

#4177

Sponsor:

Council
Member
D. Brown

AN ORDINANCE TO ANNEX A PARCEL OF LAND, LOCATED AT 3604 DOWNING DRIVE, BEING NEW CASTLE COUNTY TAX PARCEL NO. 06-152.00-003, CONTAINING APPROXIMATELY 2.04 ACRES, LOCATED WITHIN THE DOWNING INDUSTRIAL PARK, CONTIGUOUS WITH THE CITY BOUNDARY IN THE VICINITY OF THE RIVERSIDE NEIGHBORHOOD ANALYSIS AREA, NEW CASTLE COUNTY, DELAWARE, AND IN CONNECTION THEREWITH, TO AMEND THE BOUNDARIES OF COUNCILMANIC DISTRICT NO. 3, THE BUILDING ZONE MAP, AND THE SUPPLEMENTAL BUILDING ZONE MAP – FLOOD DISTRICTS – AND TO ADD THE ANNEXED TERRITORY TO THE CITY’S CORPORATE BOUNDARIES.

WHEREAS, the City of Wilmington is authorized to extend its corporate limits pursuant to the provisions of 22 Del. C. § 101A by an Ordinance duly enacted by the City Council; and

WHEREAS, the City of Wilmington has received a Petition for Annexation from Moat Street LLC, owner of the parcel of land located at 3604 Downing Drive, Wilmington, Delaware, being New Castle County Tax Parcel No. 06-152.00-003, and the City of Wilmington desires to annex said parcel of land that lies within the Downing Industrial Park, contiguous to the City boundary in the vicinity of the Riverside neighborhood analysis area, and being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “territory”), which property is adjacent to the current boundaries of the City of Wilmington; and

WHEREAS, in connection with the proposed annexation, the City Planning Commission, at its meeting held on March 15, 2016, reviewed this ordinance and its provisions that the Official Building Zone Map and the Supplemental Building Zone Map – Flood Districts – of the City of Wilmington be amended to reflect the annexation of the

territory and that a zoning classification of M-1 (Light Manufacturing) be assigned to all of the territory, and approved same via City Planning Commission Resolution 4-16.

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

SECTION 1. That the City of Wilmington annex the territory as described in Exhibit "A" attached hereto and incorporated herein by this reference.

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 adding the territory described in Exhibit "A" attached hereto and incorporated herein by this reference, to the Map and by assigning the zoning classification of M-1 (Light Manufacturing), as illustrated on the Map attached hereto Exhibit "B" to the same and adding it to the Supplemental Building Zone Map as illustrated on the Map attached hereto as Exhibit "C".

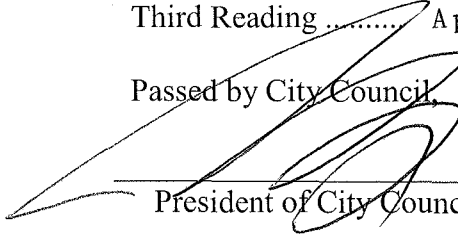
SECTION 3. That the description of the 3rd Councilmanic District in Section 2-31(3) of the City Code is hereby amended to include the territory described in Exhibit "A" attached hereto and incorporated herein by this reference, and as illustrated on the Map attached hereto as Exhibit "D" and made a part hereof.

SECTION 4. That the corporate boundaries of the City of Wilmington as set forth in 40 Del. Laws Ch. 179 and 46 Del. Laws Ch. 236 and Section 1-1 of the City Code, as amended, be and the same are hereby altered to include the territory as described in Exhibit "A" attached hereto and incorporated herein by this reference, which territory consists of approximately 2.04 acres of land owned by Moat Street LLC.

SECTION 5. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First ReadingMarch 3, 2016
Second Reading...March 3, 2016
Third Reading April 7, 2016

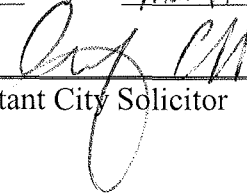
Passed by City Council, April 7, 2016



President of City Council

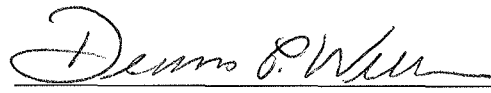
ATTEST: 
City Clerk

Approved as to form this
2nd day of March, 2016



Assistant City Solicitor

Approved this 2 day of April, 2016



Mayor

SYNOPSIS: This Ordinance provides for the annexation of a parcel of land, being New Castle County Tax Parcel No. 06-152.00-003, containing a total of approximately 2.04 acres, outside of the City, bordering the northeastern boundary of the City, New Castle County, Delaware. It also amends the description of the 3rd Councilmanic District to include the annexed parcel therein, includes the annexed parcel on the Building Zone Map, and on the Supplemental Building Zone Map with the Zoning Classification of M-1 (Light Manufacturing), and adds the parcel to the City's corporate boundaries.

EXHIBIT “A”

MAP 1

PROPOSED AREA OF ANNEXATION

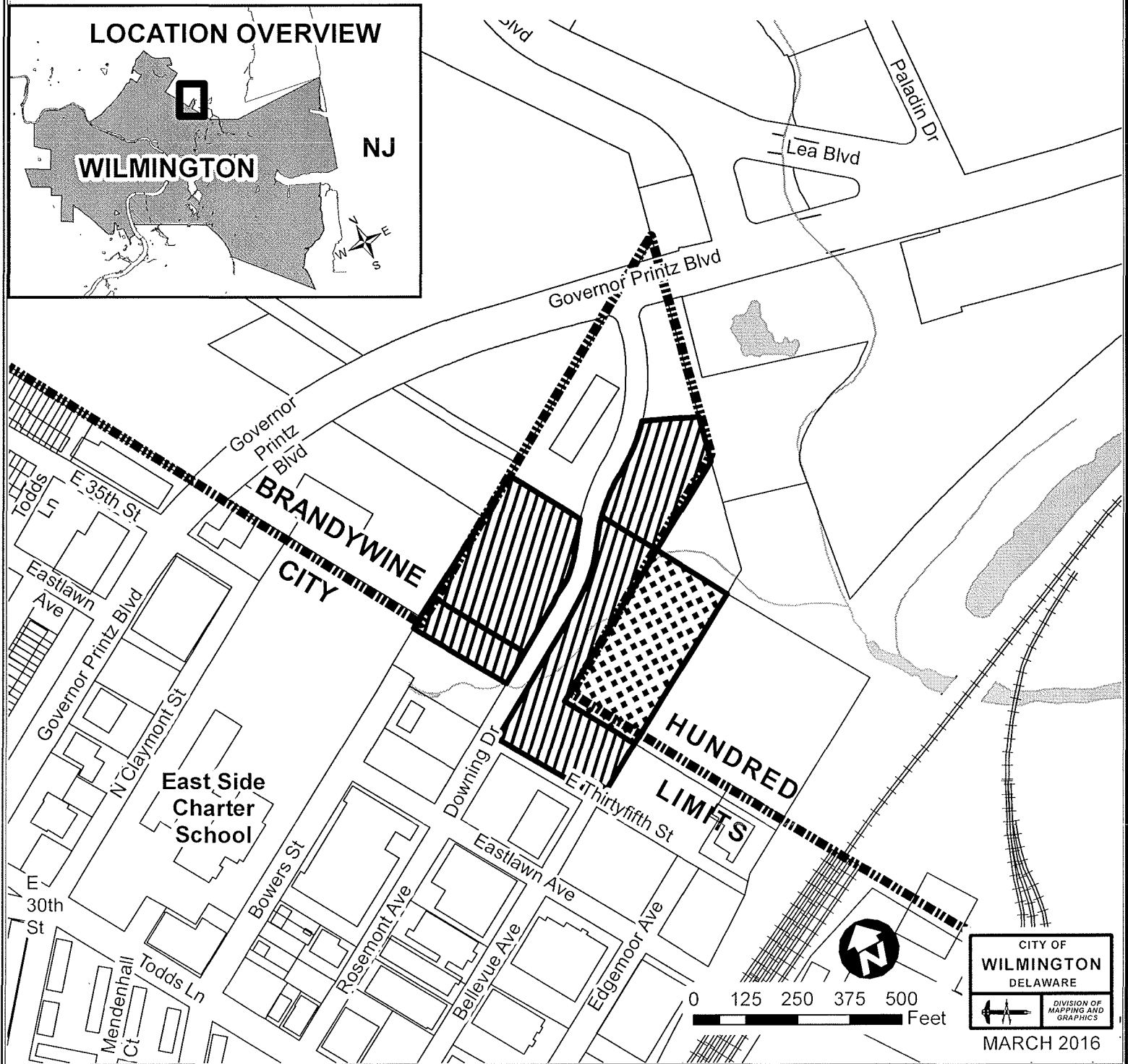
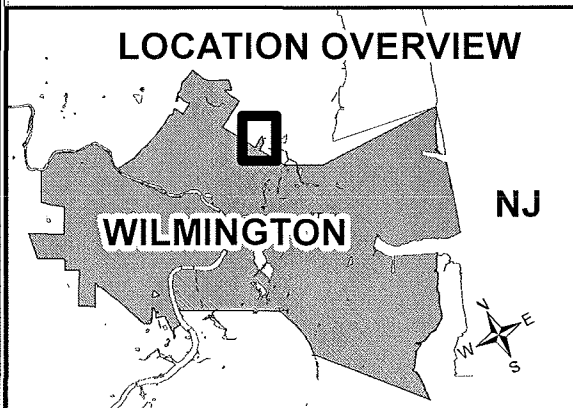
3604 Downing Drive



Annexation Site

Other Property Owned by Applicant

Tax Parcel 06-152.00-003
1 parcel totaling approximately 2.04 acres



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MARCH 2016

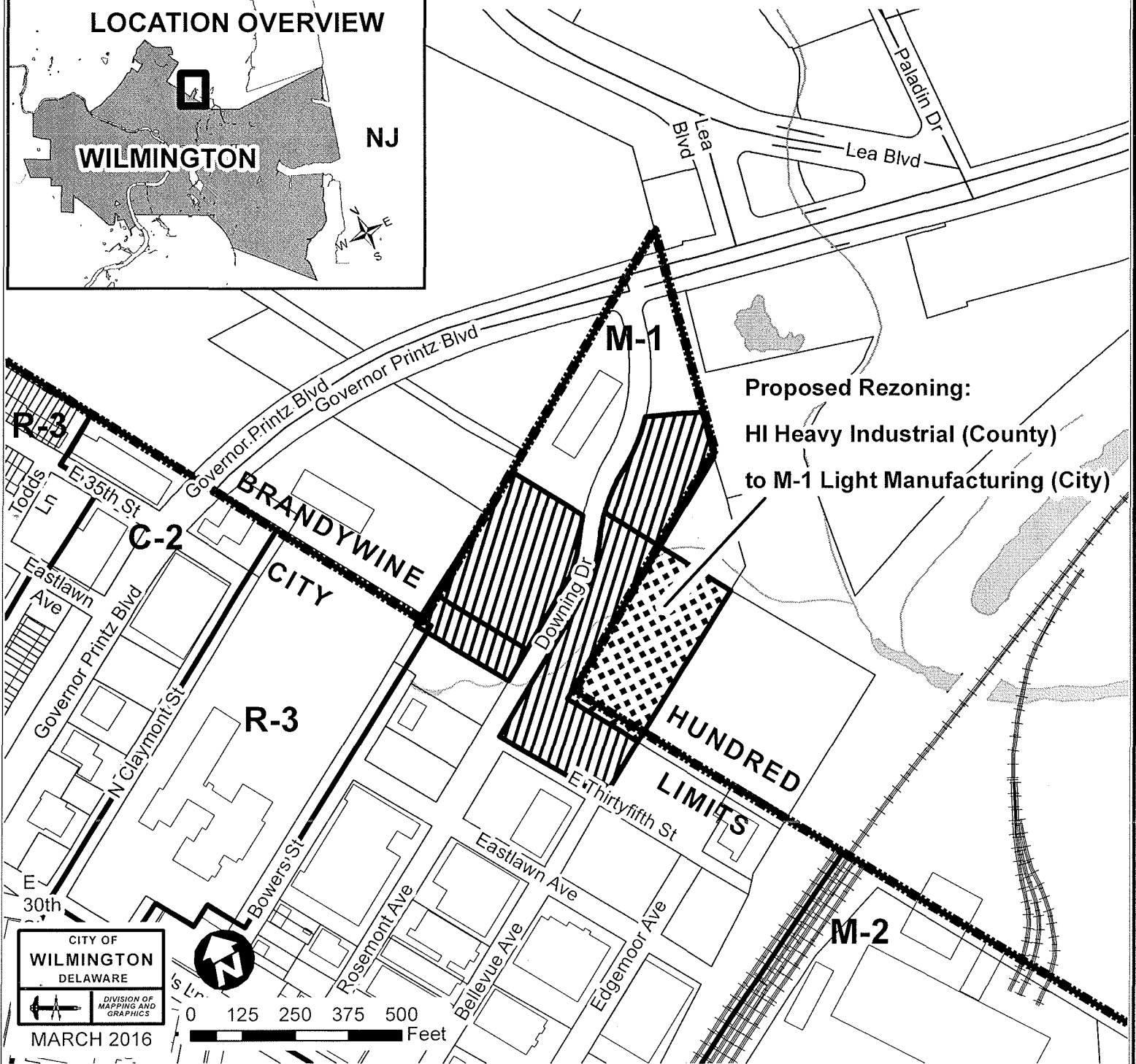
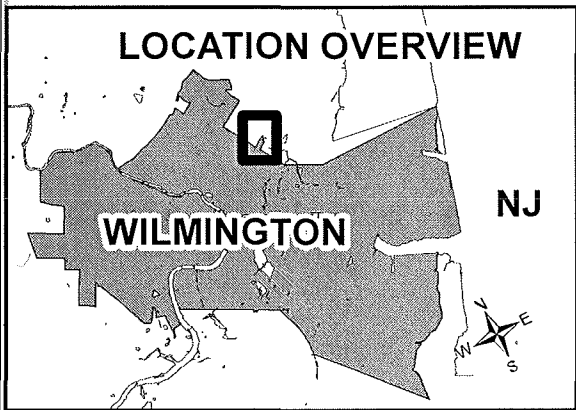
EXHIBIT “B”

MAP 2

PROPOSED AMENDMENTS TO THE OFFICIAL BUILDING ZONE MAP

3604 Downing Drive
Tax Parcel 06-152.00-003

-  Annexation Site
-  Other Property Owned by Applicant
-  Zoning (City)



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MARCH 2016








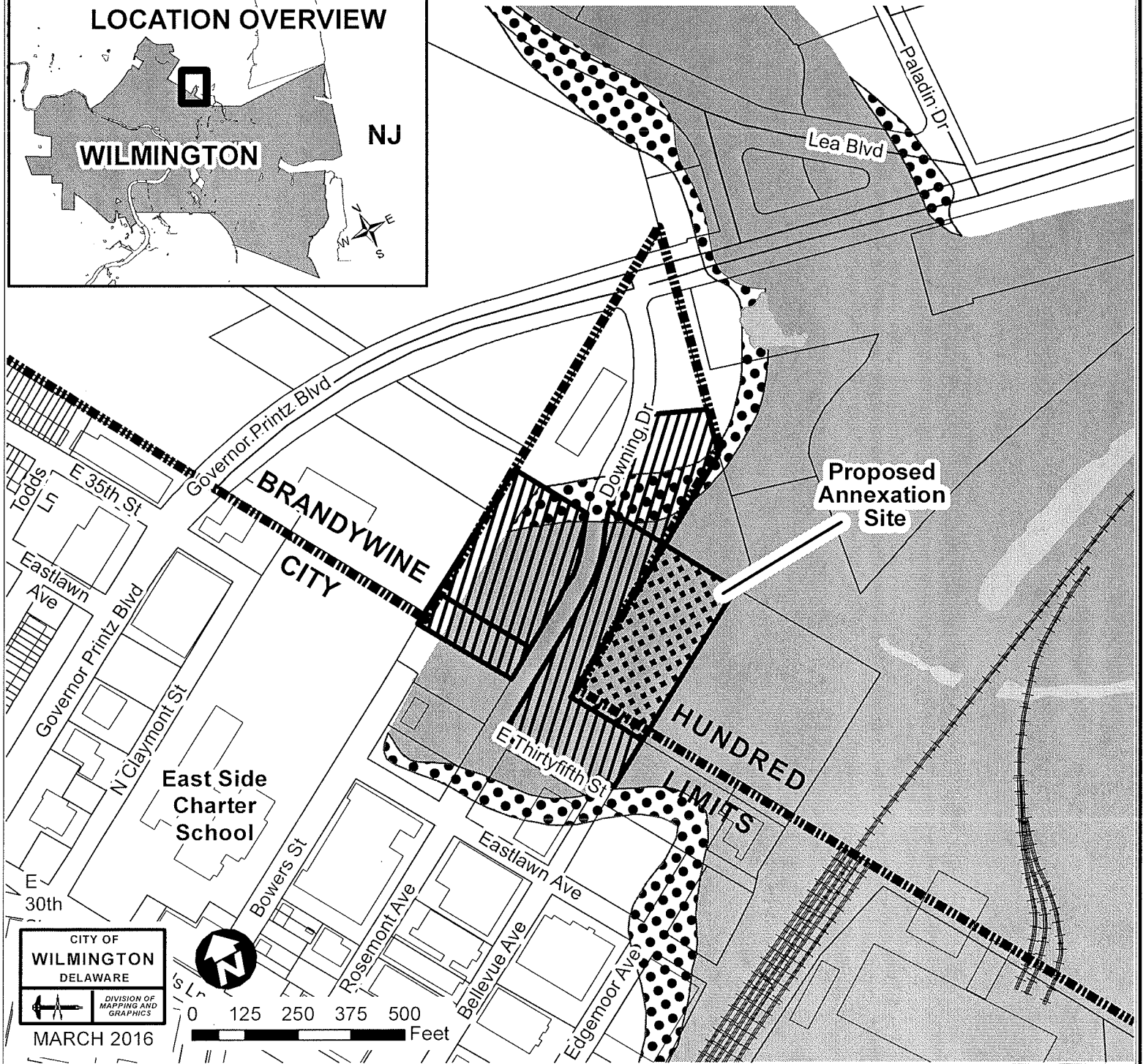
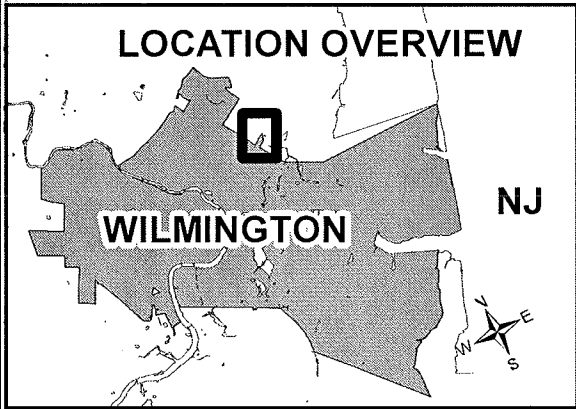
EXHIBIT “C”

MAP 3


SUPPLEMENTAL BUILDING ZONE MAP

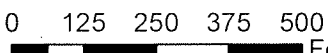
3604 Downing Drive
Tax Parcel 06-152.00-003

-  Annexation Site
-  Other Property Owned by Applicant
-  Floodway Fringe
-  Floodway Zones in FEMA Zone AE
-  0.2% Annual Chance Flood Hazard



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 0 125 250 375 500 Feet

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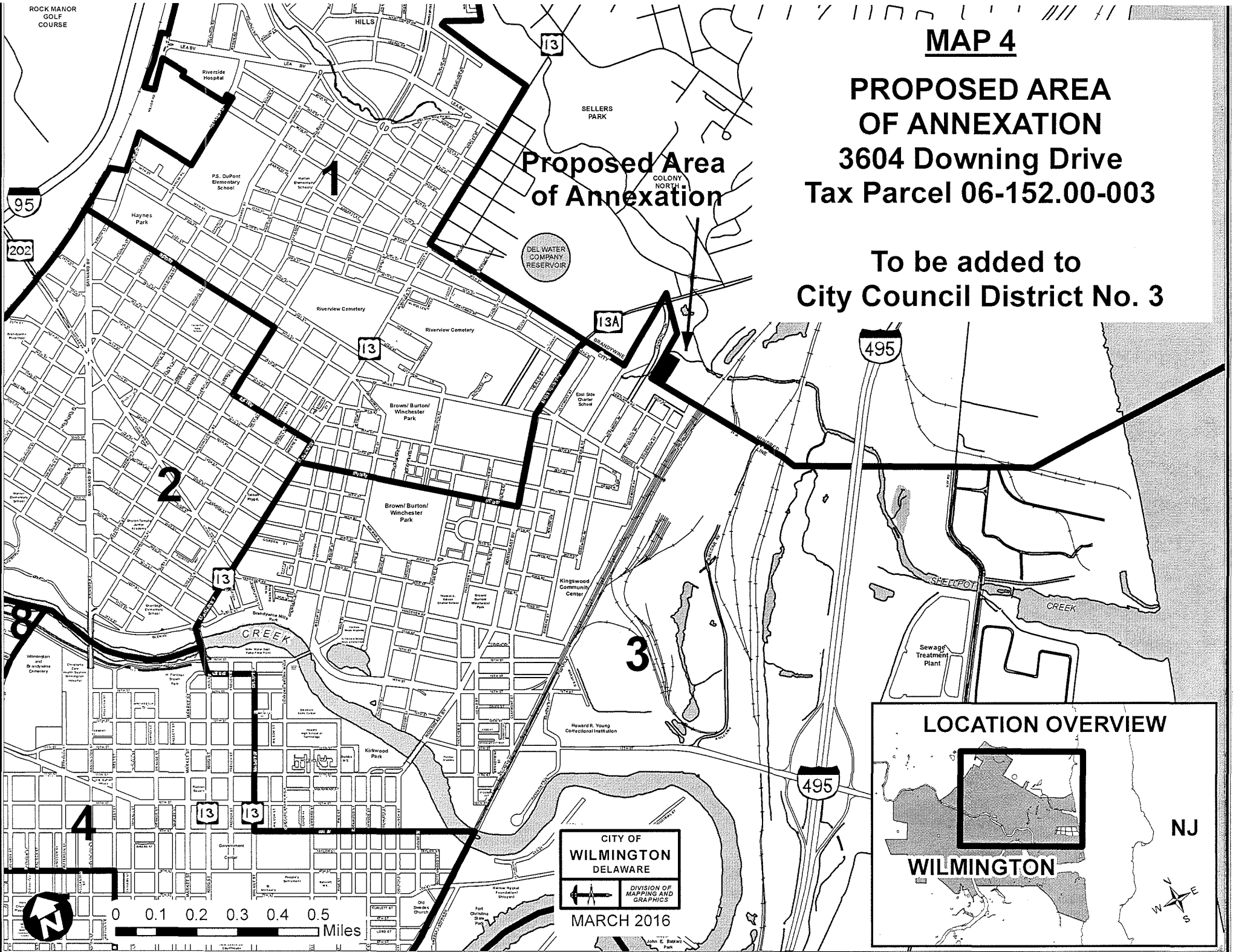
EXHIBIT “D”

ROCK MANOR
GOLF COURSE

MAP 4

PROPOSED AREA OF ANNEXATION 3604 Downing Drive Tax Parcel 06-152.00-003

To be added to
City Council District No. 3



Proposed Area
of Annexation

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MARCH 2016

John E. Barlett
City Engineer

