

RES 26-055

Wilmington, Delaware
July 2, 2026

#0258

Sponsor:

Council
Member
Johnson

WHEREAS, on March 10, 2026, Barnes & Thornburg LLP, on behalf of their clients (collectively the “Applicants”), submitted an application (the “Application”) to rezone 2140 West Eleventh Street (being Tax Parcel No. 26-019.20-148) and 1010 North Bancroft Street (being Tax Parcel No. 26-019.20-144) (collectively, the “Properties”); and

WHEREAS, City Council officially referred the Application to the City Planning Commission (the “CPC”) at the April 16, 2026 Council meeting; and

WHEREAS, City Code Section 48-52 provides that the CPC has ninety (90) days after the referral of the Application to review and submit a report through the Mayor to City Council with its recommendation regarding the Application; and

WHEREAS, in light of the complexity of the request and ongoing discussions between the Applicant, the Department of Land Use and Planning, and community members regarding several concerns about the proposed residential development that will accompany the proposed rezoning of the Properties, the earliest regular CPC meeting at which the Application could be considered is the July 21, 2026 meeting; and

WHEREAS, the prescribed ninety-day review period is scheduled to expire on July 15, 2026 prior to the July 21, 2026 CPC meeting; and

WHEREAS, City Code Section 48-52 allows for CPC’s ninety-day review period to be extended by a three-quarters vote of City Council; and

WHEREAS, the Department of Land Use and Planning recommends for City Council to approve a ninety-day extension for CPC to review the Application and submit its report through the Mayor to City Council to allow sufficient time for (i) continued discussions between the Department, the Applicants, and the community and (ii) the completion of the Department’s analysis regarding the Application; and

WHEREAS, City Council deems it necessary and appropriate to extend CPC's ninety-day review period by an additional ninety (90) days through and including October 13, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the time for the CPC to review the Application and submit a report through the Mayor to City Council regarding its recommendation about the Application is hereby extended ninety (90) days through and including October 13, 2026.

Passed by City Council,
July 2, 2026

ATTEST: *Mkira Grenardo*
City Clerk

Approved as to form this 1st
day of July, 2026.

Elizabeth W. Power
Senior Assistant City Solicitor

SYNOPSIS: This Resolution extends the time for the City Planning Commission to review an application to rezone 2140 West Eleventh Street and 1010 North Bancroft Street and submit a report through the Mayor to City Council regarding its recommendation about the application ninety (90) days through and including October 13, 2026.

FISCAL IMPACT STATEMENT: The Office of Management and Budget (OMB) has reviewed this Resolution, which extends the time for the City Planning Commission to review an application to rezone 2140 West Eleventh Street and 1010 North Bancroft Street and submit a report through the Mayor to City Council regarding its recommendation about the application ninety (90) days through and including October 13, 2026. OMB has concluded that this extension has no fiscal impact.

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