

**AN ORDINANCE TO REZONE THE PARCEL OF LAND LOCATED AT 3001 BOWERS STREET FROM A ZONING CLASSIFICATION OF M-1 (LIGHT MANUFACTURING) TO A ZONING CLASSIFICATION OF R-3 (ONE-FAMILY ROW HOUSES)**

**#0067**

**Sponsor:**

**Council  
Member  
Oliver**

**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 May 18, 2021 meeting and adopted Planning Commission Resolution 3-21, which recommended approval of the rezoning of the parcel of land located at 3001 Bowers Street Wilmington, Delaware within the block generally bounded by Todd’s Lane, Bowers and Claymont Streets, and the City’s northern boundary (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), 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 Parcel from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of R-3 (One-Family Row 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 of Wilmington, Delaware”, dated January 19, 2006 (as subsequently amended), are hereby amended by changing the zoning classification of the parcel of land located at 3001 Bowers Street Wilmington, Delaware within the block generally bounded by Todd’s Lane, Bowers and Claymont Streets, and the City’s northern boundary (being Tax Parcel No. 26-030.00-030) from a zoning classification of M-1 (Light Manufacturing) to a zoning

classification of R-3 (One-Family Row 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 Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”, as amended by resolution of City Council in accordance with City Planning Commission Resolution 2-21.

**SECTION 3.** This Ordinance shall become effective on February 1, 2022.

First Reading.....June 3, 2021  
Second Reading.....June 3, 2021  
Third Reading.....

Passed by City Council,

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

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

Approved this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor


**SYNOPSIS:** This Ordinance rezones the parcel of land located at 3001 Bowers Street Wilmington, Delaware within the block generally bounded by Todd’s Lane, Bowers and Claymont Streets, and the City’s northern boundary (being Tax Parcel No. 26-030.00-030) from a zoning classification of M-1 (Light Manufacturing) to a zoning classification of R-3 (One-Family Row Houses).

# **EXHIBIT A**

**PROPOSED REZONING**  
3001 Bowers Street - CPC Resolution 3-21

M-1 Light Manufacturing to  
R-3 One Family Row Houses

**Area to be  
Rezoned to R-3**

 Total of 1 Parcel  
26-030.00-030

**R-3**

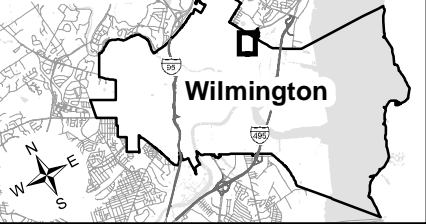
**R-3**

**C-2**

**M-1**

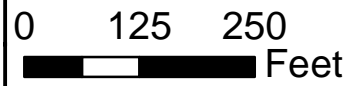
**R-5A**

**LOCATION  
OVERVIEW**



Wilmington

NJ



May, 2021