

**AN ORDINANCE TO REZONE SIXTEEN PARCELS OF LAND LOCATED WITHIN THE AREA GENERALLY BOUNDED BY MADISON AND JUSTISON STREETS, THE AMTRAK RAILROAD CORRIDOR, I-95, AND THE CITY'S SOUTHERN BOUNDARY FROM W-2 (WATERFRONT MANUFACTURING/COMMERCIAL) ZONING CLASSIFICATION TO W-4 (WATERFRONT RESIDENTIAL/COMMERCIAL) ZONING CLASSIFICATION**

**#4857**

**Sponsor:**

**Council Member Harlee**

**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 October 20, 2020 meeting and adopted Planning Commission Resolution 18-20, which recommended approval of the rezoning of sixteen parcels of land located within the area generally bounded by Madison and Justison Streets, the Amtrak Railroad Corridor, I-95, and the City's southern boundary (being Tax Parcel Nos. 26-042.00-003; 26-042.00-005; 26-042.00-023; 26-049.00-002; 26-049.00-016; 26-049.00-018; 26-049.00-019; 26-049.00-020; 26-049.00-021; 26-049.00-022; 26-049.00-032; 26-049.00-036; 26-049.00-037; 26-049.00-040; 26-056.00-010; and 26-056.00-016, respectively) (collectively, the "Parcels"), from a zoning classification of W-2 (Waterfront Manufacturing/Commercial) to a zoning classification of W-4 (Waterfront Residential/Commercial), 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 W-2 (Waterfront Manufacturing/Commercial) to a zoning classification of W-4 (Waterfront Residential/Commercial), 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 sixteen parcels of land located within the area generally bounded by Madison and Justison Streets, the Amtrak Railroad Corridor, I-95, and the City’s southern boundary (being Tax Parcel Nos. 26-042.00-003; 26-042.00-005; 26-042.00-023; 26-049.00-002; 26-049.00-016; 26-049.00-018; 26-049.00-019; 26-049.00-020; 26-049.00-021; 26-049.00-022; 26-049.00-032; 26-049.00-036; 26-049.00-037; 26-049.00-040; 26-056.00-010; and 26-056.00-016, respectively) from a zoning classification of W-2 (Waterfront Manufacturing/Commercial) to a zoning classification of W-4 (Waterfront Residential/Commercial), 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.....September 17, 2020  
Second Reading.....September 17, 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 sixteen parcels of land located within the area generally bounded by Madison and Justison Streets, the Amtrak Railroad Corridor, I-95, and the City's southern boundary (being Tax Parcel Nos. 26-042.00-003; 26-042.00-005; 26-042.00-023; 26-049.00-002; 26-049.00-016; 26-049.00-018; 26-049.00-019; 26-049.00-020; 26-049.00-021; 26-049.00-022; 26-049.00-032; 26-049.00-036; 26-049.00-037; 26-049.00-040; 26-056.00-010; and 26-056.00-016, respectively) from a zoning classification of W-2 (Waterfront Manufacturing/Commercial) to a zoning classification of W-4 (Waterfront Residential/Commercial).


W0111765

# **EXHIBIT A**

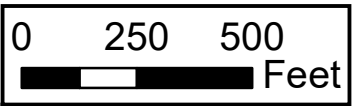
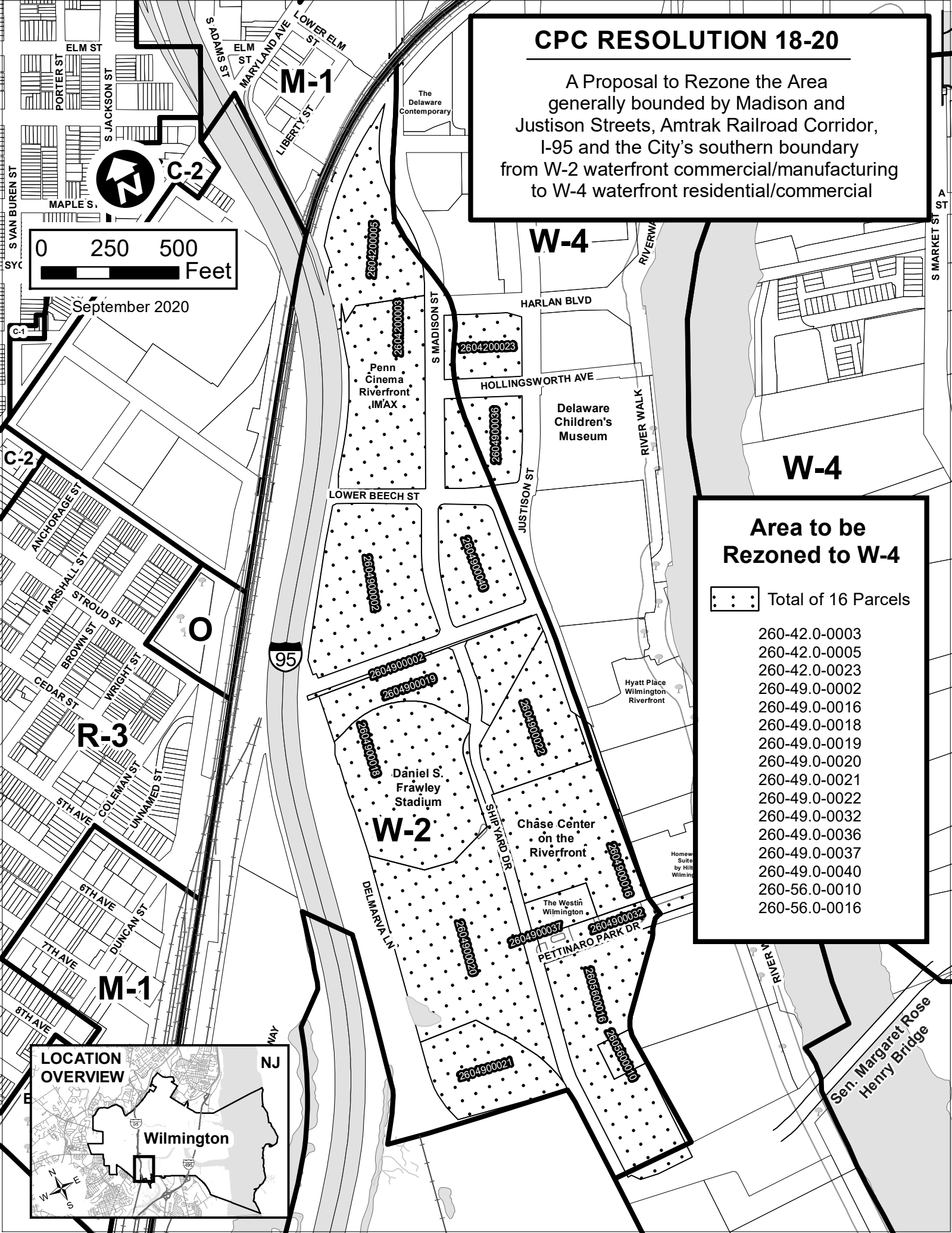
# CPC RESOLUTION 18-20

A Proposal to Rezone the Area generally bounded by Madison and Justison Streets, Amtrak Railroad Corridor, I-95 and the City's southern boundary from W-2 waterfront commercial/manufacturing to W-4 waterfront residential/commercial

## Area to be Rezoned to W-4

 Total of 16 Parcels

- 260-42.0-0003
- 260-42.0-0005
- 260-42.0-0023
- 260-49.0-0002
- 260-49.0-0016
- 260-49.0-0018
- 260-49.0-0019
- 260-49.0-0020
- 260-49.0-0021
- 260-49.0-0022
- 260-49.0-0032
- 260-49.0-0036
- 260-49.0-0037
- 260-49.0-0040
- 260-56.0-0010
- 260-56.0-0016



September 2020

