

Wilmington, Delaware
July 1, 2021

#

Sponsor:

**Council
Member
Oliver**

WHEREAS, Section 5-600 of the Wilmington City Charter provides that modifications to the City’s comprehensive development plan may be recommended by the Department of Planning and Development (the “Planning Department”), with the advice of the City Planning Commission, and adopted by City Council resolution after a public hearing; and

WHEREAS, the City’s comprehensive development plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities” (the “Comprehensive Plan”) was adopted by City Council on December 12, 2019; and

WHEREAS, on June 3, 2021, Ordinance No. 21-031 was introduced before Wilmington City Council to amend the “Building Zone Map of Wilmington, Delaware” to change the zoning classification of 3001 Bowers Street (being Tax Parcel No. 26-030.00-030) (the “Parcel”) from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of R-3 (One-Family Row Houses); and

WHEREAS, the City Planning Commission considered the Planning Department’s analysis and testimony along with other evidence and testimony at its duly advertised public meeting held on May 18, 2021; and

WHEREAS, at its meeting on May 18, 2021, the City Planning Commission passed Resolution 2-21, which recommended that the Comprehensive Plan be amended to change the land use of the Parcel from “Mixed Commercial/Light Manufacturing” to “Institutions” by revising the Price’s Run/Riverside/11th Street Bridge Future Land Use Map for the Parcel as illustrated on the map attached hereto and made a part hereof as Exhibit “A”; and

WHEREAS, in accordance with Wilmington City Charter Section 5-600(a), a duly advertised public hearing is scheduled to be held on July 1, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the City Council hereby approves the amendment of the City's comprehensive development plan entitled "Wilmington 2028: A Comprehensive Plan for Our City and Communities" to change the land use for 3001 Bowers Street (being Tax Parcel No. 26-030.00-030) from "Mixed Commercial/Light Manufacturing" to "Institutions" by revising the Price's Run/Riverside/11th Street Bridge Future Land Use Map for 3001 Bowers Street, as illustrated on the map attached hereto and made a part hereof as Exhibit "A".

BE IT FURTHER RESOLVED that the effective date of such amendment shall be February 1, 2022.

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution approves an amendment to the City's comprehensive development plan entitled "Wilmington 2028: A Comprehensive Plan for Our City and Communities" to change the land use of 3001 Bowers Street (being Tax Parcel No. 26-030.00-030) from "Mixed Commercial/Light Manufacturing" to "Institutions" by revising the Price's Run/Riverside/11th Street Bridge Future Land Use Map for 3001 Bowers Street.

W0114463

EXHIBIT A

CPC Resolution 2-21

Future Land Use Map

Price Run / Riverside / 11th Street Bridge

Edgemoor
Reservoir

MAY 2021

Riverview Cemetery

Riverview Cemetery

BRANDYWINE CITY

East Side
Charter
School

Brown/Burton/
Winchester
Park

Brown/Burton/
Winchester
Park

Kingswood
Community
Center

Brandywine Mills
Park

Wim. Water Dept.
Pump Filter Plant

Delaware
Skills Center

Howard
High School of
Technology

Howard R. Young
Correctional Institution

- Parkland/Open Space
- Institutions
- Manufacturing
- Mixed Commercial / Light Manufacturing
- Regional Commercial
- Waterfront Mixed Use
- Waterfront Mixed Commercial / Light Manufacturing
- Neighborhood Mixed Use
- High Density Residential
- Medium Density Residential
- Analysis Area Boundary

CPC Resolution 2-21
Land Use Change for
Parcel 260-30.0-0030 (3001 Bowers Street)
from "Mixed Commercial / Light Manufacturing"
to "Institutions"

0 750 1,500
Feet