

AN ORDINANCE TO REZONE THE PARCEL OF LAND LOCATED AT 1195 EAST SEVENTH STREET FROM A ZONING CLASSIFICATION OF W-4 (WATERFRONT RESIDENTIAL/COMMERCIAL) TO A ZONING CLASSIFICATION OF W-3 (WATERFRONT LOW INTENSITY MANUFACTURING/COMMERCIAL RECREATION)

#0390

Sponsor:

**Council
Member
Oliver**

WHEREAS, in accordance with and pursuant to Section 48-52 of the City Code, the City Planning Commission held a duly advertised public hearing at its November 21, 2023 meeting and adopted Planning Commission Resolution 9-23, which recommended approval of the rezoning of the parcel of land located at 1195 East Seventh Street (being Tax Parcel No. 26-052.00-004) (the “Parcel”) from a zoning classification of W-4 (Waterfront Residential/Commercial) to a zoning classification of W-3 (Waterfront Low Intensity Manufacturing/Commercial Recreation), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”; and

WHEREAS, in accordance with and pursuant to Section 48-51 of the City Code, City Council deems it necessary and appropriate to rezone the Parcel from a zoning classification of W-4 (Waterfront Residential/Commercial) to a zoning classification of W-3 (Waterfront Low Intensity Manufacturing/Commercial Recreation), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

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 of Wilmington, Delaware,” dated January 19, 2006 (as subsequently amended), are hereby amended by changing the zoning classification of the Parcel (being Tax Parcel No. 26-052.00-004) from a zoning classification of W-4 (Waterfront Residential/Commercial) to a zoning classification of W-3 (Waterfront Low Intensity Manufacturing/Commercial Recreation), as illustrated on the map attached hereto and made a part hereof as Exhibit “A”.

SECTION 2. The rezoning of the Parcel described herein and identified in Exhibit “A” attached hereto and made a part hereof is consistent with the recommendations of the Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”.

SECTION 3. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading..... February 1, 2024
Second Reading..... February 1, 2024
Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2024.

Mayor

SYNOPSIS: This Ordinance rezones the parcel of land located at 1195 East Seventh Street (being Tax Parcel No. 26-052.00-004) from a zoning classification of W-4 (Waterfront Residential/Commercial) to a zoning classification of W-3 (Waterfront Low Intensity Manufacturing/Commercial Recreation).

FISCAL IMPACT STATEMENT: This Ordinance has no anticipated negative fiscal impact.

EXHIBIT A

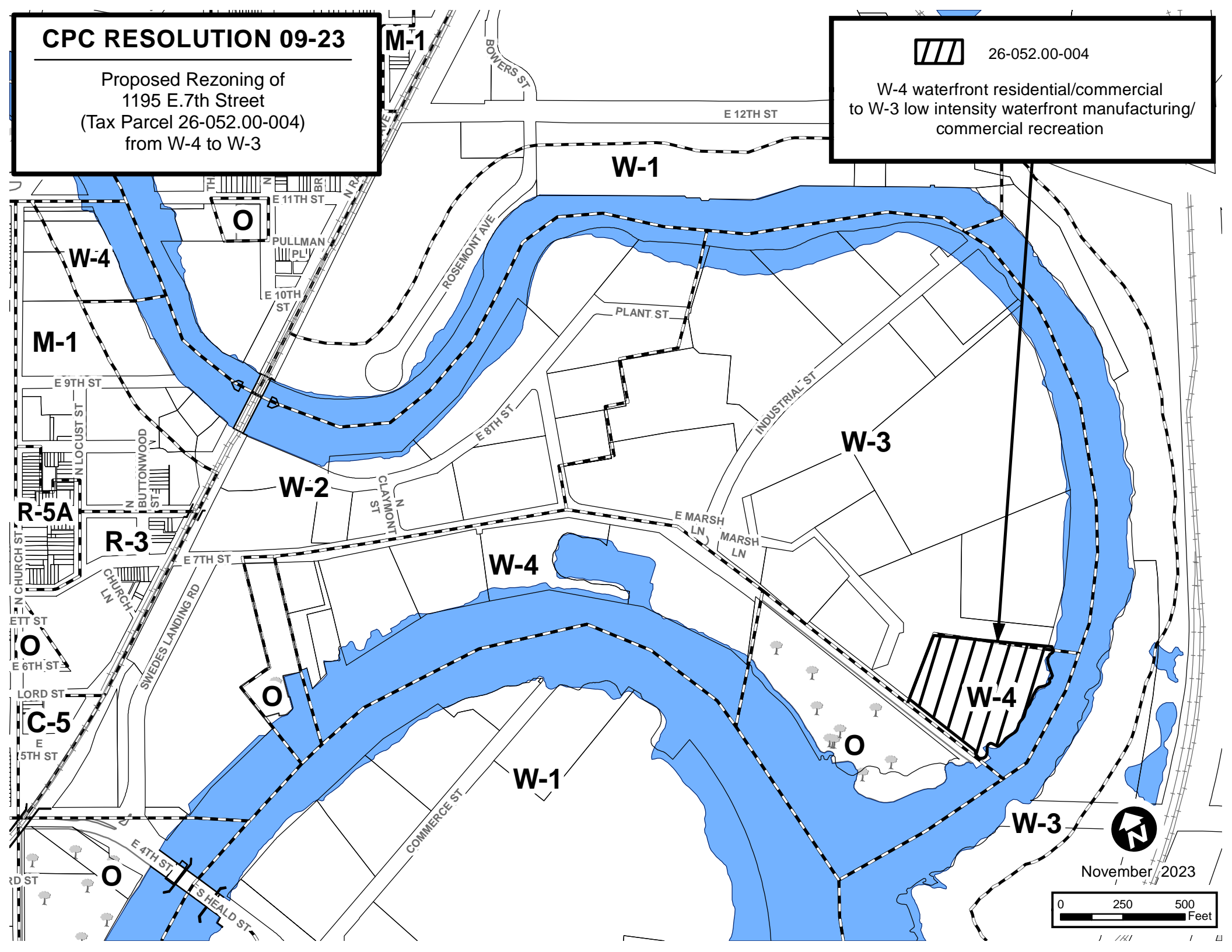
CPC RESOLUTION 09-23

Proposed Rezoning of
1195 E.7th Street
(Tax Parcel 26-052.00-004)
from W-4 to W-3



26-052.00-004

W-4 waterfront residential/commercial
to W-3 low intensity waterfront manufacturing/
commercial recreation



November 2023

