

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

PUBLIC NOTICE

TO: Property Owners, Community Groups and Interested Parties

FROM: Wilmington Department of Planning and Development

DATE: September 25, 2019

RE: CPC Resolution 14-19: An ordinance to amend Article IX, Division 2, Subdivision III of Chapter 48 to provide penalty and enforcement provisions relating to Neighborhood Conservation Districts. Ordinance 19-040.

The Wilmington City Planning Commission will hold a public hearing on **Tuesday, October 8, 2019 at 6:00 P.M. in the 3rd Floor Conference Room, Louis L. Redding City/County Building, 800 North French Street, Wilmington, Delaware.** At that time, the Commission will receive public comment regarding Resolution 14-19, an ordinance to amend Article IX, Division 2, Subdivision III of Chapter 48 of the City Zoning Code to provide penalty and enforcement provisions relating to Neighborhood Conservation Districts.

In 2004, the Forty Acres area was designated as the first Neighborhood Conservation District, and Zoning Code Sections §48-421 through §48-427 codified the methodology to be used with this new overlay zoning district. This new district functioned well with the original legislation until 2018 when a case occurred that identified gaps in the protective regulations. The gaps noted include lack of categories addressing “enforcement of approved work”, “unauthorized work”, and “penalties.” Councilmember Charles Freel tasked the Law Department and the Department of Planning to draft the necessary language to fill the gaps in the Neighborhood Conservation District section of City Code to give coverage in those areas that would be parallel to the coverage found in the City Historic District section. Ordinance 19-040 received first and second reading at the August 22, 2019 City Council meeting, and consideration and approval by the Design Review and Preservation Commission on September 18, 2019. Once the Planning Commission has made its recommendation, the ordinance will be considered by the Community Development and Urban Planning Committee and scheduled for a public hearing at City Council.

If you have any questions or comments regarding this proposal, please contact the Wilmington Department of Planning at (302) 576-3100. Comments on this proposal may also be submitted in writing to Patricia A. Maley, AICP, Senior Planner - Design and Review, Department of Planning and Development, Louis L. Redding City/County Building, 800 N. French Street, Wilmington, DE 19801; pmaley@wilmingtonde.gov.

Attachment

cc: Honorable Members of Wilmington City Council
Tanya Washington, Chief of Staff, Office of the Mayor
Herbert M. Inden, Director, Department of Planning and Development

