

CF 12-0460-s4

Summary: On March 27, 2019, the Wilmington Neighborhood Council APPROVED to file a Community Impact Statement to OPPOSE the above-referenced matter. The proposal must be returned to the Planning Department for corrections at least as follows: 1. INCLUDE certified Neighborhood Councils as a body with authority under the Zoning Code. By City Charter, the Planning Department and City Council MUST provide notice to and seek input from Neighborhood Councils on all developments before the City, including the holding of public hearings before the neighborhood councils as delegated by City Council. 2. INCLUDE the Early Notification System requiring the Planning Department notice and obtain input from the Neighborhood Councils. 3. MAKE CLEAR THAT City Council is not delegating its powers and legislative authority on zoning and land use matters. We object to delegation of legislative authority to an unelected appointee like the Director of Planning or to any delegation or elimination of Council's authority to override a mayoral veto or to pull a particular zoning matter from planning or a commission. 4. DO NOT expand the authority of the Director of Planning or the mayor. 5. DO NOT reduce or curtail notice, appeal and participation rights of citizens and residents and do not allow the Director or any unelected official to do so. 6. DO NOT reference or incorporate State law in violation of our City Charter. 7. DO NOT include any substantive changes and make it clear that the Director of Planning has no authority to make final decisions for the City as a whole. 8. DO NOT reclassify or redefine discretionary actions requiring application, notice and a public hearing as ministerial matters which permit "back room" approvals. 9. DO NOT ALLOW UPZONING without affordable housing. 10. DO NOT ALLOW for reduction of parking by 20% below minimal amounts already without any affordable housing component. 11. DO NOT ELIMINATE HPOZ Boards. 12. DO NOT ELIMINATE project notices to residents and neighbors. 13. FULL COMPLIANCE of all CUGU regulations.

This ordinance would make the Director of Planning (an unelected official) a virtual land Czar on most planning and land use issues giving him full authority, it eliminates the public process and is in direct violation of the City Charter Section 556-558.