

Wilmington, Delaware
April 16, 2026

#0218

Sponsor:

**Council
Member
Harlee**

WHEREAS, Section 5-600 of the Wilmington City Charter provides that modifications to the comprehensive development plan of the City of Wilmington (the “City”) may be recommended by the City’s Department of Planning and Development, renamed the Department of Land Use and Planning, with the advice of the City Planning Commission, and adopted by Wilmington City Council (“City Council”) via a 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, Ordinance No. 26-027 (the “Ordinance”) to, among other things, annex approximately 4.1 acres consisting of seven (7) parcels of land (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) (the “Parcels”) into the South Wilmington Analysis Area of the City’s corporate boundaries and amend the “Building Zone Map of Wilmington, Delaware” to change the zoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing) is being considered by City Council contemporaneously with this Resolution; and

WHEREAS, the Ordinance’s proposed annexation and rezoning necessitates an amendment to the Comprehensive Plan to expand the City’s corporate boundaries to add the Parcels into the South Wilmington Analysis Area and designate the land use of the Parcels as “Mixed Commercial/Light Manufacturing” on the Future Land Use Map; and

WHEREAS, the City Planning Commission held a duly advertised public hearing at its meeting on March 3, 2026 and adopted Planning Commission Resolution 2-26, which recommends that the Comprehensive Plan be amended to add the Parcels into the South Wilmington Analysis Area of the City’s corporate boundaries and designate the land use of the Parcels as “Mixed Commercial/Light Manufacturing” on the Future Land Use Map, as depicted on the map attached hereto and incorporated herein by reference as Exhibit “A”; and

WHEREAS, after holding a duly advertised public hearing in accordance with Wilmington City Charter Section 5-600(a), City Council deems it necessary and appropriate to approve the amendment to the Comprehensive Plan, as recommended by the City Planning Commission, and conforming amendments to all applicable Comprehensive Plan maps to add the Parcels into the City’s corporate boundaries, including, but not limited to, the Development Strategy Map, as depicted on the map attached hereto and incorporated herein by reference as Exhibit “B”.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the amendment to the Comprehensive Plan to incorporate the Parcels (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) into the South Wilmington Analysis Area of the City’s corporate boundaries and designate the land use of the Parcels as “Mixed Commercial/Light Manufacturing” on the Future Land Use Map, as depicted on the map attached hereto and incorporated herein by reference as Exhibit “A”, is hereby approved.

BE IT FURTHER RESOLVED that conforming amendments to all applicable Comprehensive Plan maps to add the Parcels into the City’s corporate boundaries including, but not limited to, the Development Strategy Map, as depicted on the map attached hereto and incorporated herein by reference as Exhibit “B”, are hereby approved.

Passed by City Council,

ATTEST: _____
City Clerk

Approved as to form this 15th
day of April, 2026.

Elizabeth D. Power
Senior Assistant City Solicitor

SYNOPSIS: This Resolution approves an amendment to the City’s comprehensive development plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities” (the “Comprehensive Plan”) to add seven (7) parcels of land (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) (the “Parcels”) into the South Wilmington Analysis Area of the City’s corporate boundaries and designate the land use of the Parcels as “Mixed Commercial/Light Manufacturing” on the Future Land Use Map. It also approves conforming amendments to all applicable Comprehensive Plan maps to add the Parcels into the City’s corporate boundaries including, but not limited to, the Development Strategy Map.

FISCAL IMPACT STATEMENT: The Office of Management and Budget has reviewed this Resolution approving an amendment to the Comprehensive Plan to revise its maps to reflect the annexation of the Parcels into the City’s corporate boundaries and the rezoning of the Parcels. Because this Resolution only approves the revision of Comprehensive Plan maps, there is no fiscal impact. The fiscal impact of the annexation and rezoning of the Parcels is included in Ordinance No. 26-027.

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EXHIBIT A

MAP 3 - Future Land Use Map (Annexed Area)

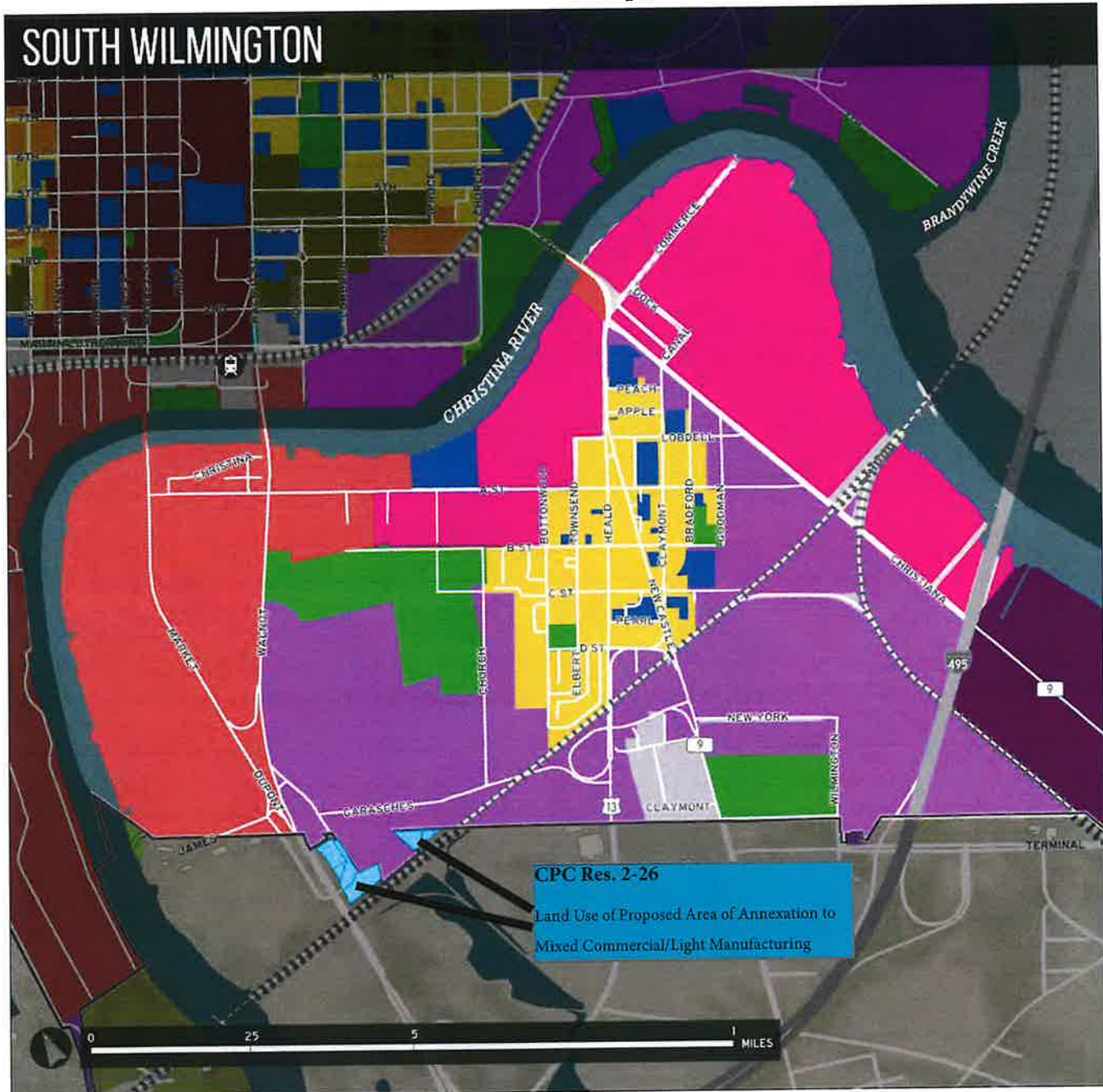


Figure 94 South Wilmington future land use map Source: City of Wilmington

- Parks & Open Space
- Institutions
- Manufacturing
- Mixed Commercial/Light Manufacturing
- Regional Commercial
- Downtown Mixed Use
- Waterfront Mixed Use
- Waterfront Mixed Commercial / Light Manufacturing
- Neighborhood Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Infrastructure
- City border

EXHIBIT B

MAP 5 - Development Strategy Map for Annexed Area

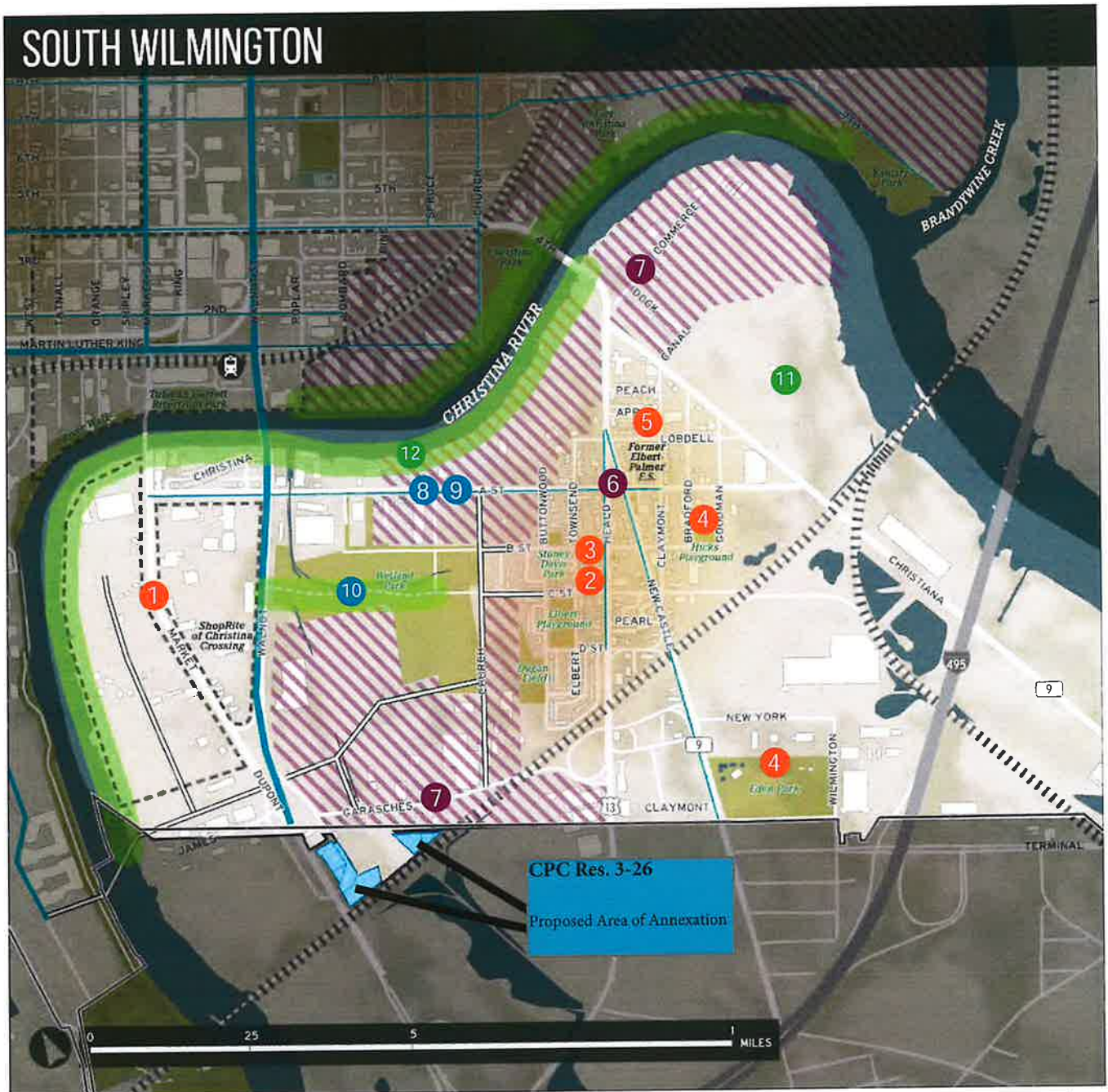


Figure 95 South Wilmington strategies map
Source: City of Wilmington

Connections

- Gateway corridor
- Main Street corridor
- Neighborhood connector
- Off-street trail

Areas

- Major areas of change
- Economic opportunities

Housing/neighborhood

- Preserve/strengthen
- Stabilize/rehabilitate

(Legend continues on following page)

Strong Safe Neighborhoods

- 1 Encourage mixed use, infill and redevelopment in key opportunity areas.
- 2 Prevent nuisance properties and stabilize vacant properties.
- 3 Support community engagement through community-based public safety
- 4 Implement an equitable investment strategy for civic spaces like parks, pools, libraries and community centers
- 5 Evaluate former schools buildings for redevelopment

Robust Local Economy

- 6 Make neighborhood commercial corridors and centers clean, safe and attractive.
- 7 Position and promote the Commerce Street/South Waterfront and Garasches Lane as economic opportunities with blue collar jobs.

Connected City and Region

- 8 Emphasize A Street as a neighborhood connector that supports safe and comfortable travel between local destinations.
- 9 Limit truck traffic in neighborhoods.
- 10 Emphasize wetland park trails as an alternative pedestrian and bicycle route between Southbridge and other destinations.

Sustainable and Resilient City

- 11 Harden infrastructure vulnerable to sea level rise and extreme weather events
- 12 Evaluate flood management options that include public waterfront access.