

Wilmington, Delaware
June 16, 2022

#0205

Sponsor:

**Council
Member
Harlee**

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 March 3, 2022, Ordinance No. 22-011 was introduced before City Council to amend the “Building Zone Map of Wilmington, Delaware” to change the zoning classification of three parcels of land located at the southeast corner of Fourth and Shipley Streets, Wilmington, Delaware (being Tax Parcel Nos. 26- 043.10-188, 26-043.10-189, and 26-043.10-190) (collectively, the “Parcels”), which are commonly known as “Humble Park”, from a zoning classification of O (Open Space) to a zoning classification of C-3 (Central Retail); 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 February 15, 2022; and

WHEREAS, at its meeting on February 15, 2022, the City Planning Commission adopted Resolution 1-22, which recommends that the Comprehensive Plan be amended to change the land use of the Parcels from “Parks and Open Space” to “Downtown Mixed Use” by revising the Midtown Brandywine/Central Future Land Use Map for the Parcels 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 June 16, 2022; and

WHEREAS, City Council deems it necessary and appropriate to revise the Comprehensive Plan as recommended by the City Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that 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 the Parcels located at the southeast corner of Fourth and Shipley Streets, Wilmington, Delaware (being Tax Parcel Nos. 26- 043.10-188, 26-043.10-189, and 26-043.10-190), which are commonly known as “Humble Park”, from “Parks and Open Space” to “Downtown Mixed Use” by revising the Midtown Brandywine/Central Future Land Use Map for the Parcels, 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 the later of (i) passage of this Resolution by City Council or (ii) the entry of an order by the Superior Court of the State of Delaware vacating the dedication of the Parcels as open space/parkland.

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 three parcels of land located at the southeast corner of Fourth and Shipley Streets, Wilmington, Delaware (being Tax Parcel Nos. 26- 043.10-188, 26-043.10-189, and 26-043.10-190), which are commonly known as “Humble Park”, from “Parks and Open Space” to “Downtown Mixed Use” by revising the Midtown Brandywine/Central Future Land Use Map for the parcels.

EXHIBIT A

PROPOSED AMENDMENT

Resolution 1-22

A proposal to amend the comprehensive development plan entitled, "Wilmington 2028: A Comprehensive Development Plan for our City and Communities" to amend the Midtown Brandywine/Central Future Land Use Map (Figure 86) to change the designation for Humble Park, located on the southeast corner of 4th and Shipley Streets, from "parks and open space" to "downtown mixed use".

Analysis Area Boundary

0 500 1,000 Feet

Resolution 2-22

Land Use Change for
Parcel 26-043.10-188 (6 W. Fourth Street)
Parcel 26-043.10-189 (8 W. Fourth Street)
Parcel 26-043.10-190 (308 N. Shipley Street)

from "Parks and Open Space"
to "Downtown Mixed Use"

LOCATION OVERVIEW

