

Wilmington, Delaware
April 7, 2016

#4188

Sponsor:

Council
Member
D. Brown

WHEREAS, the Wilmington City Charter provides that modifications to the City's comprehensive development plan, or parts thereof, may be recommended by the Planning Department with the advice of the City Planning Commission and adopted by City Council resolution, Wilm. C. (Charter) § 5-600; and

WHEREAS, the City Planning Commission has considered the Planning Department's analysis and testimony along with other evidence and testimony at its meeting held on March 15, 2016; and

WHEREAS, at its meeting on March 15, 2016, the City Planning Commission passed Resolution 3-16, which recommended to City Council that the Price's Run/Riverside/11th Street Bridge Comprehensive Development Plan be amended to revise Plan Maps A through Q to include that certain property located at 3604 Downing Drive, Wilmington, Delaware, being New Castle County Tax Parcel No. 06-152.00-003 (the "Property") within the City of Wilmington corporate limits, and to specify light manufacturing land use and zoning for the site as depicted on the maps attached hereto and made a part hereof as Exhibit A through Exhibit Q; and

WHEREAS, Ordinance No. 16-012 has been introduced which if approved would provide for the annexation of the Property, and would provide for the rezoning of the Property from New Castle County zoning designation of HI (Heavy Industrial) to M-1 (Light Industrial) in accordance with the recommendations of the Price's Run/Riverside/11th Street Bridge Comprehensive Development Plan; and

WHEREAS, the Property is located within New Castle County and is contiguous with the City corporate limits in an area immediately adjacent to the Riverside Analysis Area.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that the City Council hereby approves the amendments to the Price's Run/Riverside/11th Street Bridge Comprehensive Development Plan, which would revise Plan Maps A through Q to include the Property within the City of Wilmington corporate limits, and to specify light manufacturing land use and zoning for the site as depicted in the maps attached hereto and made a part hereof as Exhibit A through Exhibit Q.

Passed by City Council,
April 7, 2016

ATTEST: Maribel Seijo
City Clerk

Approved as to form this 6th
day of April, 2016

[Signature]
Assistant City Solicitor

SYNOPSIS: This resolution approves changes to the Price's Run/Riverside/11th Street Bridge Comprehensive Development Plan to include as part of the plan the property located at 3604 Downing Drive, Wilmington, Delaware, the annexation of which shall be accomplished upon the passage of Ordinance 16-012.

EXHIBIT A

EXHIBIT B

MAP B

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE
ANALYSIS AREA

Census Tracts 6.01, 6.02, 30.02

Area of Annexation
Resolution 3-16
March 2016
Area to be added to
Census Tract 30.02

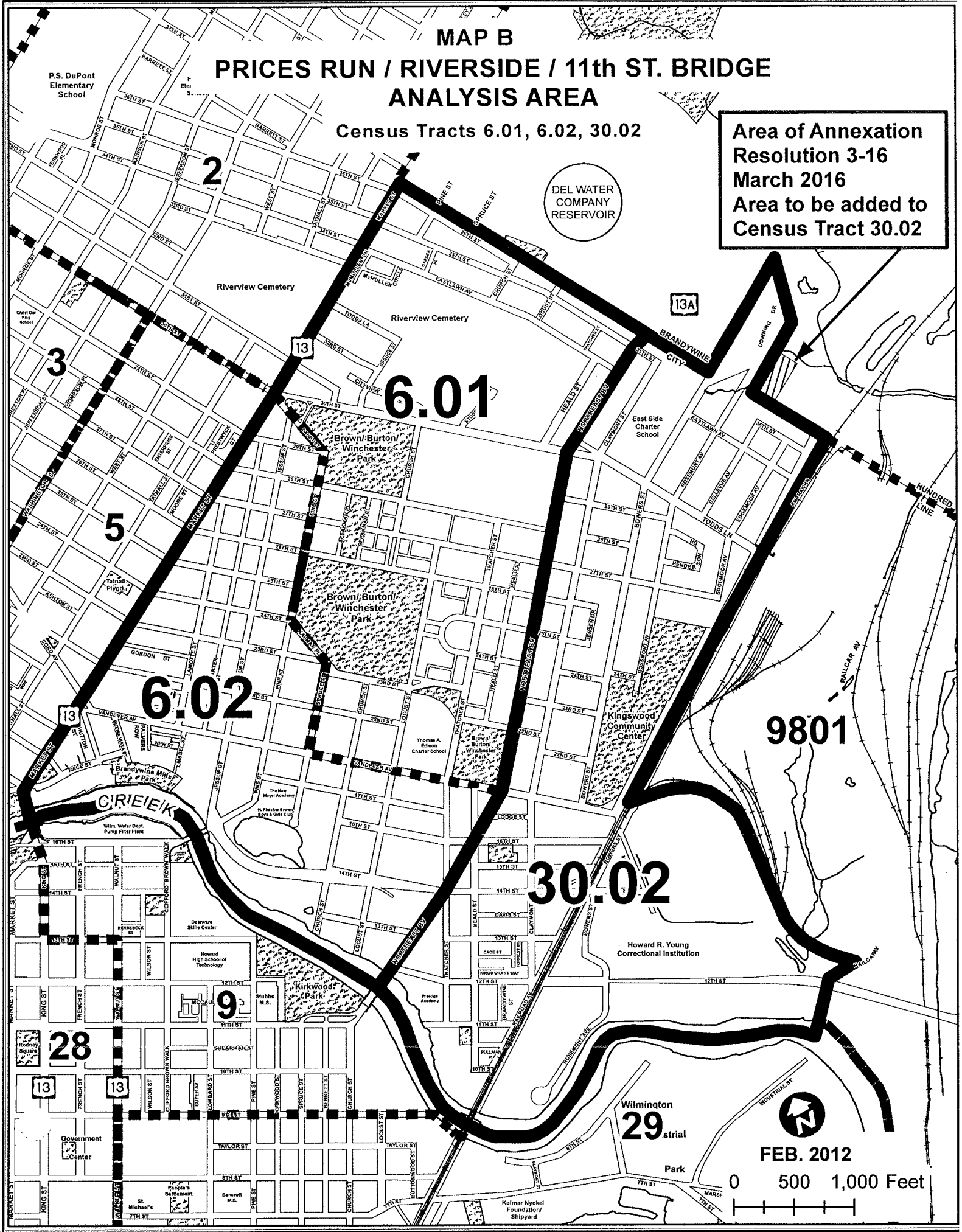


EXHIBIT C

MAP C

PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Historic & Cultural Resources

National Register Historic Districts



A) BRANDYWINE VILLAGE

Area of Annexation
Resolution 3-16
March 2016

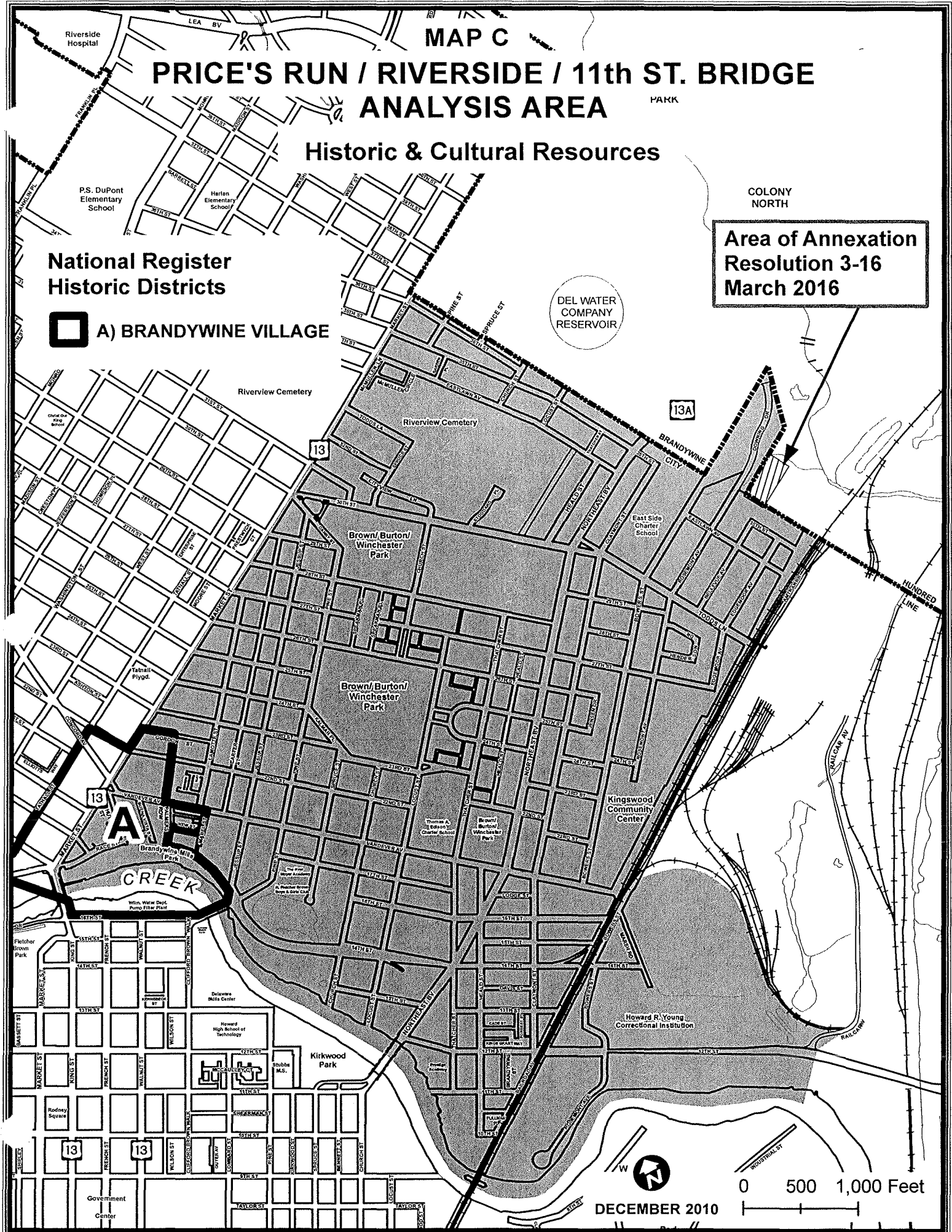


EXHIBIT D

Map D Price's Run/ Riverside/ 11th St. Bridge Analysis Area

Current Land Use

Area of Annexation
Resolution 3-16
March 2016

Land Use

Description

-  Annexation Site
-  Nonresidential
-  Med-Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Light Commercial
-  Secondary Commercial
-  Office/Commercial
-  Light Industrial
-  Heavy Industrial
-  Public/Institutional/Church
-  Parkland
-  Parking
-  Vacant
-  Vacant Residential
-  Vacant Waterfront
-  Waterfront Residential/Commercial

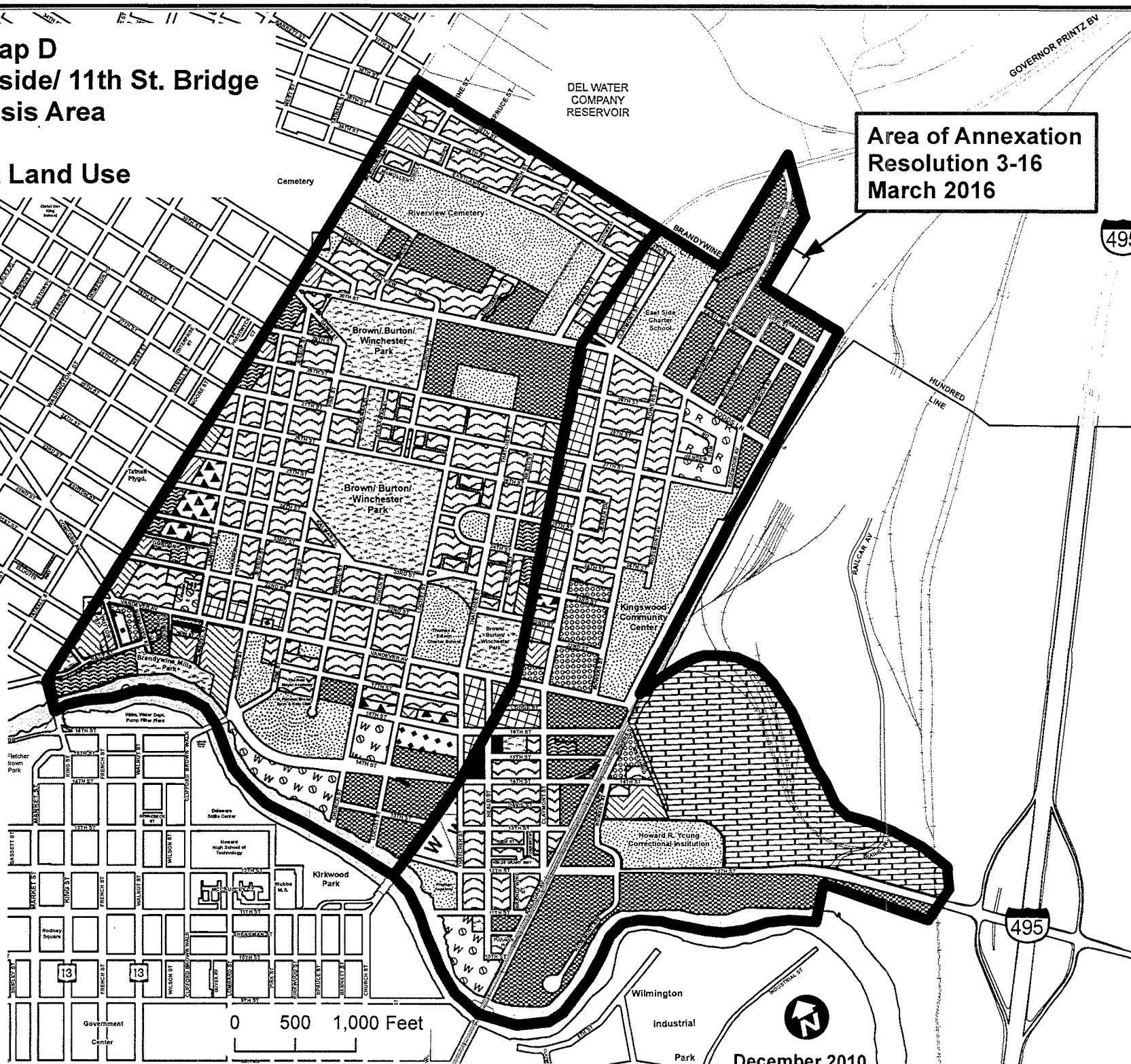


EXHIBIT E

PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE

ANALYSIS AREA

Current Zoning

Area of Annexation
Resolution 3-16
March 2016
NCC Zoning:
H. I. - Heavy Industrial

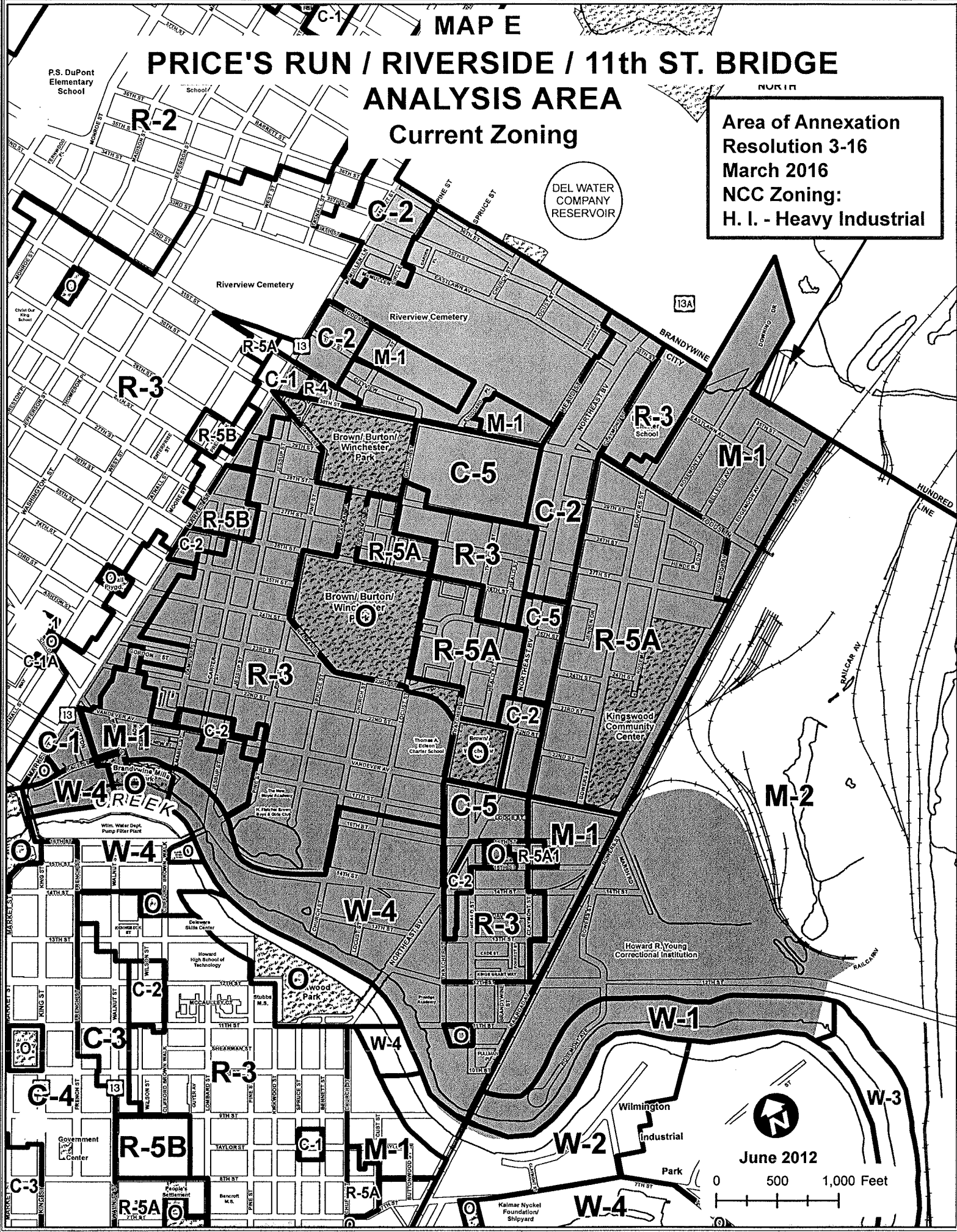


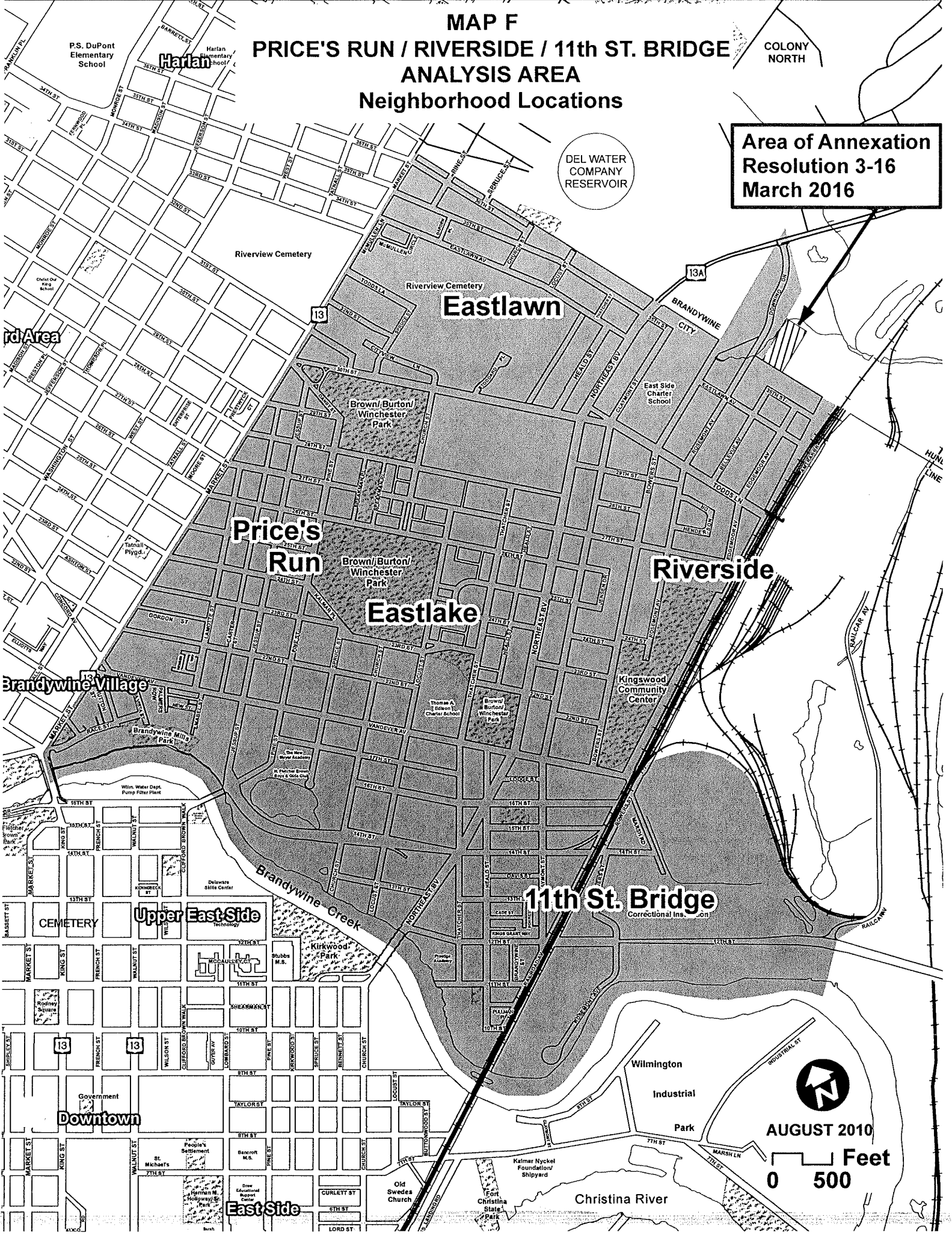
EXHIBIT F

MAP F
PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE
ANALYSIS AREA
Neighborhood Locations

COLONY NORTH

Area of Annexation
Resolution 3-16
March 2016

DEL WATER
COMPANY
RESERVOIR



rd Area

Brandywine Village

CEMETERY

Downtown

East Side

Eastlawn

Price's Run

Eastlake

Riverside

11th St. Bridge



AUGUST 2010
0 500 Feet

EXHIBIT G

MAP G

PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Parks and Recreation Facilities

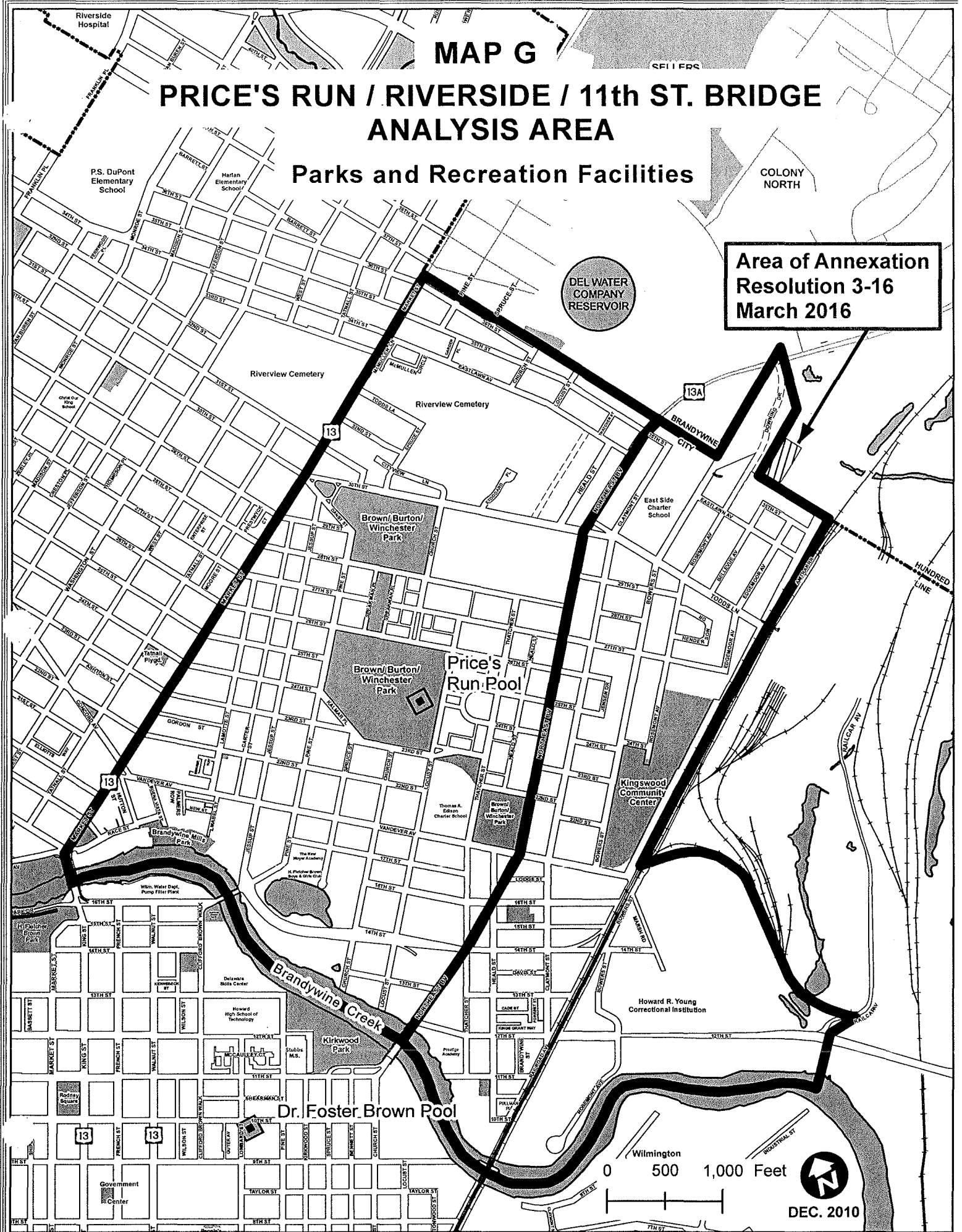
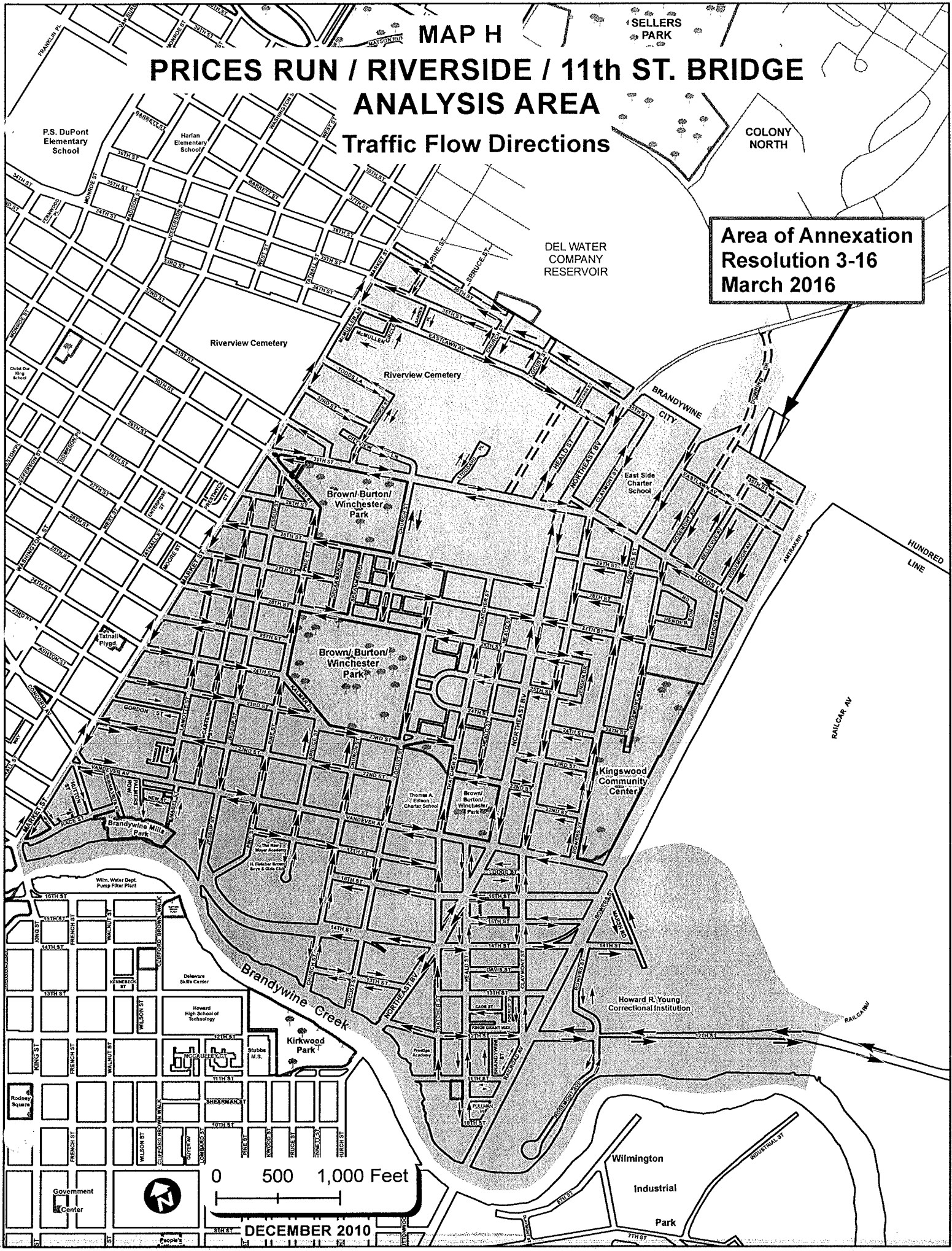


EXHIBIT H

MAP H

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Traffic Flow Directions



SELLERS PARK

COLONY NORTH

P.S. DuPont Elementary School

Harlan Elementary School

DEL WATER COMPANY RESERVOIR

Area of Annexation
Resolution 3-16
March 2016

Riverview Cemetery

Riverview Cemetery

Brown/Burton/Winchester Park

Brown/Burton/Winchester Park

BRANDYWINE CITY

East Side Charter School

Kingswood Community Center

Brandywine Mill Park

Wm. Water Dept. Pump Filter Plant

Delaware Skills Center

Howard High School of Technology

Kirkwood Park

Wilmington

Industrial

Park

0 500 1,000 Feet

DECEMBER 2010

EXHIBIT I

MAP I

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

State Maintained Roadways

 State Maintained Roadways

DEL WATER
COMPANY
RESERVOIR

Area of Annexation
Resolution 3-16
March 2016

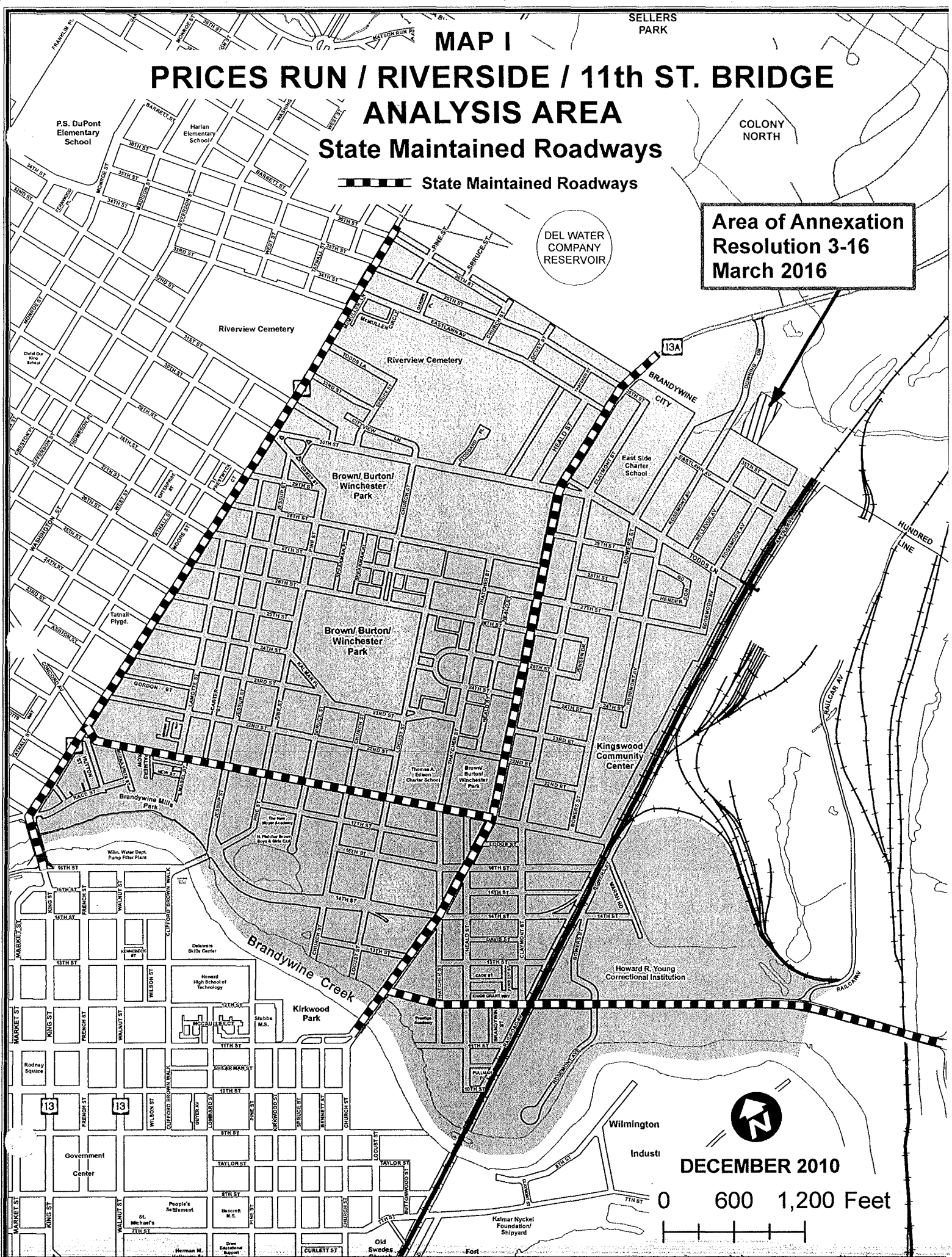


EXHIBIT J

MAP J

PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

DART Bus Routes

--- DART Bus Route Service

COLONY
NORTH

DEL WATER
COMPANY
RESERVOIR

Area of Annexation
Resolution 3-16
March 2016

Riverview Cemetery

Riverview Cemetery

Brown/Burton/
Winchester
Park

Brown/Burton/
Winchester
Park

Thomas A.
Edison
Charter School

Thomas A.
Edison
Charter School

Kingswood
Community
Center

Howard R. Young
Correctional Institution

Brandywine Creek

Kirkwood
Park

Wilmington

OCTOBER 2008

0 250 500 1,000 Feet

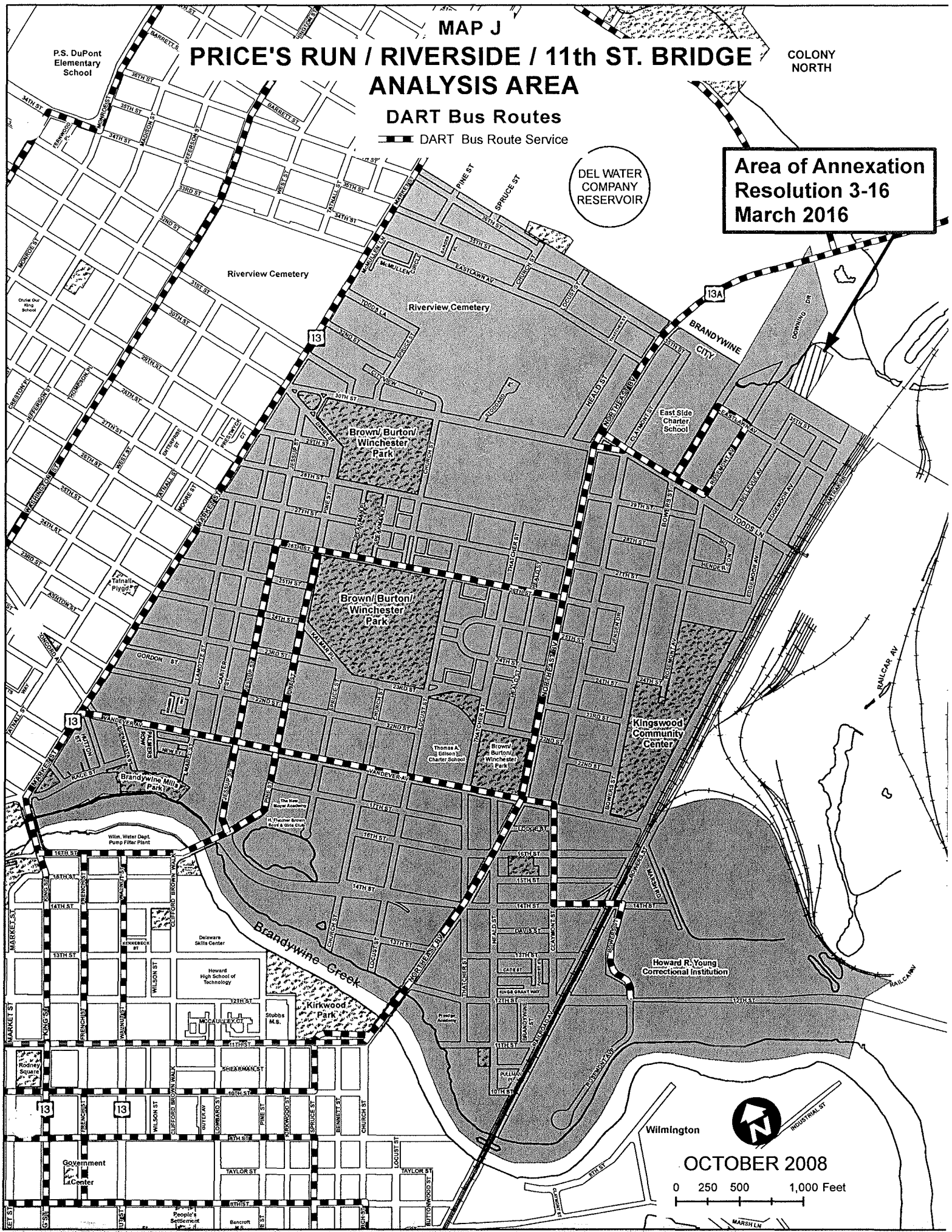


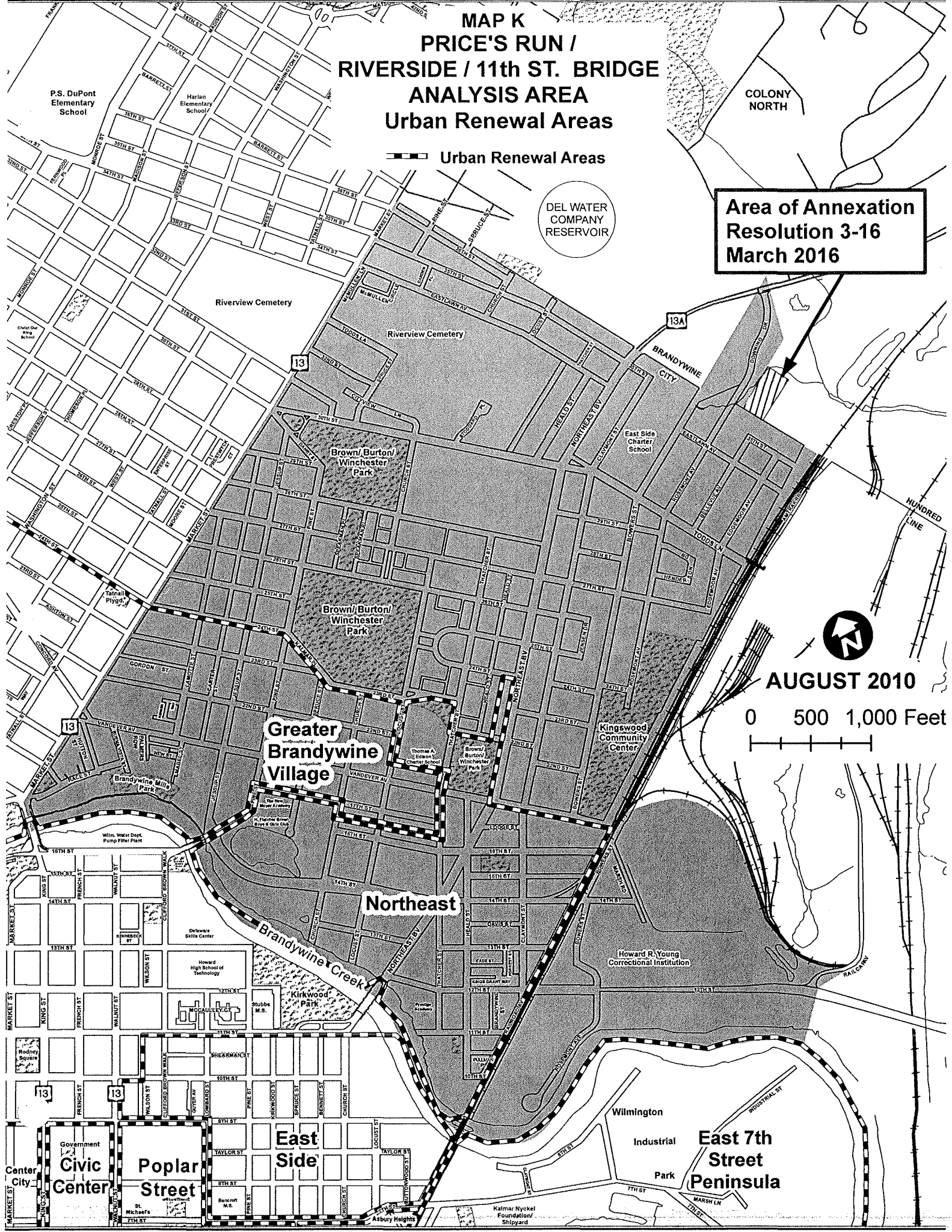
EXHIBIT K

MAP K
PRICE'S RUN /
RIVERSIDE / 11th ST. BRIDGE
ANALYSIS AREA
Urban Renewal Areas

Urban Renewal Areas

DEL WATER
COMPANY
RESERVOIR

Area of Annexation
Resolution 3-16
March 2016



AUGUST 2010

0 500 1,000 Feet

East 7th
Street
Peninsula

EXHIBIT L

MAP L

SELLERS
PARK

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

COLONY
NORTH

City Council District Boundaries

— Council District Boundaries

DEL WATER
COMPANY
RESERVOIR

Area of Annexation
Resolution 3-16
March 2016
Area to be added to
Councilmanic District #3

1

Riverview Cemetery

2

Brown/ Burton/
Winchester Park

Brown/ Burton/
Winchester Park

3

Kingswood
Community
Center

Howard R. Young
Correctional Institution

4

Wilmington

Industrial

DECEMBER 2010

0 600 1,200 Feet

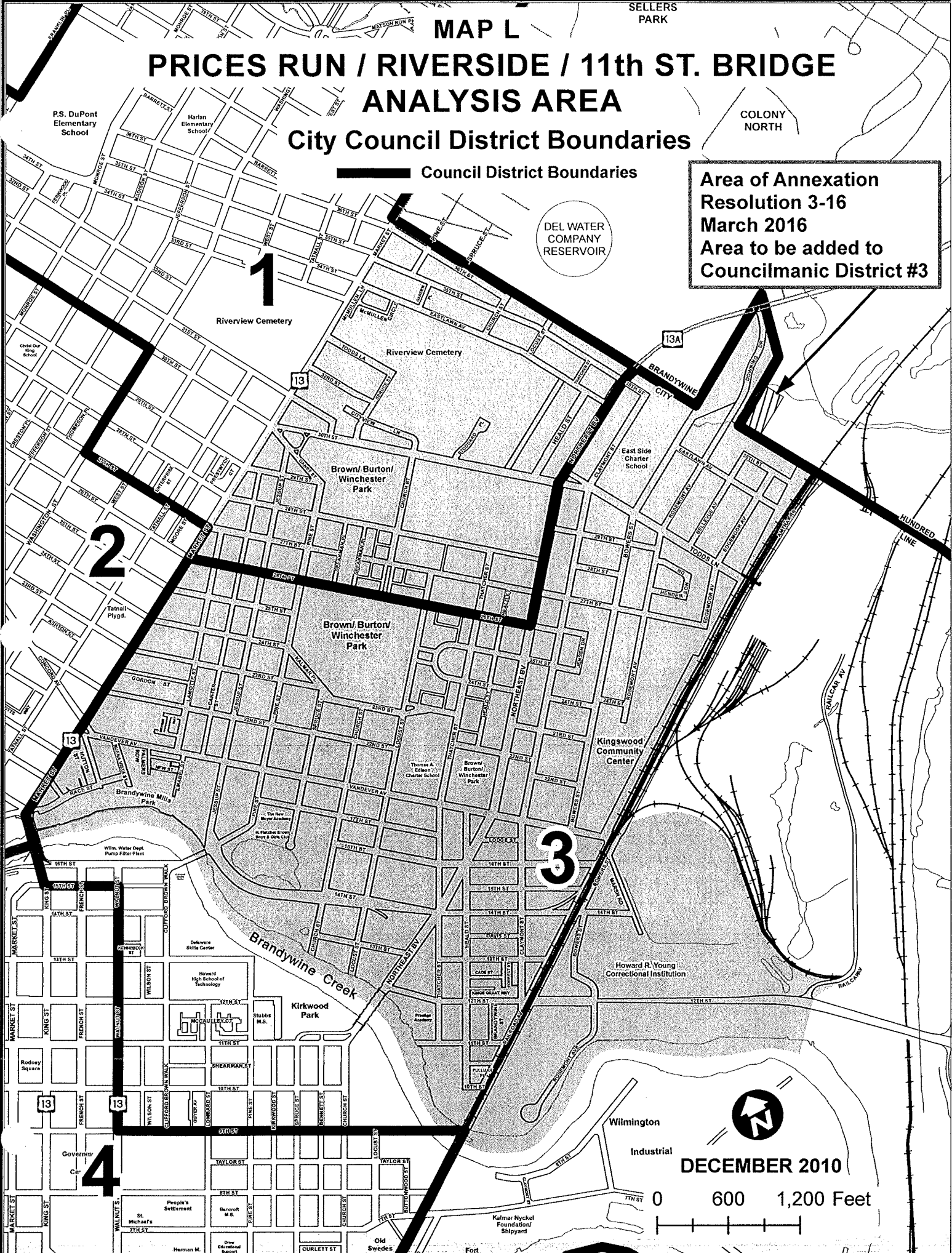


EXHIBIT M

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE
ANALYSIS AREA
Public School Districts

COLONY
NORTH

GOVERNOR PRINZ B

13A

13

Riverview Cemetery

Riverview Cemetery

Brown/Burton/

East Side

///

100

PLATE 9

ENDER



1991

Wood
Community

100

11-10-68

1

Howard B. Young

1000

//



**RED
CLAY
CONSOLIDATED**

CHRISTINA
SCHOOL
DISTRICT

**COLONIAL
SCHOOL
DISTRICT**



AUGUST 2010

0 500 1,000 Feet

Sewage
Treatment
Plant

DEL WATER
COMPANY
RESERVOIR

Wilmington
Industrial

EXHIBIT N

MAP N

SELLERS
PARK

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Zip Codes

COLONY
NORTH

DEL WATER
COMPANY
RESERVOIR

19802

Area of Annexation
Resolution 3-16
March 2016

19801

DECEMBER 2010

0 500 1,000 Feet

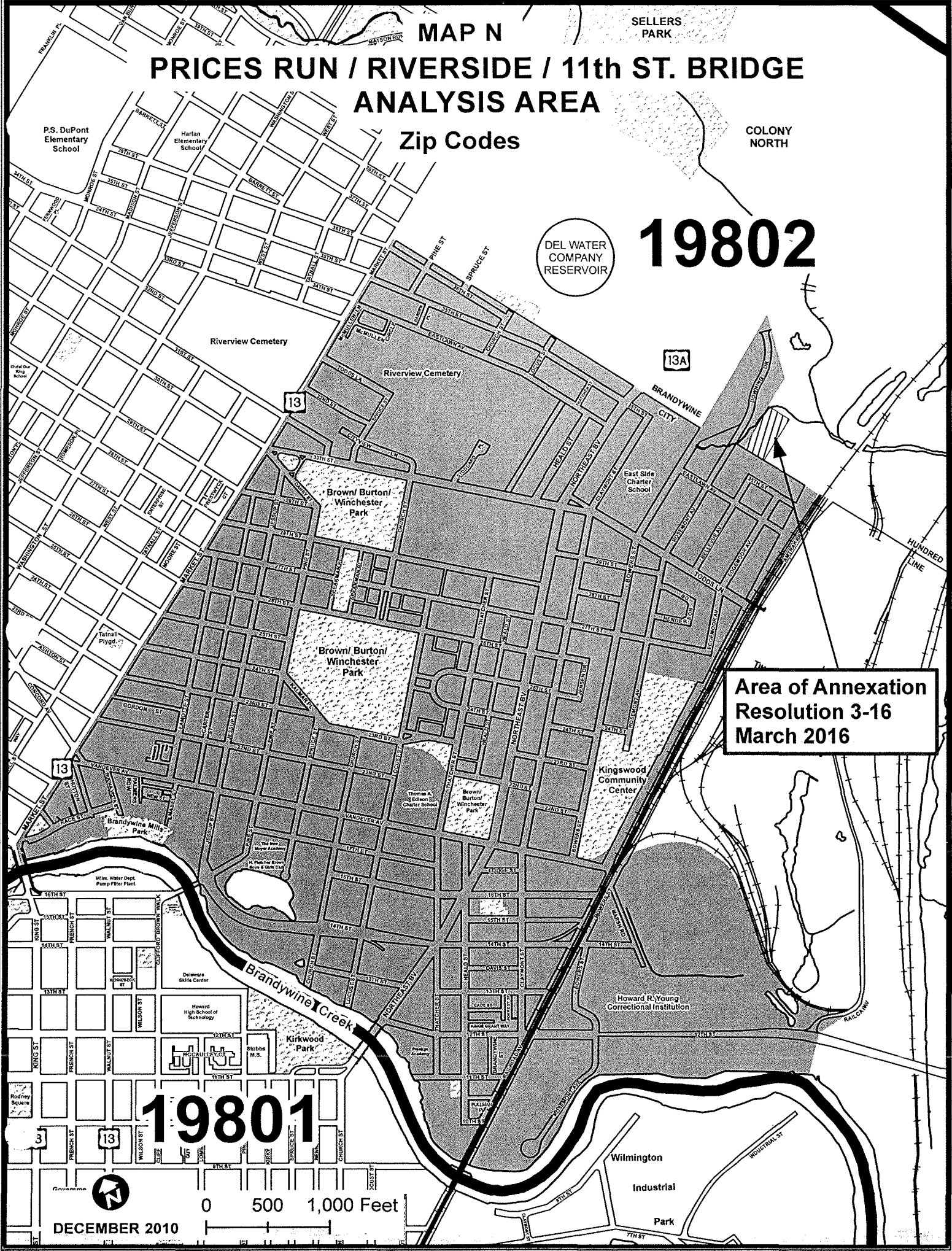



EXHIBIT O

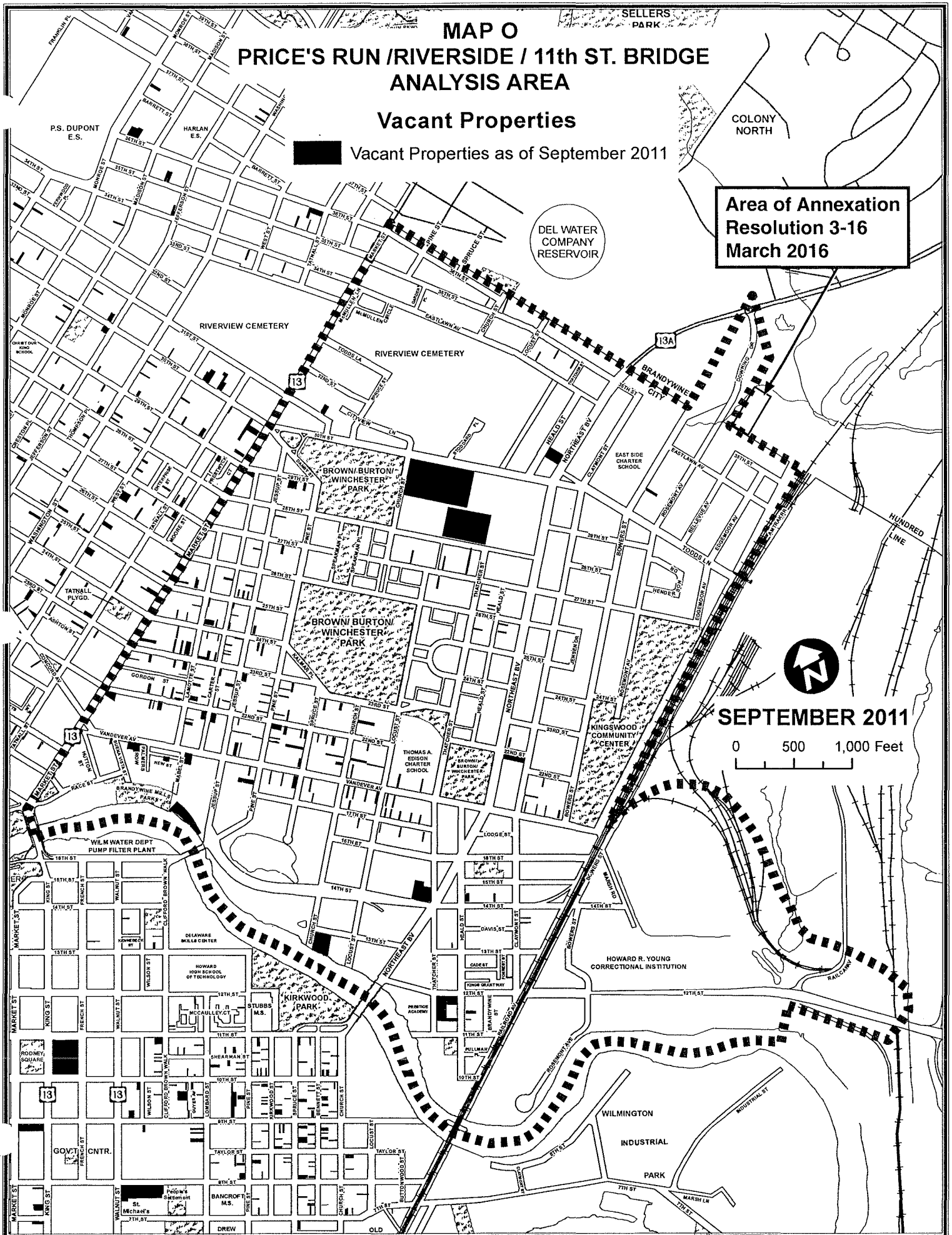
MAP O PRICE'S RUN /RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Vacant Properties

 Vacant Properties as of September 2011

Area of Annexation
Resolution 3-16
March 2016

DEL WATER
COMPANY
RESERVOIR



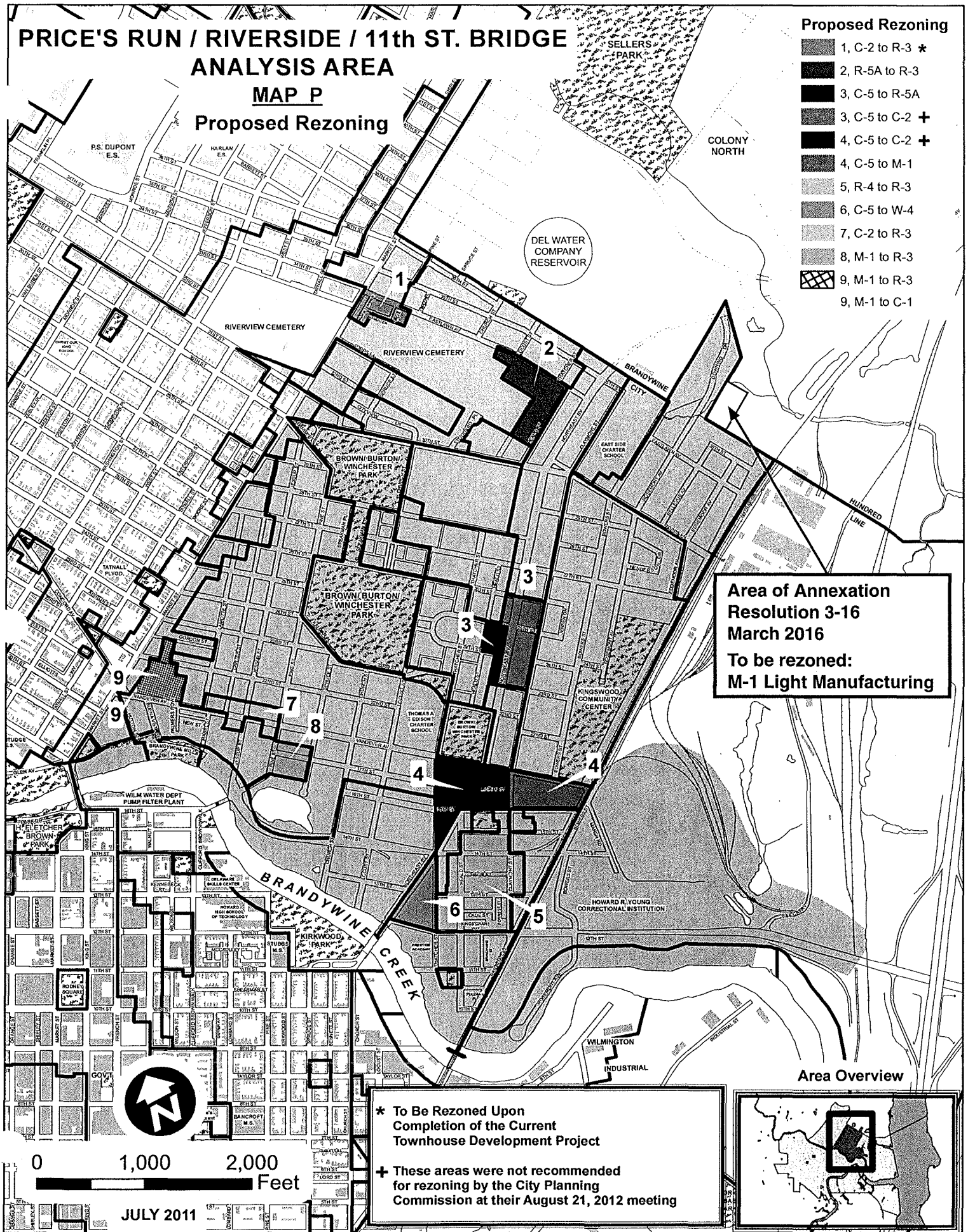
PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

MAP P

Proposed Rezoning

Proposed Rezoning

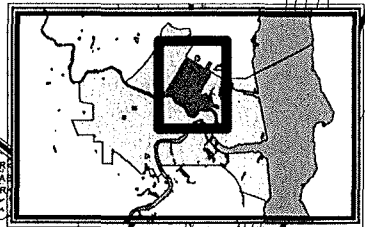
- 1, C-2 to R-3 *
- 2, R-5A to R-3
- 3, C-5 to R-5A
- 3, C-5 to C-2 +
- 4, C-5 to C-2 +
- 4, C-5 to M-1
- 5, R-4 to R-3
- 6, C-5 to W-4
- 7, C-2 to R-3
- 8, M-1 to R-3
- 9, M-1 to R-3
- 9, M-1 to C-1



Area of Annexation
Resolution 3-16
March 2016
To be rezoned:
M-1 Light Manufacturing

* To Be Rezoned Upon
Completion of the Current
Townhouse Development Project

+ These areas were not recommended
for rezoning by the City Planning
Commission at their August 21, 2012 meeting



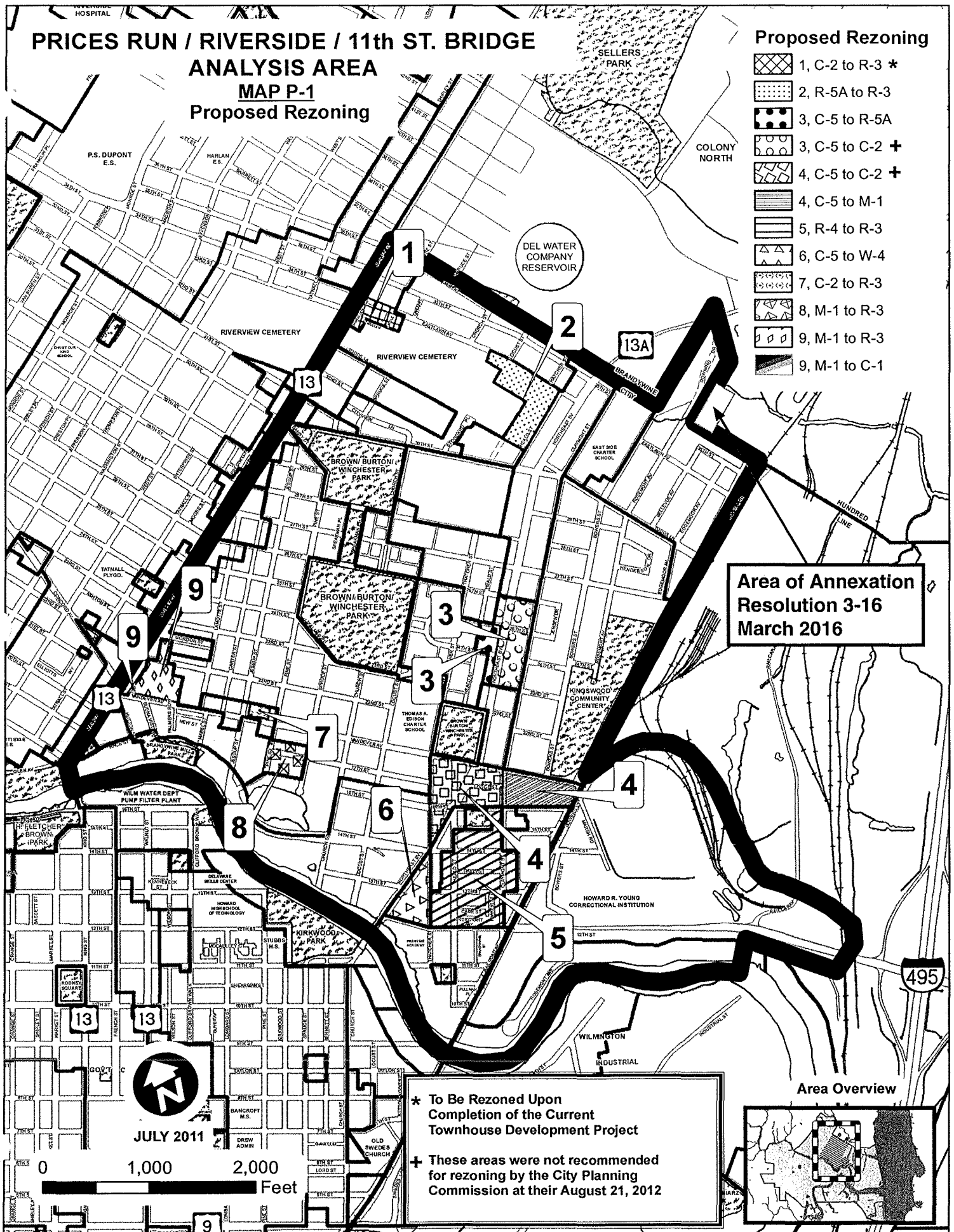
JULY 2011

EXHIBIT P

PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA MAP P-1 Proposed Rezoning

Proposed Rezoning

- 1, C-2 to R-3 *
- 2, R-5A to R-3
- 3, C-5 to R-5A
- 3, C-5 to C-2 +
- 4, C-5 to C-2 +
- 4, C-5 to M-1
- 5, R-4 to R-3
- 6, C-5 to W-4
- 7, C-2 to R-3
- 8, M-1 to R-3
- 9, M-1 to R-3
- 9, M-1 to C-1



**Area of Annexation
Resolution 3-16
March 2016**

* To Be Rezoned Upon
Completion of the Current
Townhouse Development Project

+ These areas were not recommended
for rezoning by the City Planning
Commission at their August 21, 2012

Area Overview

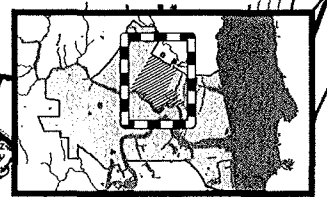


EXHIBIT Q

Map Q Price's Run/ Riverside/ 11th St. Bridge Analysis Area

Future Land Use

DEL WATER
COMPANY
RESERVOIR



December 2010

0 500 1,000 Feet

Area of Annexation
Resolution 3-16
March 2016

Land Use

- Nonresidential
- Med-Low Density Residential
- Medium Density Residential
- High Density Residential
- Light Commercial
- Secondary Commercial
- Office/Commercial
- Light Industrial
- Heavy Industrial
- Public/Institutional/Church
- Parkland
- Parking
- Vacant
- Vacant Residential
- Vacant Waterfront
- Waterfront Residential/Commercial

