

AN ORDINANCE TO REZONE TWO BLOCKS (SEVEN PARCELS) OF LAND LOCATED IN DOWNTOWN WILMINGTON WITHIN THE AREA BOUNDED BY FRONT, WALNUT, SECOND, AND LOMBARD STREETS FROM C-2 (SECONDARY BUSINESS CENTERS) TO C-3 (CENTRAL RETAIL) ZONING CLASSIFICATIONS

#4516

Sponsor:

**Council
Member
Harlee**

WHEREAS, in accordance with and pursuant to Section 48-52 of the City Code, the City Planning Commission held a duly advertised public hearing at its February 20, 2018 meeting and adopted Planning Commission Resolution 3-18, which recommended approval of the rezoning of the two blocks (seven parcels) of land known as 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121 N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141 (collectively, the “Parcels”), from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the map attached hereto and made a part hereof as Exhibit “A”; and

WHEREAS, the City Council for the City of Wilmington deems it necessary and appropriate to rezone the Parcels from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

**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 19, 2006 (as subsequently amended), are hereby amended by changing the zoning classifications of 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121

N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141, from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

SECTION 2. The rezoning of the Parcels described herein and identified in Exhibit “A” attached hereto and made a part hereof is in accordance with the recommendations of the Neighborhood Comprehensive Development Plan for the East Side Analysis Area, as amended by City Planning Commission Resolution 2-18.

SECTION 3. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....April 19, 2018
Second Reading.....April 19, 2018
Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2018.

Mayor

SYNOPSIS: This Ordinance rezones two blocks (seven parcels) of land bounded by Front, Walnut, Second, and Lombard Streets in Downtown Wilmington, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141, from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications.