Street corridor, which are currently reflected in the Plan's Proposed Land Use Map D-1 and Proposed Land Use Map E-1, and no further changes to the Plan are necessary to support the rezoning action.

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 South Wilmington to revise the Proposed Land Use Map in a manner consistent with Map D-1, attached hereto and made a part hereof as Exhibit 'A' and the Proposed Zoning Map in a manner consistent with Map E-1, attached hereto and made a part hereof as Exhibit 'B'.

Passed by City Council,
December 1, 2016

ATTEST: Maribel Seijo
City Clerk

Approved as to form this 1st
day of December, 2016.

[Signature]
Assistant City Solicitor

EXHIBIT A

SOUTH WILMINGTON COMPREHENSIVE PLAN

PROPOSED LAND USE

-  Residential
-  Open Space/Parkland
-  Commercial: (Heavy, Gen., Local Neighborhood)
-  Waterfront Residential/Commercial
-  Waterfront Commercial/ Manufacturing
-  Light Manufacturing

Resolution 14-16:
Light Manufacturing
to Open Space/Parkland
November 2016

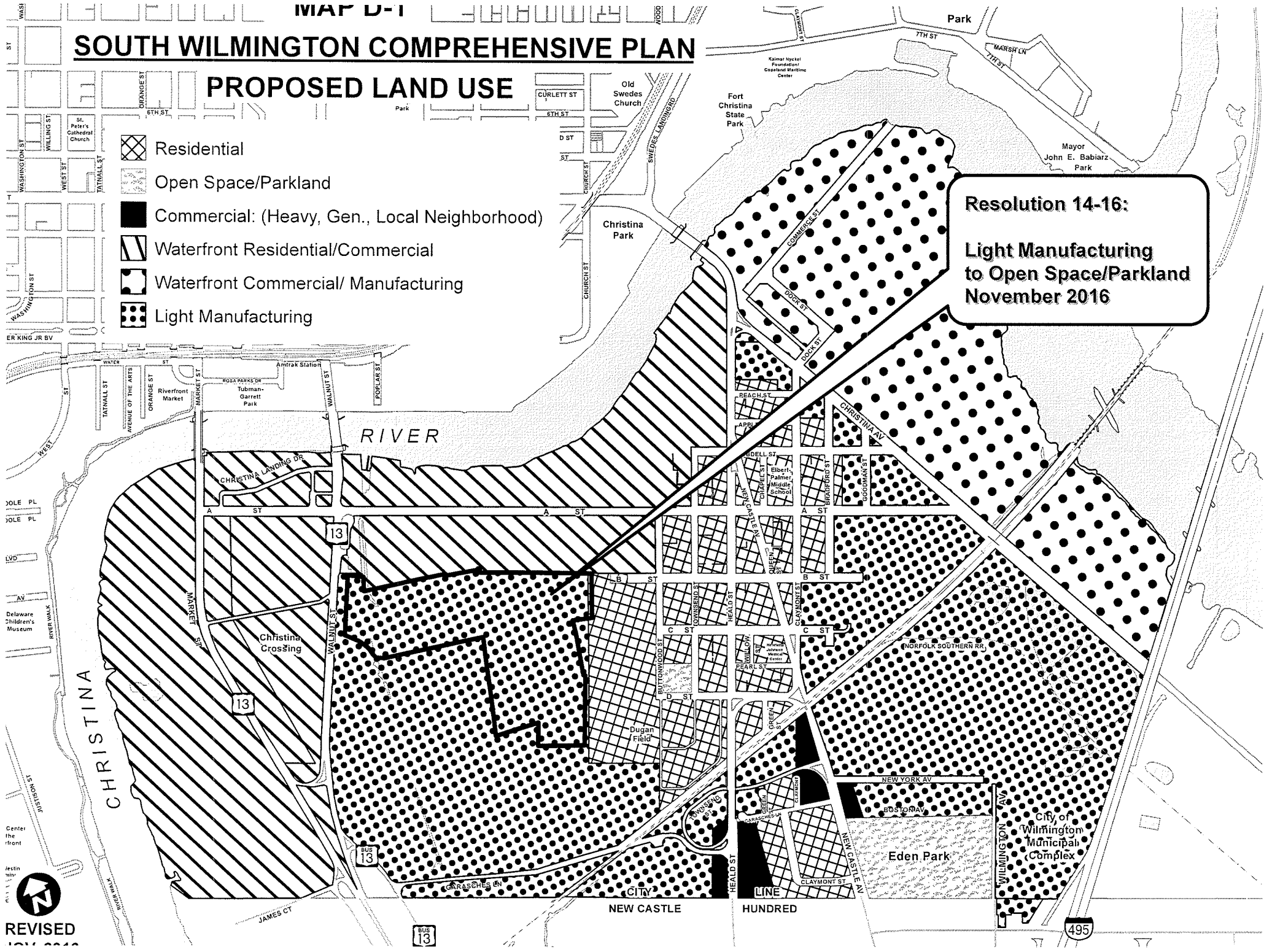




EXHIBIT B

SOUTH WILMINGTON COMPREHENSIVE PLAN

PROPOSED ZONING

CPC RESOLUTION: 14-16

AREAS OF CHANGE

-  M-1 to O
-  M-1 to W-4

- RESIDENTIAL**
- R-3 ONE FAMILY ROW HOUSES
 - R-5A APARTMENT HOUSE LOW DENSITY

- COMMERCIAL**
- C-1 NEIGHBORHOOD SHOPPING
 - C-2 SECONDARY BUSINESS CENTERS
 - C-5 HEAVY 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-4 RESIDENTIAL/COMMERCIAL

