

Wilmington, Delaware  
December 9, 2021

**#0119**

**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 December 9, 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.

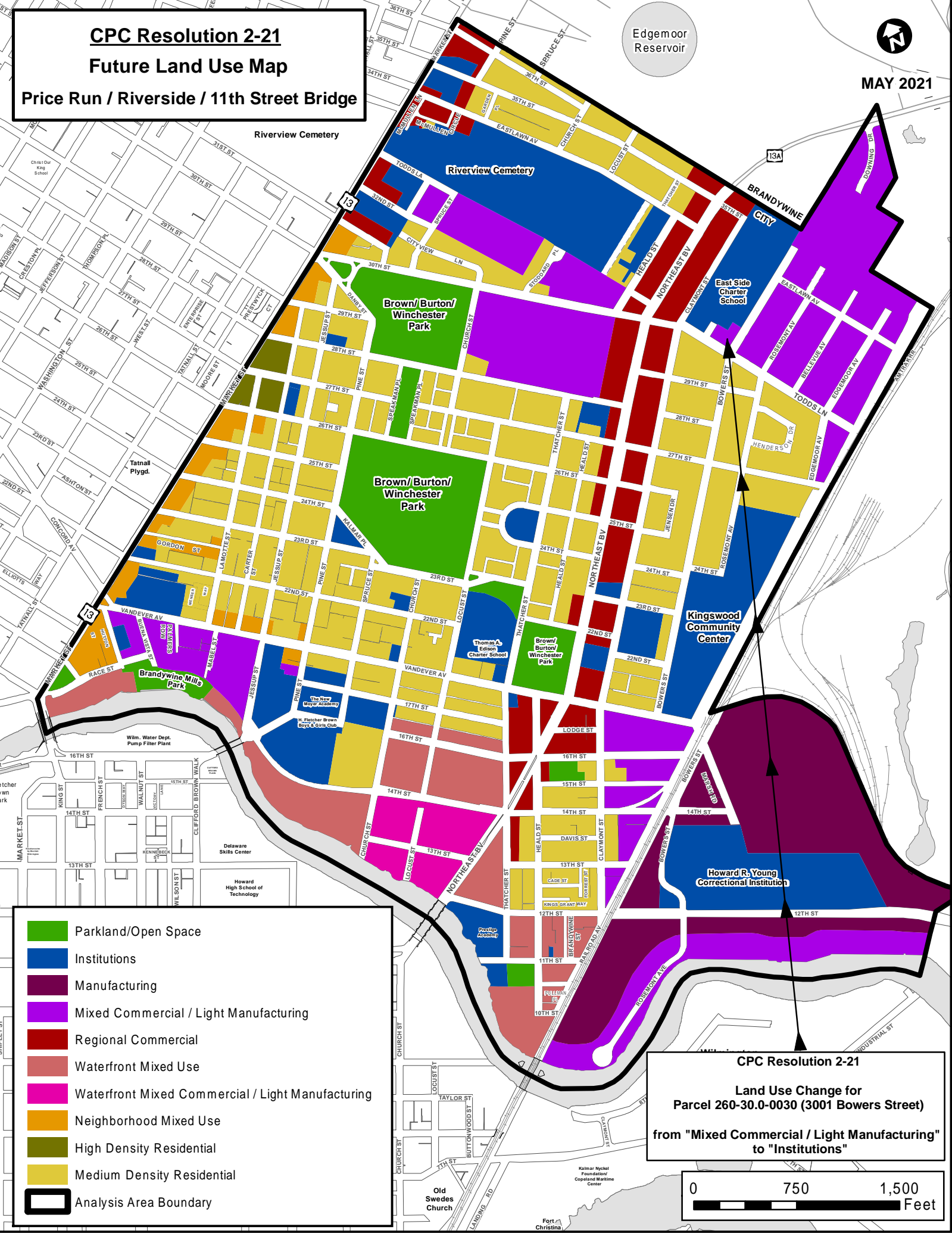
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# **EXHIBIT A**

**CPC Resolution 2-21**  
**Future Land Use Map**  
**Price Run / Riverside / 11th Street Bridge**



MAY 2021



- 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"**

