

RES 17-068

Wilmington, Delaware
September 21, 2017

#4413

Sponsor:

Council
Member
Williams

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 August 15, 2017; and

WHEREAS, at its meeting on August 15, 2017, the City Planning Commission passed Resolution 6-17, which recommended to City Council that the Southwest Neighborhood Comprehensive Development Plan be amended to revise Plan Maps A through J to include that certain property located at 2400 Lancaster Avenue, Wilmington, Delaware, being New Castle County Tax Parcel No. 07-036.30-060 (the "Property") within the City of Wilmington corporate limits, and to specify medium density residential land use and zoning for the site as depicted on the maps attached hereto and made a part hereof as Exhibit A through Exhibit J; and

WHEREAS, Ordinance No. 17-029 has been introduced to council and provides for the annexation of the Property and the rezoning of the Property from New Castle County zoning designation of S (Suburban) to R-3 (One Family Row Houses) in accordance with the recommendations of the Southwest Neighborhood 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 Southwest 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 Southwest Neighborhood Comprehensive Development Plan, which would revise Plan Maps A through J to include the Property within the City of Wilmington corporate limits, and to specify medium density residential land use and zoning for the site as depicted in the maps attached hereto and made a part hereof as Exhibit A through Exhibit J.

Passed by City Council,
September 21, 2017

ATTEST: Maribel Seija
City Clerk

Approved as to form this 19 day of
September, 2017.

William B. Goff
Assistant City Solicitor

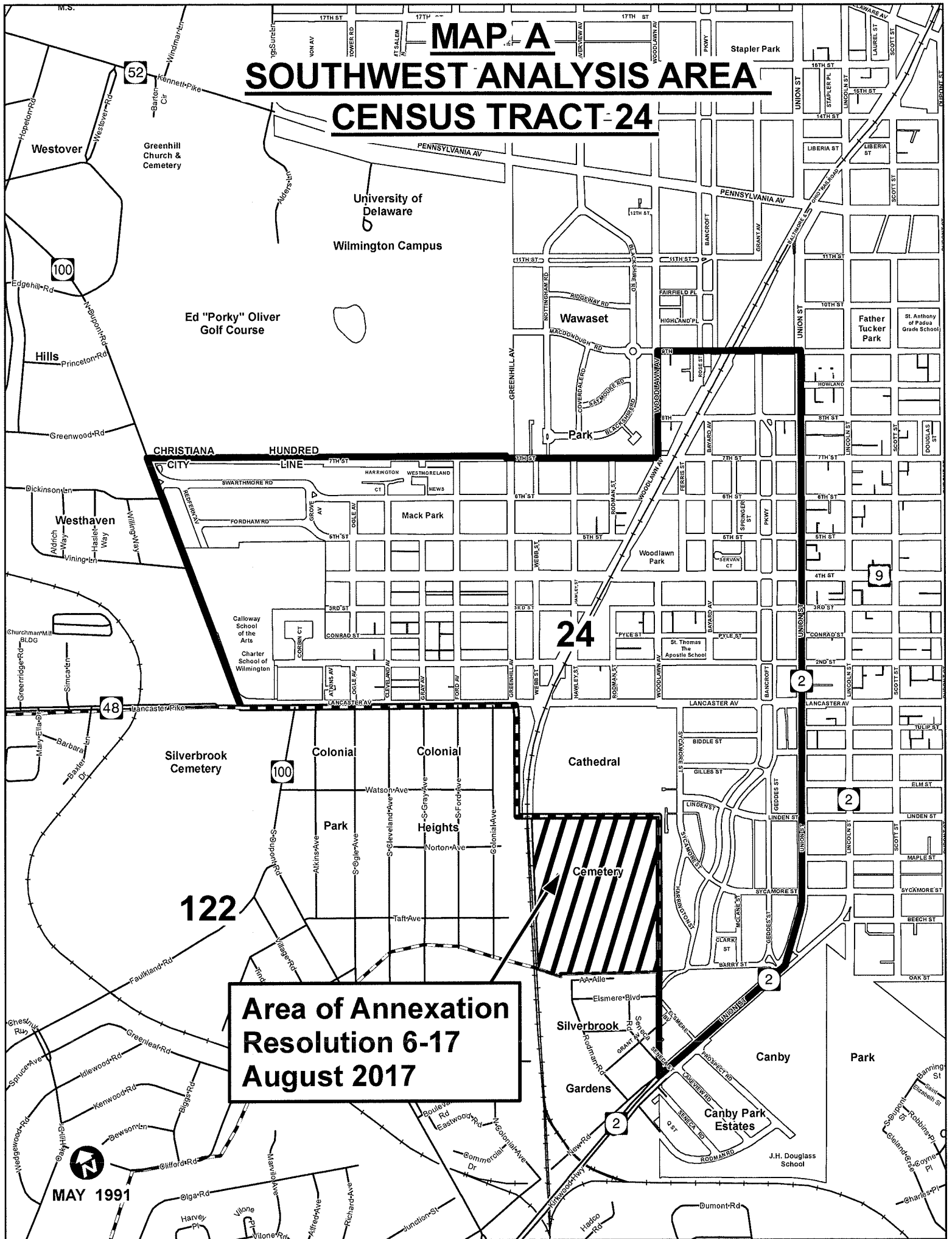
SYNOPSIS: This resolution approves changes to the Southwest Neighborhood Comprehensive Development Plan to include as part of the plan the property located at 2400 Lancaster Avenue, Wilmington, Delaware, and to recommend appropriate land use and zoning for the territory the annexation of which shall be accomplished upon the passage of Ordinance 17-029.

FISCAL IMPACT STATEMENT: This resolution does not have any fiscal impact on the City.

MAP A

SOUTHWEST ANALYSIS AREA

CENSUS TRACT 24



SOUTHWEST ANALYSIS AREA

CURRENT LAND USE

Ed "Porky" Oliver
Golf Course

CHRISTIANA

HUNDRED

CITY

LINE

Mack Park

Park

Woodlawn Park

Calloway
School of the
Arts
Charter
School of
Wilmington

St. Thomas
The
Apostle School

48

Lancaster Pike

Silverbrook
Cemetery

Colonial

Colonial

Cathedral

Park

Heights

Cemetery



Commercial/Parking

Park



Quasi-public/Institutional



Residential



Vacant building



Vacant Parcel

Southwest Boundary



**Area of Annexation
Resolution 6-17
August 2017**



MAY 1991

Canby

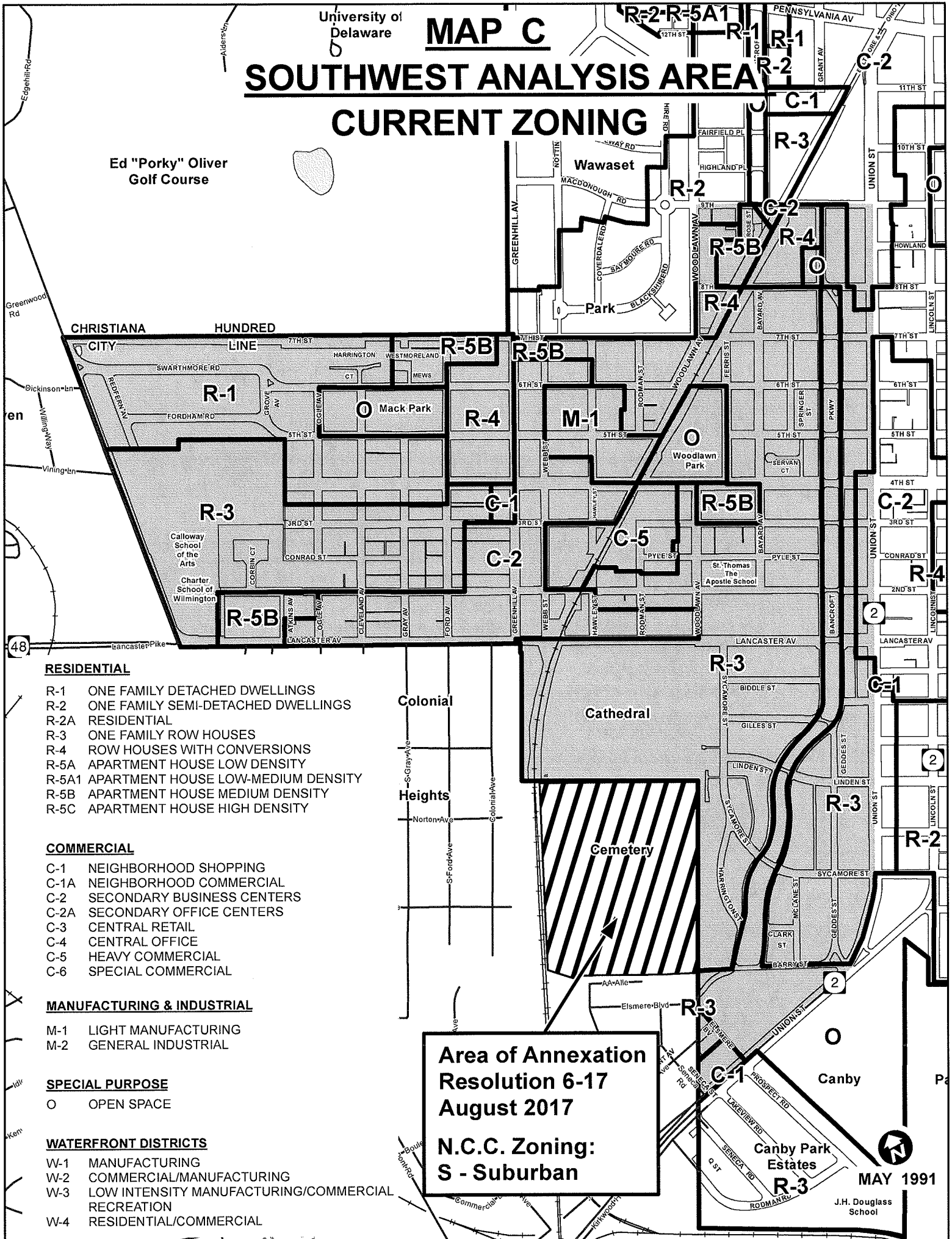
Canby Park
Estates

J.H. Douglass
School

MAP C

SOUTHWEST ANALYSIS AREA CURRENT ZONING

Ed "Porky" Oliver
Golf Course



RESIDENTIAL

- R-1 ONE FAMILY DETACHED DWELLINGS
- R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
- R-2A RESIDENTIAL
- R-3 ONE FAMILY ROW HOUSES
- R-4 ROW HOUSES WITH CONVERSIONS
- R-5A APARTMENT HOUSE LOW DENSITY
- R-5A1 APARTMENT HOUSE LOW-MEDIUM DENSITY
- R-5B APARTMENT HOUSE MEDIUM DENSITY
- R-5C APARTMENT HOUSE HIGH DENSITY

COMMERCIAL

- C-1 NEIGHBORHOOD SHOPPING
- C-1A NEIGHBORHOOD COMMERCIAL
- C-2 SECONDARY BUSINESS CENTERS
- C-2A SECONDARY OFFICE CENTERS
- C-3 CENTRAL RETAIL
- C-4 CENTRAL OFFICE
- C-5 HEAVY COMMERCIAL
- C-6 SPECIAL COMMERCIAL

MANUFACTURING & INDUSTRIAL

- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRIAL

SPECIAL PURPOSE

- O OPEN SPACE

WATERFRONT DISTRICTS

- W-1 MANUFACTURING
- W-2 COMMERCIAL/MANUFACTURING
- W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL RECREATION
- W-4 RESIDENTIAL/COMMERCIAL

Area of Annexation
Resolution 6-17
August 2017

N.C.C. Zoning:
S - Suburban

MAY 1991

J.H. Douglass
School

Delaware

Wilmington Ca

MAP D

SOUTHWEST ANALYSIS AREA

PROPOSED LAND USE

Ed "Porky" Oliver
Golf Course

CHRISTIANA









HUNDRED

CITY

LINE

Westhaven

LAND USE

-  LOW DENSITY RESIDENTIAL
(Detached Dwellings)
-  MED. LOW DENSITY RES. (One
Family Semi-detached)
-  MEDIUM DENSITY
RESIDENTIAL (One Family Row
Houses)
-  MED. DENSITY RESIDENTIAL
(Row Houses w/Conversions)
-  MEDIUM HIGH DENSITY
RESIDENTIAL (Apartment
Houses)
-  NEIGHBORHOOD SHOPPING
-  GENERAL COMMERCIAL
(Secondary Business Center)
-  HEAVY COMMERCIAL
-  LIGHT MANUFACTURING
-  OPEN SPACE / PARKLAND
-  CORNER COMMERCIAL

Area of Annexation
Resolution 6-17
August 2017

Proposed Land Use
Medium Density Residential
(One Family Row Houses)

NOVEMBER 1991

AREAS WITH PROPOSED ZONING CHANGES



**S (Suburban) to
R-3 (One Family Row Houses)**

J.H. Douglass
Scho- **JUNE 1991**

MAP F

SOUTHWEST ANALYSIS AREA

MAJOR THOROUGHFARES

Wilmington Campus

Ed "Porky" Oliver
Golf Course

CHRISTIANA
CITY

HUNDRED
LINE

Wawaset

Park

Mack Park

Woodlawn Park

Cathedral

Cemetery

Silverbrook

Canby

Park

Area of Annexation
Resolution 6-17
August 2017

- ■ ■ ■ Primary Circulation Route
- A. Union Street
- B. Lincoln Street
- C. 4th Street
- D. Lancaster Ave

- ● ● ● Secondary Circulation Route
- a. 4th Street
- b. Greenhill Ave
- c. Dupont Road

← Traffic Flow

MAY 1991

Frequent Accident Sites (3 or more accidents)

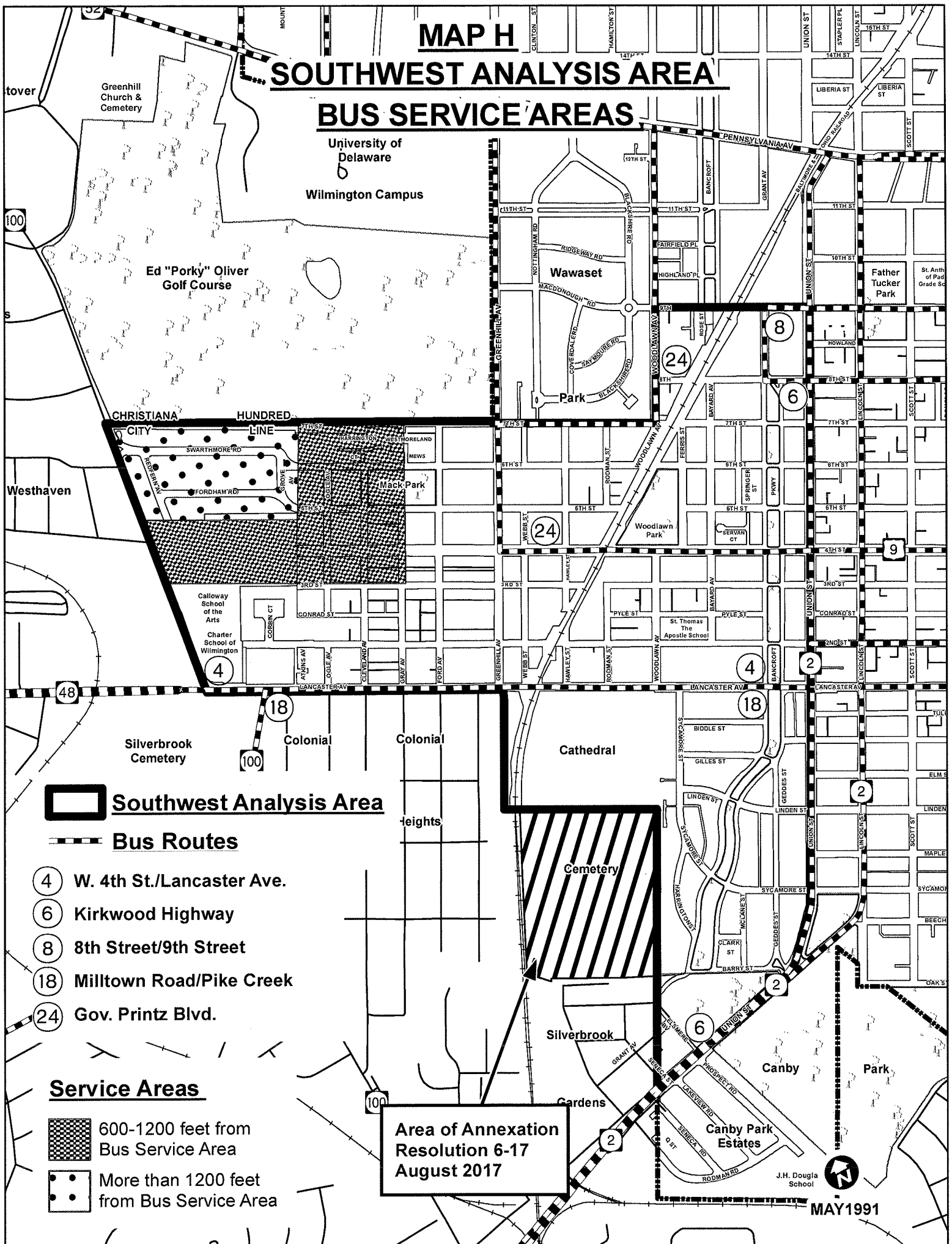
Area of Annexation Resolution 6-17 August 2017

MAY 1991

MAP H

SOUTHWEST ANALYSIS AREA

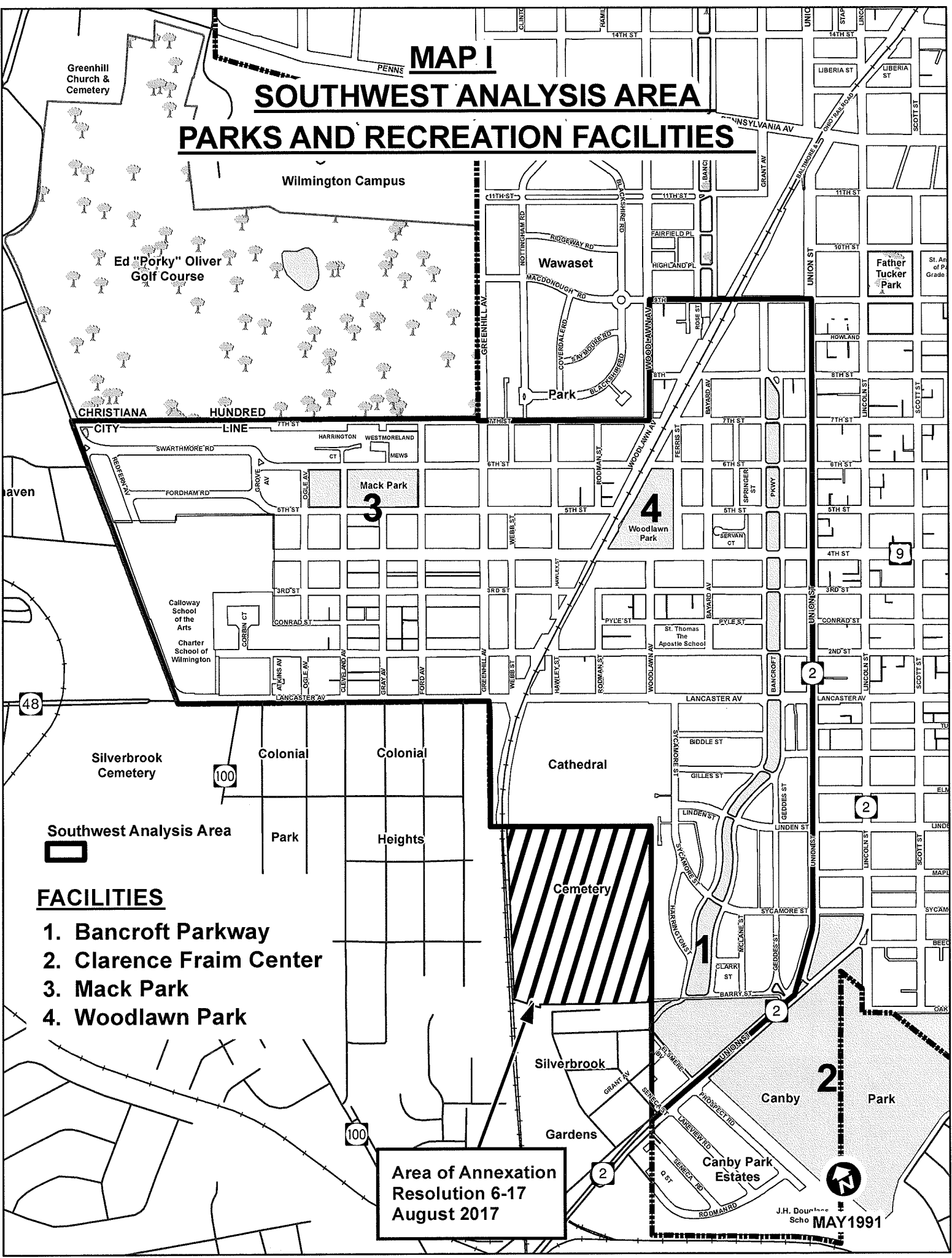
BUS SERVICE AREAS



MAP I

SOUTHWEST ANALYSIS AREA

PARKS AND RECREATION FACILITIES



Southwest Analysis Area



FACILITIES

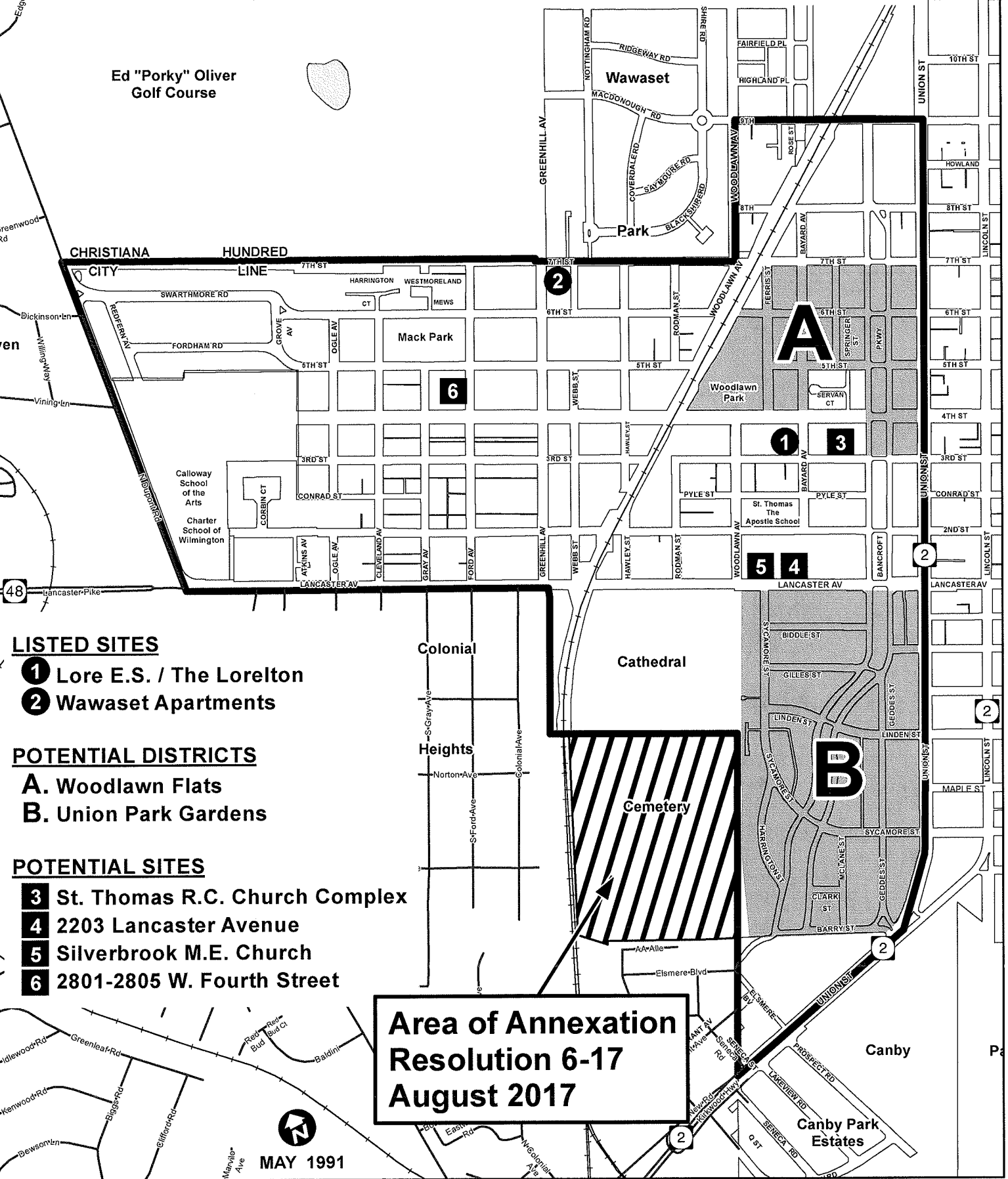
1. Bancroft Parkway
2. Clarence Fraim Center
3. Mack Park
4. Woodlawn Park

MAP J

SOUTHWEST ANALYSIS AREA

HISTORICAL AND CULTURAL RESOURCES

Ed "Porky" Oliver
Golf Course



LISTED SITES

- 1 Lore E.S. / The Lorelton
- 2 Wawaset Apartments

POTENTIAL DISTRICTS

- A. Woodlawn Flats
- B. Union Park Gardens

POTENTIAL SITES

- 3 St. Thomas R.C. Church Complex
- 4 2203 Lancaster Avenue
- 5 Silverbrook M.E. Church
- 6 2801-2805 W. Fourth Street

Area of Annexation
Resolution 6-17
August 2017

MAY 1991