

AN ORDINANCE TO REZONE THE PARCEL OF LAND LOCATED AT 700 LEA BOULEVARD FROM R-2 (ONE-FAMILY DETACHED DWELLINGS AND ONE-FAMILY SEMI-DETACHED DWELLINGS) TO R-5-A-1 (LOW-MEDIUM DENSITY APARTMENT HOUSES) ZONING CLASSIFICATION

#4644

Sponsor:

Council
Member
Gray

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 March 19, 2019 meeting and adopted Planning Commission Resolution 4-19, which recommended approval of the rezoning of the parcel of land known as 700 Lea Boulevard, Wilmington, Delaware, being Tax Parcel ID No. 26-009.10-002 (the "Parcel"), from a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses), 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 Parcel from a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses), 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 classification of 700 Lea Boulevard, Wilmington, Delaware, being Tax Parcel ID No. 26-009.10-002, from a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses), as illustrated on

the map attached hereto and made a part hereof as Exhibit "A".

SECTION 2. The rezoning of the Parcel described herein and identified in Exhibit "A" attached hereto and made a part hereof is consistent with the recommendations of the Comprehensive Development Plan for the Northwest Analysis Area, as amended by City Planning Commission Resolution 3-19.

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 18, 2019
Second Reading.....April 18, 2019
Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2019.

Mayor

SYNOPSIS: This Ordinance rezones the parcel of land located at 700 Lea Boulevard in Wilmington, Delaware, being Tax Parcel ID No. 26-009.10-002, from a zoning classification of R-2 (One-Family Detached Dwellings and One-Family Semi-Detached Dwellings) to a zoning classification of R-5-A-1 (Low-Medium Density Apartment Houses).

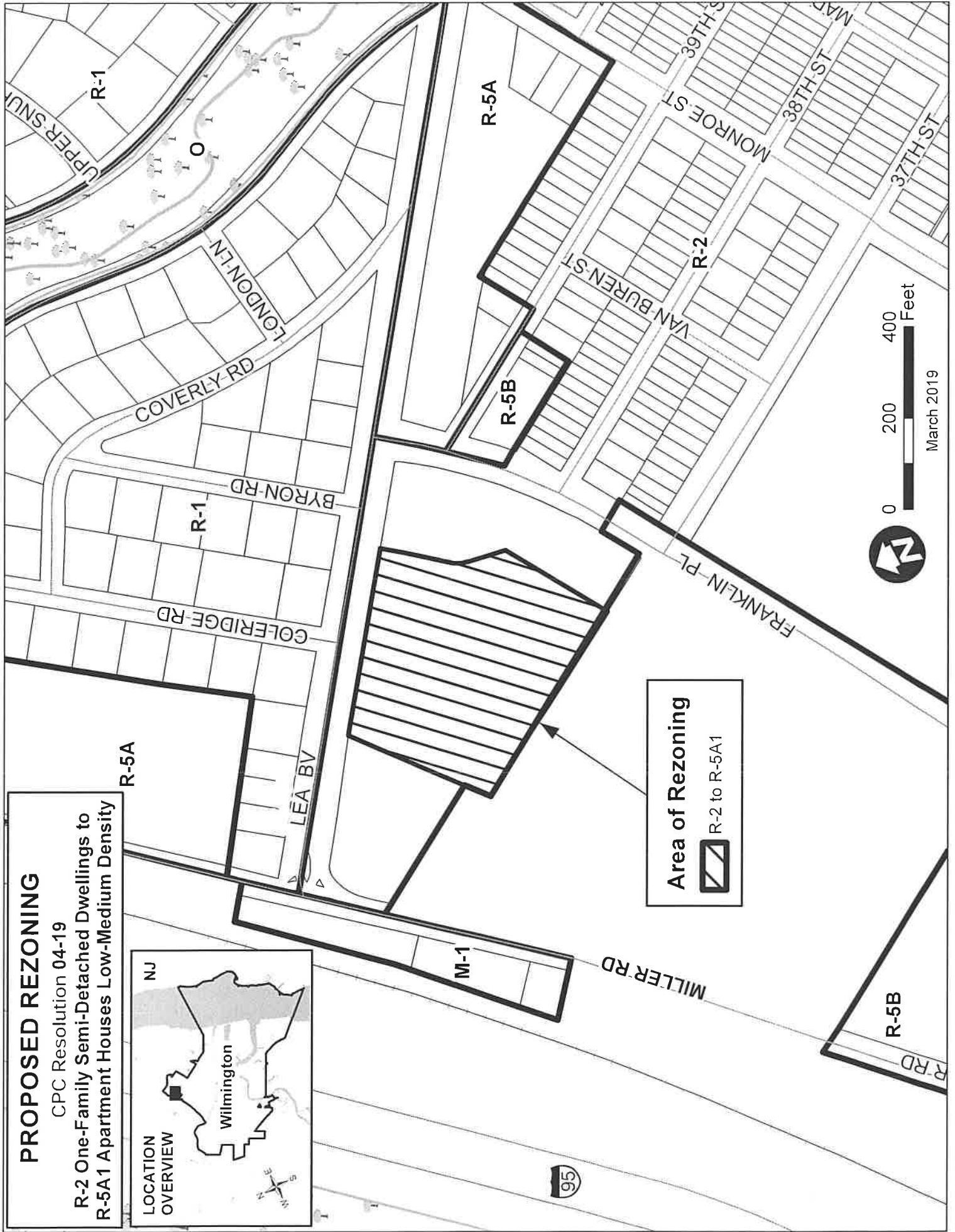
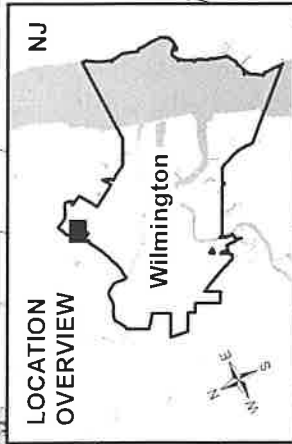
W0105314

EXHIBIT A

PROPOSED REZONING

CPC Resolution 04-19

R-2 One-Family Semi-Detached Dwellings to
R-5A1 Apartment Houses Low-Medium Density



March 2019