

Agenda No# 4284

Sponsor: Council Member Shabazz

AN ORDINANCE TO REZONE FIFTEEN PARCELS OF LAND LOCATED IN SOUTH WILMINGTON WITHIN THE AREA GENERALLY BOUNDED BY SOUTH WALNUT, CHURCH, AND A STREETS AND GARASCHESS LANE FROM M-1 (LIGHT MANUFACTURING) TO W-4 (WATERFRONT RESIDENTIAL/COMMERCIAL) AND O (OPEN SPACE) ZONING CLASSIFICATION

WHEREAS, the City Council for the City of Wilmington deems it necessary and appropriate to rezone the parcels of land depicted on the map attached hereto and made a part hereof as Exhibit "A" known as 620 A Street, 600 A Street, 510 A Street, 504 A Street, 500 A Street, 414 A Street, 322 A Street, 300 South Walnut Street, and 0 South Walnut Street, Wilmington, Delaware, being Tax Parcel Nos. 26-050.00-041, 26-050.00-042, 26-050.00-043, 26-050.00-044, 26-050.00-045, 26-050.00-046, 26-050.00-048, 26-050.00-050 and 26-050.00-079 from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) zoning classification; and

WHEREAS, City Council for the City of Wilmington deems it necessary and appropriate to rezone the parcels of land depicted on the map attached hereto and made a part hereof as Exhibit "A" known as 615 South Church Street, 0 South Walnut Street and 400 B Street, Wilmington, Delaware, being Tax Parcel Nos. 26-057.00-028, 26-050.00-056, 26-050.00-058, 26-050.00-074, 26-050.00-075 and 26-050.00-080 from M-1 (Light Manufacturing) to O (Open Space) zoning classification.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:

SECTION 1. Section 48-97 of the Wilmington City Code and the

“Building Zone Map, City of Wilmington, Delaware,” dated January 2006, are hereby amended by changing the zoning classifications of Tax Parcel Nos. 26-050.00-041, 26-050.00-042, 26-050.00-043, 26-050.00-044, 26-050.00-045, 26-050.00-046, 26-050.00-048, 26-050.00-050 and 26-050.00-079 from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) zoning classification, as illustrated on the Map attached hereto and made a part hereof as Exhibit “A” and as more particularly described by the metes and bounds description attached hereto as Exhibit “B”.

SECTION 2. Section 48-97 of the Wilmington City Code and the “Building Zone Map, City of Wilmington, Delaware,” dated January 2006, are hereby amended by changing the zoning classifications of Tax Parcel Nos. 26-057.00-028, 26-050.00-056, 26-050.00-058, 26-050.00-074, 26-050.00-075 and 26-050.00-080 from M-1 (Light Manufacturing) to O (Open Space) zoning classification, as illustrated on the Map attached hereto and made a part hereof as Exhibit “A” and as more particularly described by the metes and bounds description attached hereto as Exhibit “C”.

SECTION 3. The rezoning of the parcels described herein and as identified in Exhibit “A” attached herein and made a part hereof is in accordance with the recommendations found in the South Wilmington Neighborhood Comprehensive Development Plan.

SECTION 4. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First ReadingNovember 3, 2016
Second Reading.....November, 2016
Third Reading

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved as to form this _____
day of _____, 2016

Assistant City Solicitor

Approved this ___ day of _____, 2016

Mayor

SYNOPSIS: This Ordinance rezones fifteen parcels of land located in South Wilmington from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) and O (Open Space) zoning classification.