

Wilmington, Delaware
July 13, 2023

#0335

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, renamed the Department of Land Use & 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, Substitute No. 1 to Ordinance No. 23-028 (the “Ordinance”) to amend the “Building Zone Map of Wilmington, Delaware” to change the zoning classification of six (6) 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, 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) is being considered by City Council contemporaneously with this Resolution; 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 Planning Commission Revised 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, 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 six (6) 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, 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.

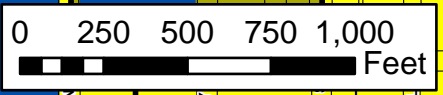
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EXHIBIT A

Proposed Amendments to the West Side Future Land Use Map

Revised Resolution 2-23
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 26-020.30-032 (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

