

**AN ORDINANCE TO REZONE THE PARCELS OF LAND LOCATED AT (I) 1914, 1920, 2004, AND 2006 NORTH MARKET STREET; (II) 50 RACE STREET; AND (III) 1901, 1903, 1905, 1907, 1915, 1925, 1927, AND 1929 HUTTON STREET FROM C-1 (NEIGHBORHOOD SHOPPING) ZONING CLASSIFICATION TO C-2 (SECONDARY BUSINESS CENTERS) ZONING CLASSIFICATION**

**#4844**

**Sponsor:**

**Council  
Member  
Oliver**

**Co-Sponsor:**

**Council  
President  
Shabazz**

**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 July 21, 2020 meeting and adopted Planning Commission Resolution 15-20, which recommended approval of the rezoning of the parcels of land located at (i) 1914, 1920, 2004, and 2006 North Market Street, Wilmington Delaware (being Tax Parcel Nos. 26-029.10-017, 26-029.10-016, 26-029.10-013, and 26-029.10-012, respectively); (ii) 50 Race Street, Wilmington, Delaware (being Tax Parcel No. 26-029.10-030); and (iii) 1901, 1903, 1905, 1907, 1915, 1925, 1927, and 1929 Hutton Street, Wilmington, Delaware (being Tax Parcel Nos. 26-029.10-031, 26-029.10-032, 26-029.10-033, 26-029.10-034, 26-029.10-035, 26-029.10-036, 26-029.10-037, and 26-029.10-038, respectively) (collectively, the “Parcels”) from a zoning classification of C-1 (Neighborhood Shopping) to a zoning classification of C-2 (Secondary Business Centers), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”; and

**WHEREAS**, City Council deems it necessary and appropriate to rezone the Parcels from a zoning classification of C-1 (Neighborhood Shopping) to a zoning classification of C-2 (Secondary Business Centers), 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 of Wilmington, Delaware”, dated January 19, 2006 (as subsequently amended), are

hereby amended by changing the zoning classification of the parcels of land located at (i) 1914, 1920, 2004, and 2006 North Market Street, Wilmington Delaware (being Tax Parcel ID Nos. 26-029.10-017, 26-029.10-016, 26-029.10-013, and 26-029.10-012, respectively); (ii) 50 Race Street, Wilmington, Delaware (being Tax Parcel ID No. 26-029.10-030); and (iii) 1901, 1903, 1905, 1907, 1915, 1925, 1927, and 1929 Hutton Street, Wilmington, Delaware (being Tax Parcel ID Nos. 26-029.10-031, 26-029.10-032, 26-029.10-033, 26-029.10-034, 26-029.10-035, 26-029.10-036, 26-029.10-037, and 26-029.10-038, respectively) from a zoning classification of C-1 (Neighborhood Shopping) to a zoning classification of C-2 (Secondary Business Centers), 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 consistent with the recommendations of the Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”.

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

First Reading.....August 20, 2020  
Second Reading.....August 20, 2020  
Third Reading.....

Passed by City Council,

\_\_\_\_\_  
President of City Council

ATTEST: \_\_\_\_\_  
City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Mayor

**SYNOPSIS:** This Ordinance rezones the parcels of land located at (i) 1914, 1920, 2004, and 2006 North Market Street, Wilmington Delaware (being Tax Parcel Nos. 26-029.10-017, 26-029.10-016, 26-029.10-013, and 26-029.10-012, respectively); (ii) 50 Race Street, Wilmington, Delaware (being Tax Parcel No. 26-029.10-030); and (iii) 1901, 1903, 1905, 1907, 1915, 1925, 1927, and 1929 Hutton Street, Wilmington, Delaware (being Tax Parcel Nos. 26-029.10-031, 26-029.10-032, 26-029.10-033, 26-029.10-034, 26-029.10-035, 26-029.10-036, 26-029.10-037, 26-029.10-038, respectively) from a zoning classification of C-1 (Neighborhood Shopping) to a zoning classification of C-2 (Secondary Business Centers).

W0111504

# **EXHIBIT A**

# PROPOSED REZONING

RESOLUTION 15-20

C-1 Neighborhood Shopping to  
C-2 Secondary Business Commercial Centers

Area to be  
Rezoned to C-2

(Total 13 Parcels)



July 2020

