

AN ORDINANCE TO REZONE THE PARCELS OF LAND LOCATED AT 700 MARYLAND AVENUE, 101 LOWER OAK STREET, AND 120 LOWER BEECH STREET FROM M-2 (GENERAL INDUSTRIAL) ZONING CLASSIFICATION TO C-2 (SECONDARY BUSINESS CENTERS) ZONING CLASSIFICATION

#4847

Sponsor:

**Council
Member
McCoy**

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 April 21, 2020 meeting and adopted Planning Commission Resolution 9-20, which recommended approval of the rezoning of the parcels of land located at 700 Maryland Avenue, 101 Lower Oak Street, and 120 Lower Beech Street, Wilmington, Delaware (being Tax Parcel Nos. 26-042.30-079, 26-042.30-309, and 26-042.30-308, respectively) (collectively, the “Parcels”), from a zoning classification of M-2 (General Industrial) 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 M-2 (General Industrial) 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 700 Maryland Avenue, 101 Lower Oak Street, and 120 Lower Beech Street, Wilmington, Delaware (being Tax Parcel Nos. 26-042.30-079, 26-042.30-309, and 26-042.30-308,

respectively) from a zoning classification of M-2 (General Industrial) 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.

Mayor

SYNOPSIS: This Ordinance rezones the parcels of land located at 700 Maryland Avenue, 101 Lower Oak Street, and 120 Lower Beech Street, Wilmington, Delaware (being Tax Parcel Nos. 26-042.30-079, 26-042.30-309, and 26-042.30-308, respectively) from a zoning classification of M-2 (General Industrial) to a zoning classification of C-2 (Secondary Business Centers).

EXHIBIT A

PROPOSED REZONING

RESOLUTION 9-20

M-2 General Industrial to

C-2 Secondary Business Commercial Centers



April 2020



Areas to be rezoned (3)

 Proposed Rezoning from M-2 to C-2

