

Wilmington, Delaware  
July 13, 2023

#

**Sponsor:**

**Council  
Member  
Johnson**

**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 (which has been renamed the Department of Land Use and Planning) (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 15, 2023, Ordinance No. 23-028 (the “Ordinance”) was introduced before City Council to amend the “Building Zone Map of Wilmington, Delaware” to change the zoning classification of seven (7) parcels of land located along Lincoln Street between Tenth and Eleventh Streets (being Tax Parcel Nos. 26-020.10-037, 26-020.30-014, 26-020.30-038, 26-020.30-039, 26-020.30-040, 26-020.30-041, and 26-020.30-032) (collectively, the “Parcels”) from a zoning classification of R-3 (One-Family Row Houses) to a zoning classification of C-2 (Secondary Business Centers); and

**WHEREAS**, the Ordinance’s proposed rezoning necessitates an amendment to the Comprehensive Plan to change the land use of the Parcels from “Medium Density Residential” to “Neighborhood Mixed Use”; 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 June 20, 2023; and

**WHEREAS**, at its meeting on June 20, 2023, the City Planning Commission adopted Resolution 2-23, which recommends that the Comprehensive Plan be amended to change the

land use of the Parcels from “Medium Density Residential” to “Neighborhood Mixed Use” by revising the West Side 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 July 13, 2023; 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 Comprehensive Plan to change the land use for the Parcels (being Tax Parcel Nos. 26-020.10-037, 26-020.30-014, 26-020.30-038, 26-020.30-039, 26-020.30-040, 26-020.30-041, and 26-020.30-032) from “Medium Density Residential” to “Neighborhood Mixed Use” by revising the West Side Future Land Use Map for the Parcels, as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

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 seven (7) parcels of land located along Lincoln Street between Tenth and Eleventh Streets (being Tax Parcel Nos. 26-020.10-037, 26-020.30-014, 26-020.30-038, 26-020.30-039, 26-020.30-040, 26-020.30-041, and 26-020.30-032) from “Medium Density Residential” to “Neighborhood Mixed Use” by revising the West Side Future Land Use Map for the parcels.

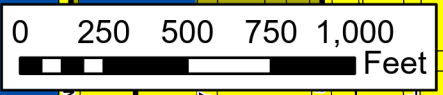
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# **EXHIBIT A**

# Proposed Amendments to the West Side Future Land Use Map

**Resolution 02-23**  
**Land Use Change for**  
 Parcel 26-020.10-037 (1017 N. LINCOLN ST)  
 Parcel 26-020.30-014 (1015 N. LINCOLN ST)  
 Parcel 26-020.30-038 (1022 N. LINCOLN ST)  
 Parcel 26-020.30-039 (1020 N. LINCOLN ST)  
 Parcel 26-020.30-040 (1010 N. LINCOLN ST)  
 Parcel 26-020.30-041 (1008 N. LINCOLN ST)  
 Parcel 26-020.30-032 (1800 W. ELEVENTH ST)  
 from "Medium Density Residential"  
 to "Neighborhood Mixed Use"

				
Open Space	Manufacturing Infrastructure	Neighborhood Mixed Use	Medium Density Res	Analysis Area Boundary
				
Institutions	Employment Center	Regional Commercial	Low Density Res	Zoning
				
Urban Infrastructure	Downtown Mixed Use	High Density Res		



JUNE 2023

