



City of Wilmington

Rysheema J. Dixon
City Council Member At-Large

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Community Development & Urban Planning Committee

Rysheema J. Dixon, Chair
Nnamdi O. Chukwuocha
Yolanda McCoy, Vice-Chair
Ernest "Trippi" Congo, II
Zanthia Oliver
Va'Shun "Vash" Turner
Dr. Hanifa Shabazz, Ex-Officio Member

NOTICE

Community Development & Urban Planning Committee Meeting

May 10, 2018

5:00 p.m.

1st Floor Council Committee Room

Agenda

1. A Resolution Authorizing the Submission of a Grant Application by the Department of Planning and Development with the Delaware Division of Historical and Cultural Affairs to Fund the City's Historic Preservation Planning Program for the Federal Fiscal Year 2019
2. A Resolution Regarding the Sub-naming of the 1200 Block of North Heald Street as "Edward L. Loper, Sr. Boulevard"
3. An Ordinance to Amend Chapter 2 of the City Code Regarding Official Names of Streets, Parks, Playgrounds, Plazas, Buildings, Facilities, Statues and Monuments, Other Lands Reserved for Public Use
4. A Resolution Approving the Amendments to the Browntown/Hedgeville Neighborhood Comprehensive Development Plan
5. A Resolution Approving the Amendments to the South Wilmington Neighborhood Comprehensive Development Plan

Any members of the public who wish to speak during the committee meeting will be limited to three minutes per agenda item. If the public's permission to comment is abused, the Chair may exercise greater discretion in limiting public comment.

6. **Ord. 18-018** (1) Annex and Rezone the Following Eight (8) Parcels of Land: (A) Territory 1, Being 800 South Market Street (Tax Parcel ID No. 10-001.00-015), 810 South Market Street (Tax Parcel ID No. 10-001.00-016), 800 South Walnut Street (Tax Parcel ID Nos. 10-001.00-077, 10-001.00-019, and 10-001.00-020), 0 Garasches Lane (Tax Parcel ID No. 10-001.00-022), and a Separate but Adjacent Property also Known as 0 Garasches Lane (Tax Parcel ID No. 26-057.00-050), Containing Approximately 4.51 Acres Contiguous with the City Boundary in the Vicinity of the South Wilmington Analysis Area, New Castle County, Delaware From New Castle County H I (Heavy Industrial) Zoning Classification to City of Wilmington M-1 (Light Manufacturing) Zoning Classification; and (B) Territory 2, Being 787 South Madison Street (Tax Parcel ID No. 07-040.30-001), Containing Approximately 3.72 Acres Contiguous with the City Boundary in the Vicinity of the Browntown/Hedgeville Analysis Area, New Castle County, Delaware From New Castle County H I (Heavy Industrial) Zoning Classification to City of Wilmington W-2 (Waterfront Manufacturing/Commercial) Zoning Classification; and (2) Amend the Boundaries of the Fourth Councilmanic District, the Official Building Zone Map, and the Supplemental Building Zone Maps to Add the Annexed Territories into the City's Corporate Boundaries
7. A Resolution Approving Amendments to the Neighborhood Comprehensive Development Plan for the East Side Analysis Area
8. **Ord. 18-019** Rezone Two Blocks (Seven Parcels) of Land Located in Downtown Wilmington within the Area Bounded by Front, Walnut, Second, and Lombard Streets from C-2 (Secondary Business Centers) to C-3 (Central Retail) Zoning Classifications

(5/3/18)

Any members of the public who wish to speak during the committee meeting will be limited to three minutes per agenda item. If the public's permission to comment is abused, the Chair may exercise greater discretion in limiting public comment.

DRAFT

Wilmington, Delaware
May 17, 2018

Sponsor:

**Council
Member
Dixon**

WHEREAS, pursuant to Section 2-363 of the City Code, the Council deemed it necessary and proper to specify the requirements for review and approval of City-sponsored grant applications and proposals, including authorization for expedited grant applications when necessary prior to Council's approval by resolution; and

WHEREAS, the Department of Planning and Development submitted a grant application to the Delaware Department of State, Division of Historical and Cultural Affairs in the amount of \$7,932 to continue the City's Historic Preservation Planning Program, which has been in existence for over 30 years; and

WHEREAS, the U.S. Department of the Interior provides funding to the Delaware Division of Historical and Cultural Affairs to act as a pass through for this grant; and

WHEREAS, the Department of Planning and Development intends to use the grant, as it has in past years, to partially fund the position of Historic Preservation Planner; and

WHEREAS, the grant requires matching funds that equal or exceed 40% of the total project cost, which is \$5,288; and

WHEREAS, the Council deems it necessary and proper to authorize the grant application, for the aforesaid purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the Department of Planning and Development's grant application to the Delaware Department of State, Division of Historical and Cultural Affairs in the amount of \$7,932 to support the City's Historic Preservation Planning Program is hereby authorized.

BE IT FURTHER RESOLVED that the Director of the Department of Planning and Development or his designee is hereby authorized to take all necessary actions to apply for and accept any and all funds associated with the grant application and to fulfill the grant requirements.

Passed by City Council,
May 17, 2018

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution authorizes a grant application of the Department of Planning and Development to the Delaware Department of State, Division of Historical and Cultural Affairs in the amount of \$7,932 to continue the City's Historic Preservation Planning Program, which has been in existence for over 30 years

FISCAL IMPACT STATEMENT: There is no negative fiscal impact to the City by accepting this grant. The grant requires matching funds of a minimum of 40% of the total project costs and the City has proposed more than sufficient funds in the proposed FY2019 operating budget, which meets the match requirement. The grant will defray some of the fiscal impact of the position of Historic Preservation Planner.

Wilmington, Delaware
May 17, 2018

#XXXX

Sponsor:

**Council
Member
Guy**

WHEREAS, pursuant to Wilm. C. § 2-3 the mayor retains authority to sub-name by executive order any city street and designate the appropriate sub-name signage pursuant to subsection 2-298(17); and

WHEREAS, it is fitting that the City take steps to properly recognize and pay tribute to Wilmington residents who make a significant impact on history and culture through their exemplary accomplishments; and

WHEREAS, one such resident is the renowned Edward L. Loper Sr., a nationally recognized artist whose paintings are celebrated for their vibrant use of color. His work is displayed in the Philadelphia Art Museum, the Delaware Art Museum, the Corcoran Gallery in Washington, DC, the Howard University Gallery of Art, the Museum of African American Art in Tampa, the Pennsylvania Academy of Fine Arts, and the Clark-Atlanta University Collection of African American Art. His paintings have also held places of honor in the Delaware Governor's Mansion and in the Vice President's official residence at Number One Observatory Circle in Washington, D.C. In the latter case, Vice President Joe Biden paid a personal visit to Dr. Loper's home to accept the work; and

WHEREAS, Dr. Loper was born in Wilmington in 1916 and grew up on Heald Street near Gander Hill. He graduated from Howard High School at a time when it was the only secondary school open to African Americans in the state. In 1936, he became the only African American to work as an illustrator for the Delaware Division of the Works Progress Administration (WPA), a federally funded program designed to keep artists working during

the Great Depression. The intricately detailed illustrations of American folk art he produced for the project have been preserved and digitized by the National Gallery of Art; and

WHEREAS, inspired by fellow Delaware artists Andrew Wyeth and Howard Pyle, Dr. Loper began teaching himself to paint, visiting the Philadelphia Museum of Art every weekend to observe the brush strokes of great masters. His hard work paid off, allowing him to break barriers facing black artists in the pre-Civil Rights era. In 1937, he became the first African American to enter the Annual Delaware Exhibition at the Wilmington Society of Fine Arts, where his work, “After a Shower,” won an honorable mention award. In 1941, he returned to the Annual Delaware Exhibition and won first prize for “Late Afternoon.” The same year, he exhibited a one-man show at the University of Delaware during a time when the school was still racially segregated. In 1945, he gained national acclaim when his works were included in the historic exhibition “The Negro Artist Comes of Age” at the Albany Institute of History and Art; and

WHEREAS, Dr. Loper, who received many accolades and awards throughout his life, including an Honorary Doctorate of Fine Arts from Delaware State University, an Honorary Degree of Humane Letters from the University of Delaware and the Governor's Award for the Arts, said he made a deal with God that if he could make a living as a painter, he would give back by teaching. He was true to his word and taught for over 60 years, including 25 years at the Delaware Museum of Art. During his time as an instructor, he helped countless aspiring artists to “see color”; and

WHEREAS, City Council wishes to recognize the extraordinary accomplishments and contributions of Edward L. Loper, Sr., the “Prophet of Color” who opened doors for African American artists in Delaware, captured the essence of Wilmington in his celebrated paintings,

and helped shape and inspire generations of Delaware artists through his dedicated work as a teacher. Council therefore encourages the Mayor to sub-name the 1200 block of North Heald Street as “Edward L. Loper, Sr. Boulevard.”

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that City Council respectfully encourages the Mayor to designate the 1200 block of North Heald Street as “Edward L. Loper, Sr. Boulevard,” in recognition of Mr. Loper’s significant contributions to the City of Wilmington. City Council looks forward to joining the Administration in celebrating this designation.

Passed by City Council,

Attest: _____
City Clerk

SYNOPSIS: This Resolution encourages the Mayor to sub-name the 1200 block of North Heald Street as “Edward L. Loper, Sr. Boulevard,” in recognition of the renowned artist and teacher’s significant contributions to the City of Wilmington.

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CITY CODE REGARDING OFFICIAL NAMES OF STREETS, PARKS, PLAYGROUNDS, PLAZAS, BUILDINGS, FACILITIES, STATUES AND MONUMENTS, OTHER LANDS RESERVED FOR PUBLIC USE

#4517

Sponsor:

Council
Member
Chukwuocha

WHEREAS, the City of Wilmington operates a host of facilities for the public benefit, including parks, playgrounds, plazas, buildings, statues and monuments; and

WHEREAS, pursuant to Section 2-3 of the City Code, some of these facilities have been named in honor of individuals who have played a prominent role in Wilmington's history and in its various neighborhoods; and

WHEREAS, there is a plethora of individuals who could be considered for such a permanent recognition in Wilmington's landscape, and City Council endeavors to further formalize the process of naming such facilities after particular individuals; and

WHEREAS, Council intends to follow the example of other cities in setting forth general criteria for such recognition and to mirror some of the criteria already in place for the naming of City streets; and

WHEREAS, it is Council's hope that these measures will serve to better aid leaders in identifying the appropriate individuals to honor through this process, while also maintaining the prestige of such a recognition.

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

SECTION 1. Chapter 2 of the City Code is hereby amended by amending Section 2-3 thereof by deleting the stricken language and adding the underlined language as follows:

Section 2-3. – Official names of streets, parks, playgrounds, plazas, buildings, facilities, statues and monuments, other lands reserved for public use.

.....

(d) *Facilities.* The naming or renaming of any structure, building, monument, ballfield, recreation center or other facility owned by the city, whether within a park or other facility subject to subsection (b) of this section or located elsewhere, is hereby authorized to be done by resolution approved by a majority of all members of the council, ~~provided that not less than seven days prior to the council meeting at which such resolution will be presented, the principal sponsor of such resolution has mailed or delivered, or has caused to be mailed or delivered, to all other members of council, information and documentation supporting or explaining the naming or renaming to be proposed in such resolution pursuant to the provisions of this subsection.~~ The following process shall be followed for any naming or renaming under this subsection:

1. The principal sponsor of such resolution shall prepare, or cause to be prepared, a written justification attesting to the proposed naming or renaming, which shall be mailed or delivered to all other members of Council at least seven days prior to the Council meeting at which such resolution will be presented.
2. The following conditions shall generally be met:
 - a. If the proposed naming or renaming recognizes an individual:
 - i. The individual shall have achieved prominence in the Wilmington community;
 - ii. The individual shall have made a demonstrable and meaningful impact in the city;
 - iii. The individual is retired or is deceased; and
 - iv. An individual who has served in political office must have been retired for at least five years before a proposed naming or renaming in his or her honor.
 - b. The duplication or repeat use of names on more than one site, regardless of its nature, in the city should be avoided.
3. In the event any of the conditions enumerated in (d)(2) of this Section are not met, a resolution authorizing such proposed naming or renaming shall require approval by a three-quarters (3/4) vote of Council.
4. The director of the department which has authority, oversight or responsibility over the structure, building, monument, ballfield, recreation center or other facility to which the proposed naming or renaming applies, shall furnish a written opinion stating the position of that department regarding the proposed naming or renaming.

The written opinion shall be furnished to all members of Council pursuant to the provisions of (d)(1) of this Section.

SECTION 2. This Ordinance shall become effective immediately upon its date of passage by the City Council and approval by the Mayor.

First Reading.....May 3, 2018

Second Reading.... May 3, 2018

Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2018

Mayor

SYNOPSIS: This Ordinance further formalizes and clarifies the process by which City Council can name or rename facilities by setting forth general criteria for such recognition.

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

POLICY STATEMENT: This Ordinance is intended to further formalize the general criteria that should be applied to the process of naming or renaming a City facility in honor of an outstanding Wilmingtonian. This Ordinance was influenced by researching policies in place in other cities.

Wilmington, Delaware
May 17, 2018

#

Sponsor:

**Council
Member
Harlee**

WHEREAS, Section 5-600 of the Wilmington City Charter provides that modifications to the City's Comprehensive Development Plan may be recommended by the Planning Department with the advice of the City Planning Commission and adopted by City Council resolution after a public hearing; and

WHEREAS, the "Neighborhood Comprehensive Development Plan for Browntown/Hedgeville" (the "Browntown/Hedgeville Comprehensive Plan") was adopted by City Council on June 18, 1992 and later amended on March 5, 2009; and

WHEREAS, Ordinance No. 18-018 has been introduced to City Council to: (i) annex into the City of Wilmington corporate limits a certain property located at 787 South Madison Street, being Tax Parcel ID No. 07-040.30-001 (the "Property") and to (ii) rezone the Property from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation of W-2 (Waterfront Manufacturing/Commercial); and

WHEREAS, the Property is currently located within New Castle County and is contiguous with the City corporate limits in an area immediately adjacent to the Browntown/Hedgeville Comprehensive Development Plan Analysis Area; and

WHEREAS, the City Planning Commission has considered the Planning Department's analysis and testimony along with other evidence and testimony at its duly advertised public meeting held on April 17, 2018; and

WHEREAS, at its meeting on April 17, 2018, the City Planning Commission passed Resolution 11-18, which recommended certain amendments to the Browntown/Hedgeville Comprehensive Plan Maps A through K in order to reflect: (i) the proposed annexation of the

Property into the City of Wilmington corporate limits and (ii) the proposed rezoning of the Property from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation of W-2 (Waterfront Manufacturing/Commercial), as illustrated on the maps attached hereto and made a part hereof as Exhibits “A” through “K”; and

WHEREAS, in accordance with Wilmington City Charter Section 5-600(a), a duly advertised public hearing is scheduled to be held on May 17, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the City Council hereby approves the amendments to the Browntown/Hedgeville Comprehensive Plan, which revise Plan Maps A through K to (i) include the Property within the City of Wilmington corporate limits and (ii) change the proposed land use designation for the Property from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation of W-2 (Waterfront Commercial/Manufacturing), as illustrated on the maps attached hereto and made a part hereof as Exhibits “A” through “K”.

Passed by City Council,

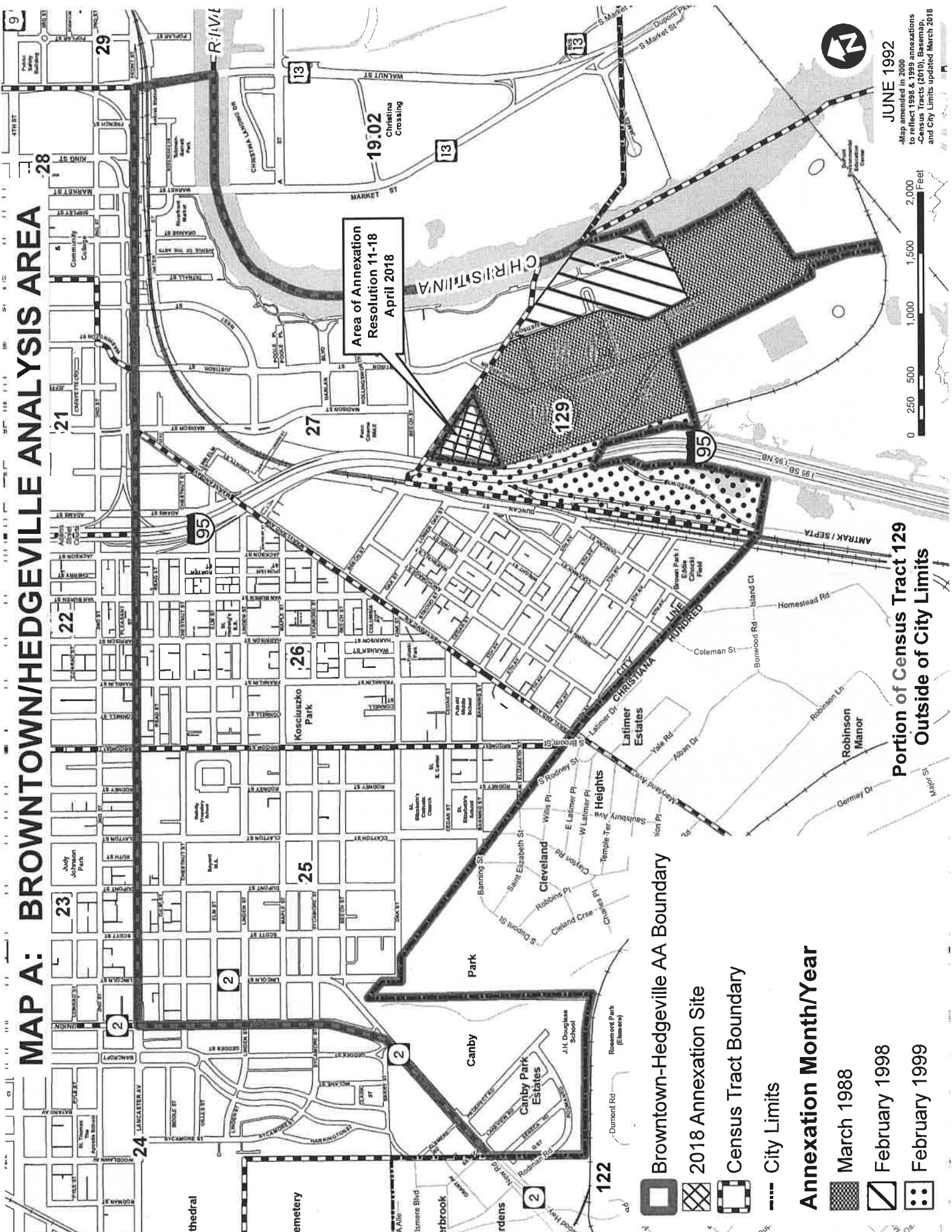
ATTEST: _____
City Clerk

SYNOPSIS: This Resolution approves amendments to the Neighborhood Comprehensive Development Plan for Browntown/Hedgeville to: 1) include as part of the plan the property located at 787 South Madison Street, Wilmington, Delaware, being Tax Parcel ID No. 07-040.30-001 and 2) to change the proposed land use designation for such property from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation of W-2 (Waterfront Manufacturing/Commercial).

W0099238

EXHIBIT A

MAP A: BROWNTOWN/HEDGEVILLE ANALYSIS AREA

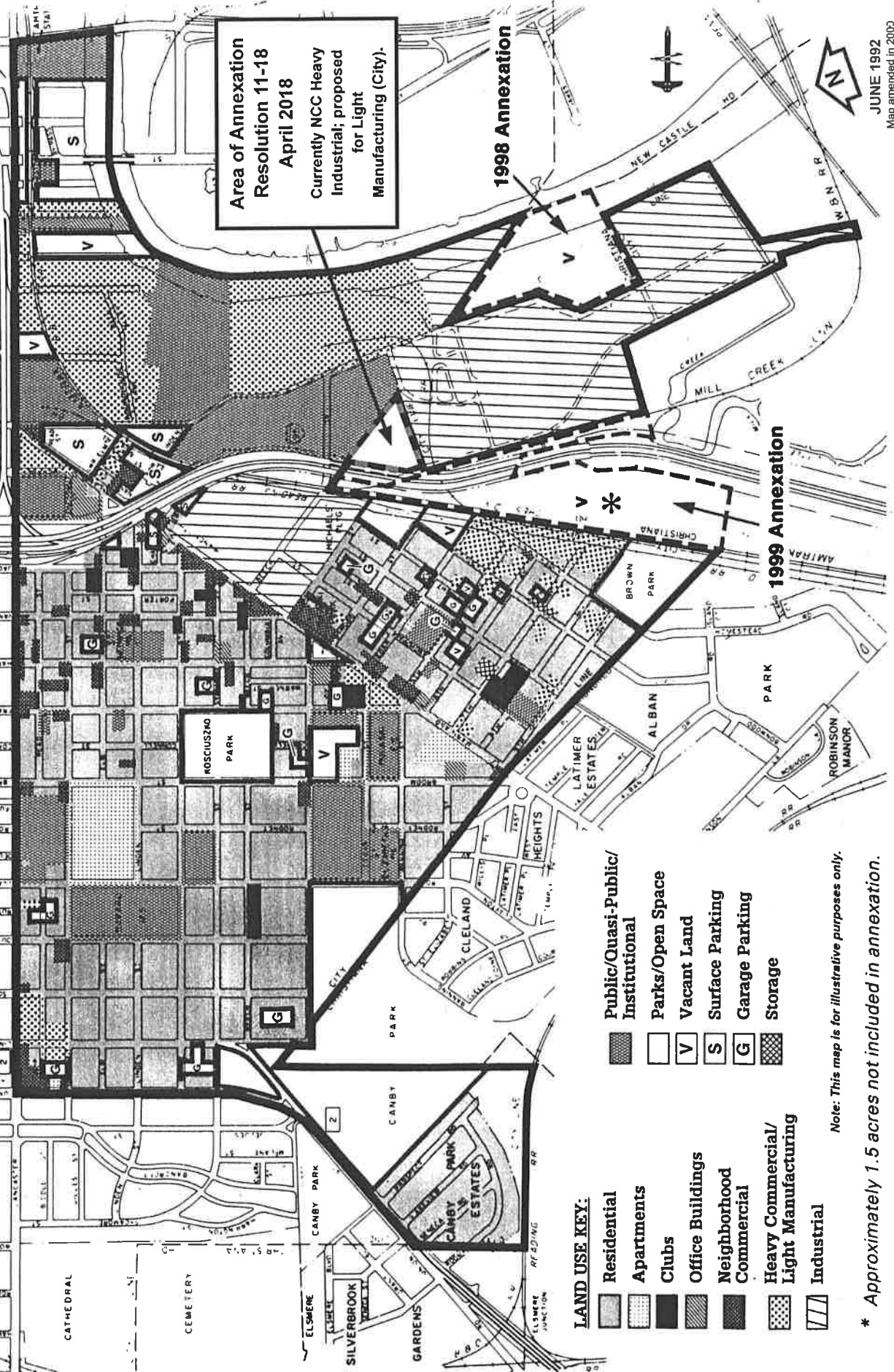


- Browntown-Hedgeville AA Boundary
 - 2018 Annexation Site
 - Census Tract Boundary
 - City Limits
- Annexation Month/Year**
- March 1988
 - February 1998
 - February 1999

**Portion of Census Tract 129
Outside of City Limits**

EXHIBIT B

MAP B: BROWNTOWN/HEDGEVILLE ANALYSIS AREA CURRENT LAND USE



Area of Annexation Resolution 11-18 April 2018
Currently NCC Heavy Industrial; proposed for Light Manufacturing (City).

1998 Annexation

1999 Annexation

- LAND USE KEY:**
- Residential
 - Apartments
 - Clubs
 - Office Buildings
 - Neighborhood Commercial
 - Heavy Commercial/Light Manufacturing
 - Industrial
 - Public/Quasi-Public/Institutional
 - Parks/Open Space
 - Vacant Land
 - Surface Parking
 - Garage Parking
 - Storage

Note: This map is for illustrative purposes only.

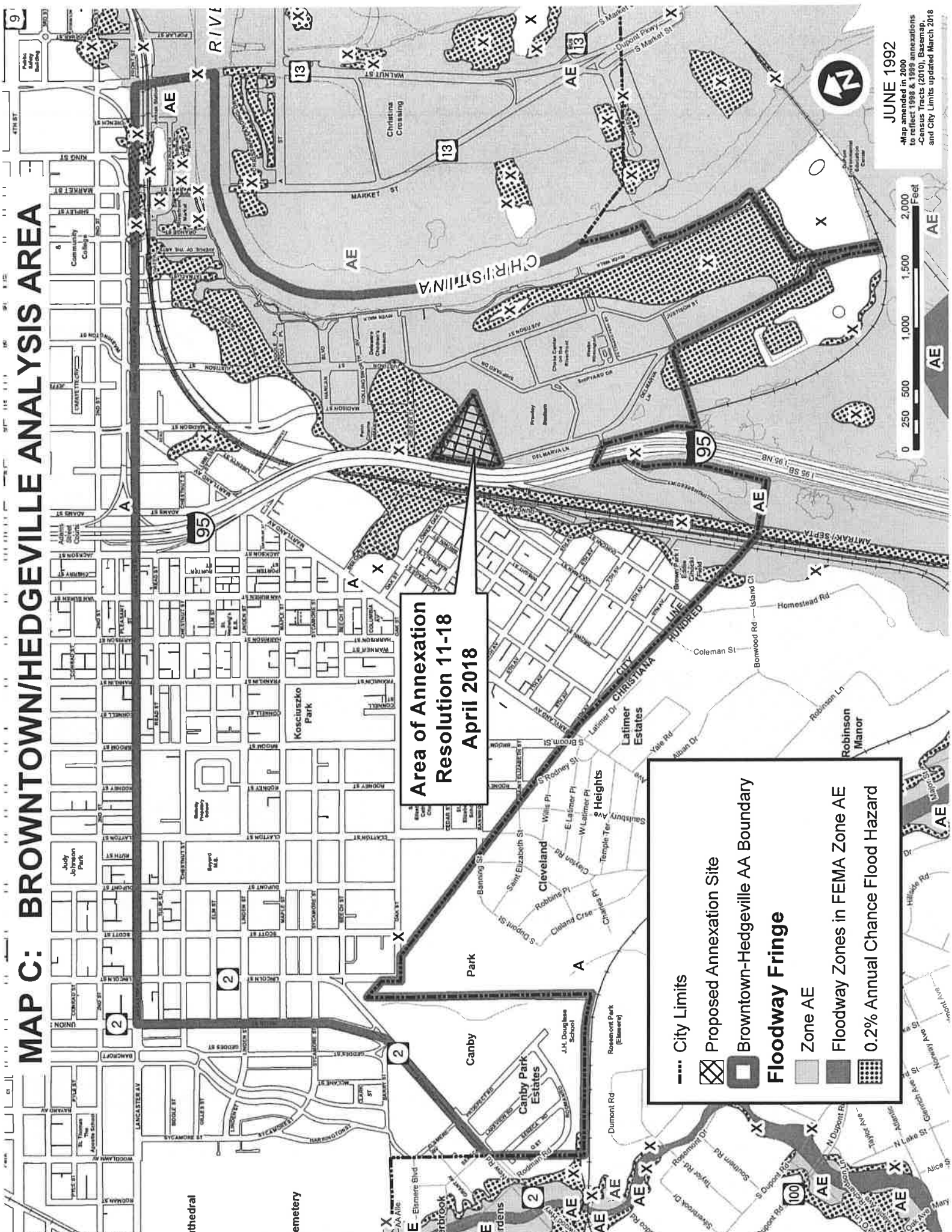
* Approximately 1.5 acres not included in annexation.

**2018 Annexation Site: Currently NCC Heavy Industrial; proposed for Light Manufacturing (City).

JUNE 1992
Map amended in 2003
to reflect 1998 & 1999 annexations

EXHIBIT C

MAP C: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



**Area of Annexation
Resolution 11-18
April 2018**

- City Limits
- Proposed Annexation Site
- Browntown-Hedgeville AA Boundary
- Floodway Fringe
- Zone AE
- Floodway Zones in FEMA Zone AE
- 0.2% Annual Chance Flood Hazard

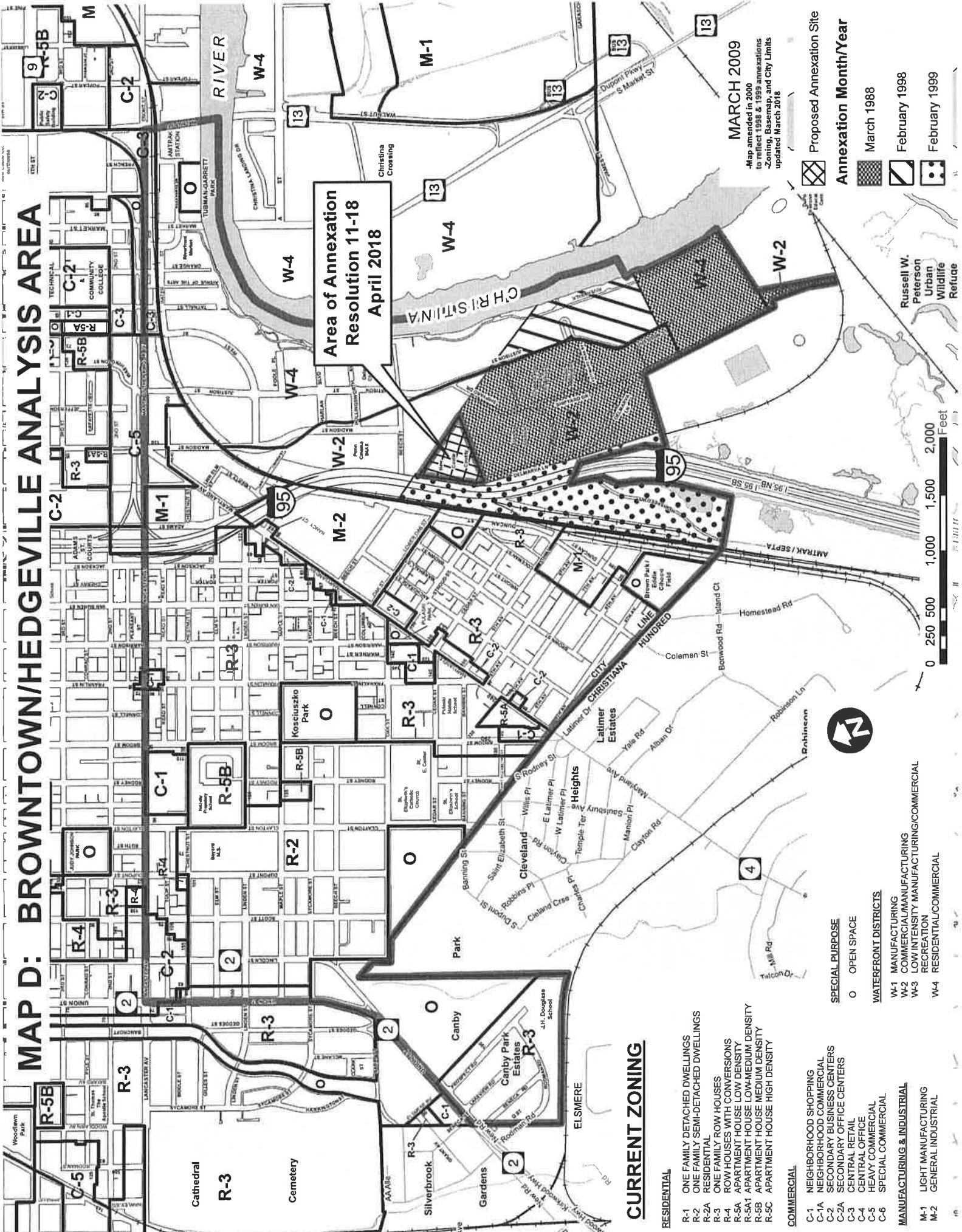
JUNE 1992

-Map amended in 2000
to reflect 1998 & 1999 annexations
-Census Tracts (2010), Basemap,
and City Limits updated March 2018



EXHIBIT D

MAP D: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



Area of Annexation Resolution 11-18 April 2018

MARCH 2009
 -Map amended in 2000 to reflect 1998 & 1999 annexations
 -Zoning, Basecamp, and City Limits updated March 2016

Proposed Annexation Site

Annexation Month/Year

- March 1988
- February 1998
- February 1999



CURRENT ZONING

- 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-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

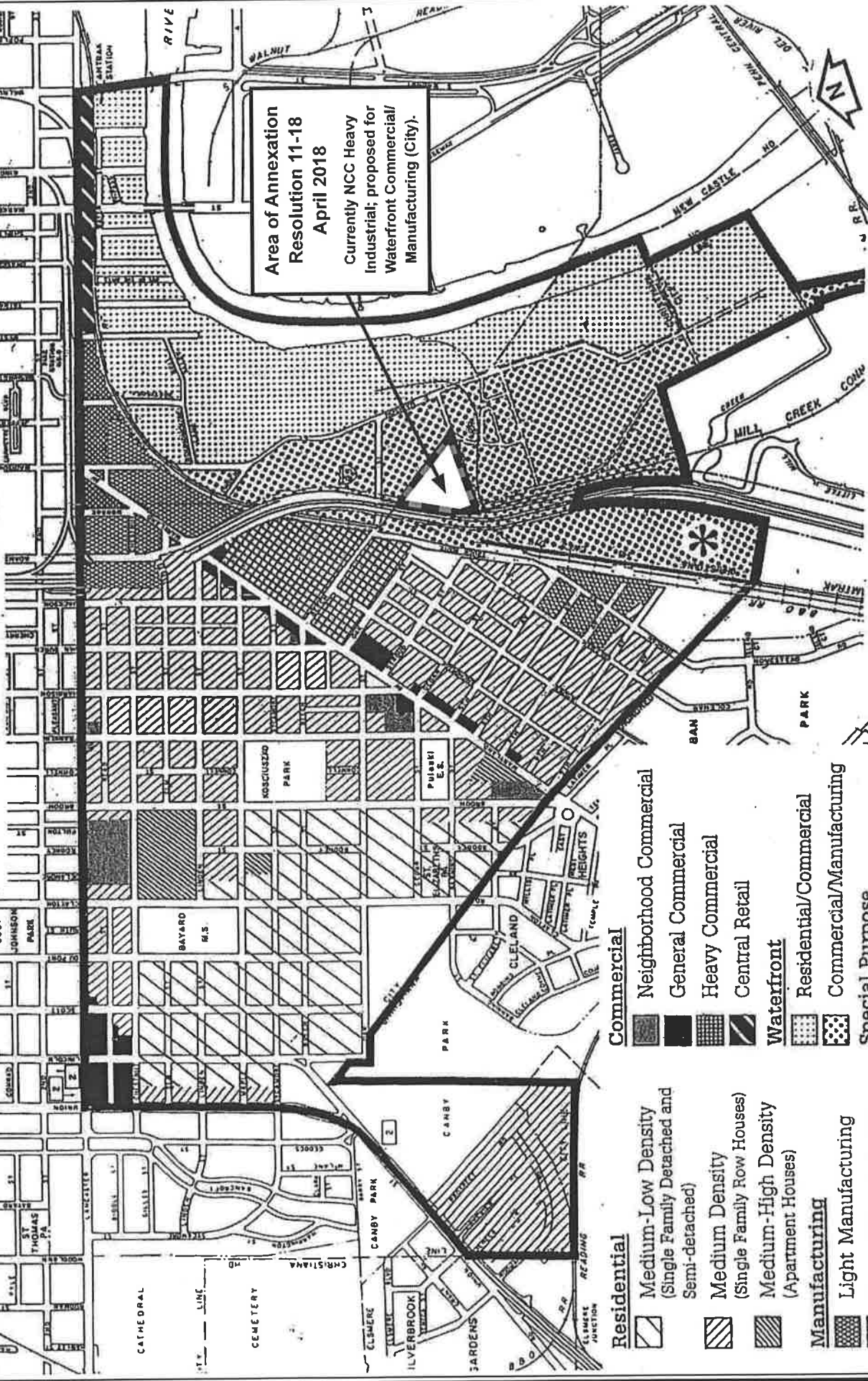


Russell W. Peterson
 Urban Wildlife Refuge

EXHIBIT E

MAP E: BROWNTOWN/HEDGEVILLE ANALYSIS AREA

PROPOSED LAND USE



Area of Annexation Resolution 11-18 April 2018
 Currently NCC Heavy Industrial; proposed for Waterfront Commercial/Manufacturing (City).

- | | | | |
|---|--------------------|--------------------------|-------------------|
| | Residential | | Commercial |
| Medium-Low Density (Single Family Detached and Semi-detached) | | Neighborhood Commercial | |
| Medium Density (Single Family Row Houses) | | General Commercial | |
| Medium-High Density (Apartment Houses) | | Heavy Commercial | |
| Manufacturing | | Central Retail | |
| Light Manufacturing | | Waterfront | |
| Heavy Manufacturing | | Residential/Commercial | |
| | | Commercial/Manufacturing | |
| | | Special Purpose | |
| | | Open Space/ Parkland | |

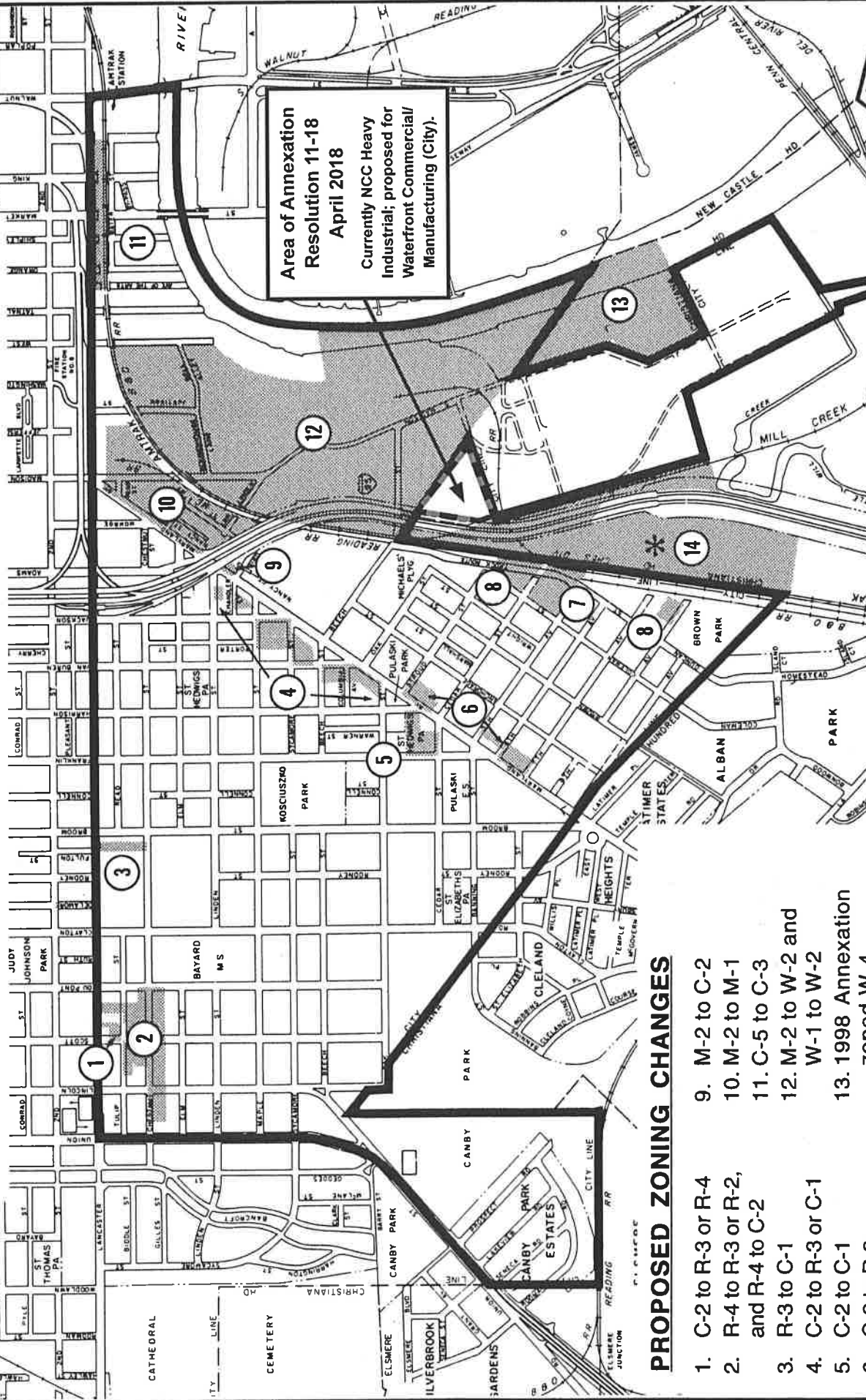
* Approximately 1.5 acres not included in annexation.

||| Note: This map is for illustrative purposes only.

March 2009
 Map amended in 2009
 to reflect 2009 rezoning

EXHIBIT F

MAP F: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



Area of Annexation Resolution 11-18 April 2018
 Currently NCC Heavy Industrial; proposed for Waterfront Commercial/Manufacturing (City).

PROPOSED ZONING CHANGES

- 1. C-2 to R-3 or R-4
- 2. R-4 to R-3 or R-2, and R-4 to C-2
- 3. R-3 to C-1
- 4. C-2 to R-3 or C-1
- 5. C-2 to C-1
- 6. C-2 to R-3
- 7. M-2 to M-1
- 8. R-3 to M-1
- 9. M-2 to C-2
- 10. M-2 to M-1
- 11. C-5 to C-3
- 12. M-2 to W-2 and W-1 to W-2
- 13. 1998 Annexation zoned W-4
- 14. 1999 Annexation zoned W-2

* Approximately 1.5 acres not included in annexation.

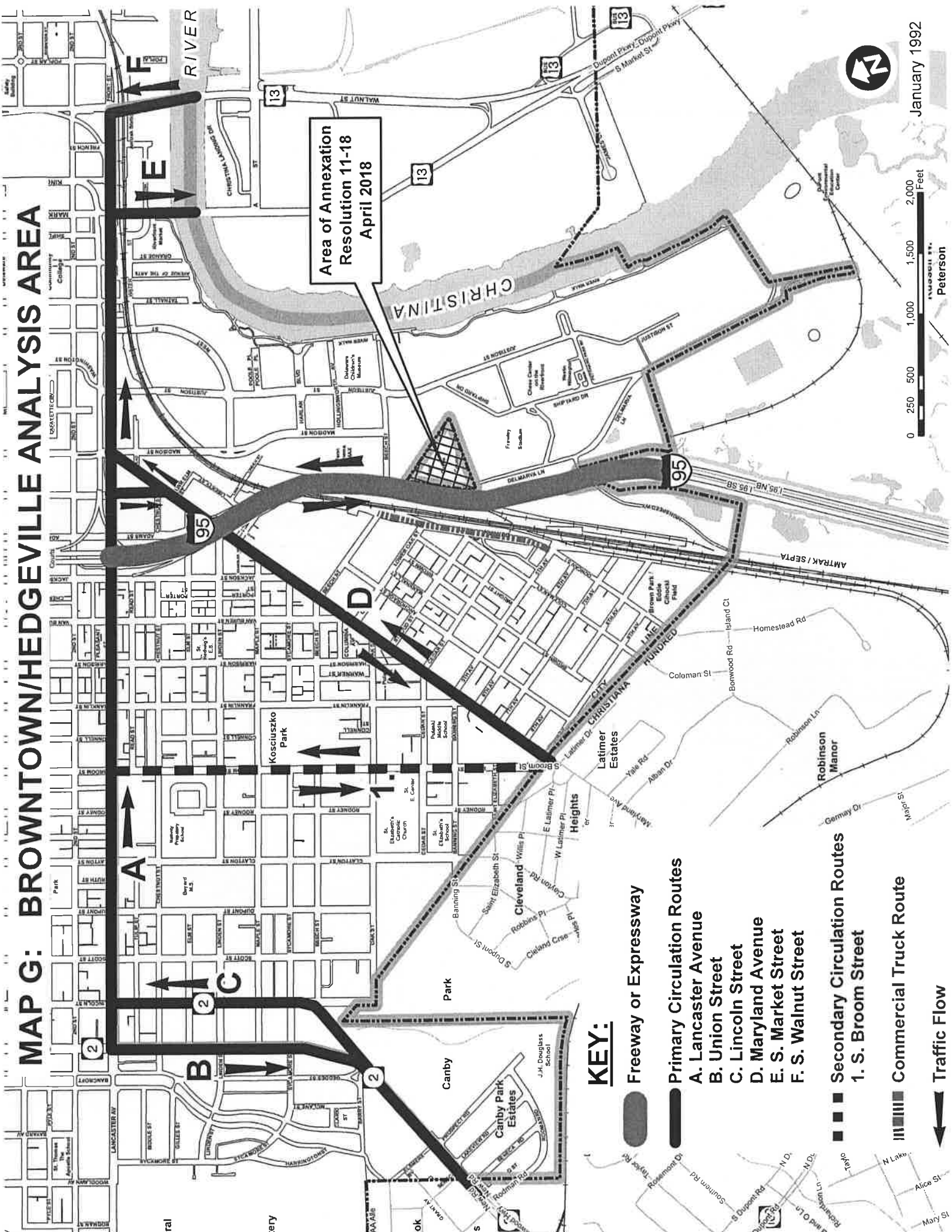
JUNE 1992
 Map amended in 2000
 to reflect 1998 & 1999 annexations








EXHIBIT G

MAP G: BROWNTOWN/HEDGEVILLE ANALYSIS AREA

Area of Annexation
Resolution 11-18
April 2018



KEY:

-  Freeway or Expressway
-  Primary Circulation Routes
 - A. Lancaster Avenue
 - B. Union Street
 - C. Lincoln Street
 - D. Maryland Avenue
 - E. S. Market Street
 - F. S. Walnut Street
-  Secondary Circulation Routes
 - 1. S. Broom Street
-  Commercial Truck Route
-  Traffic Flow



January 1992

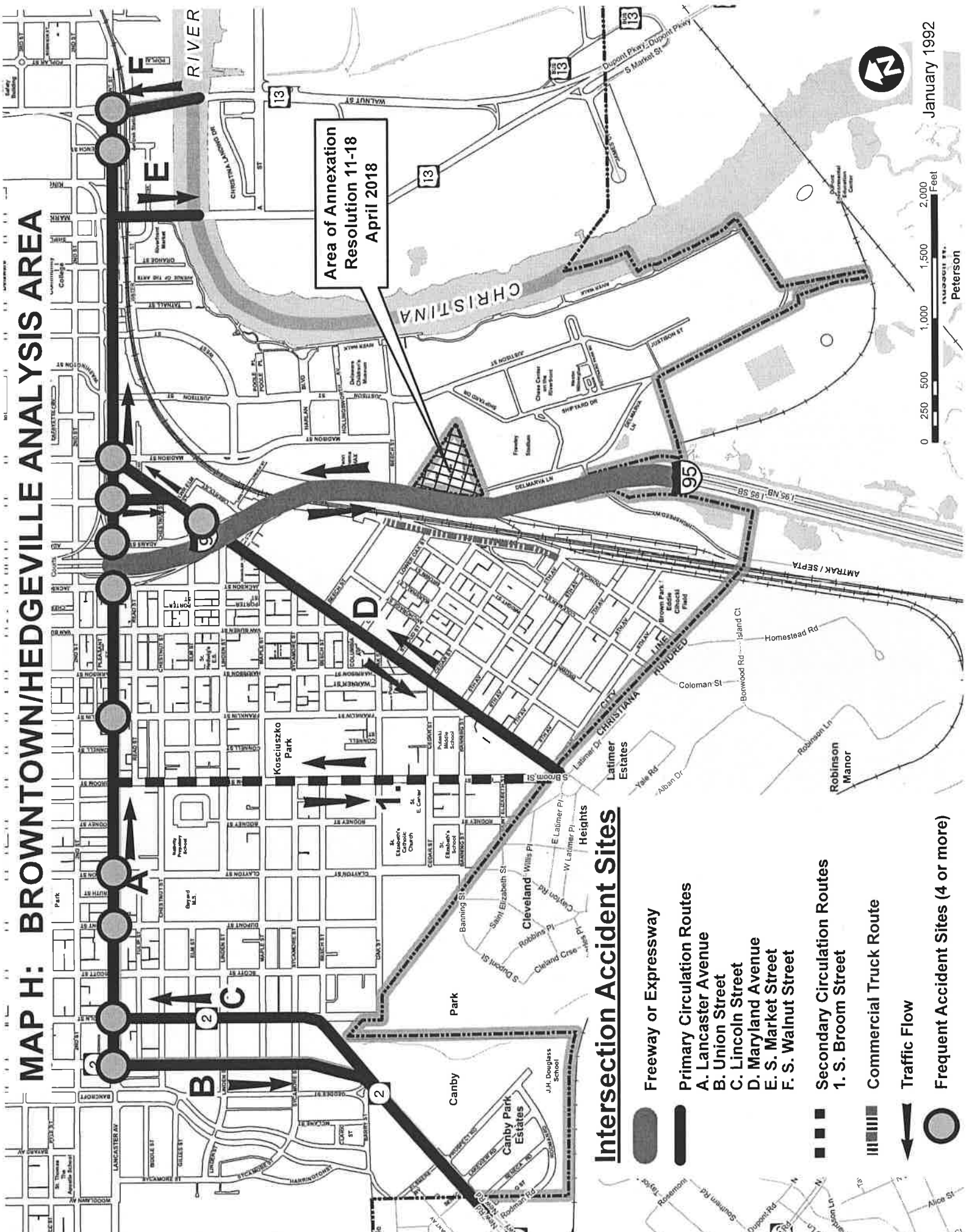


Peterson

EXHIBIT H

MAP H: BROWNTOWN/HEDGEVILLE ANALYSIS AREA

Area of Annexation
Resolution 11-18
April 2018



Intersection Accident Sites

- Freeway or Expressway
- Primary Circulation Routes
- Secondary Circulation Routes
- Commercial Truck Route
- Traffic Flow
- Frequent Accident Sites (4 or more)



January 1992

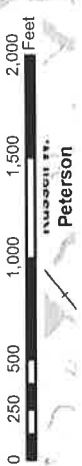
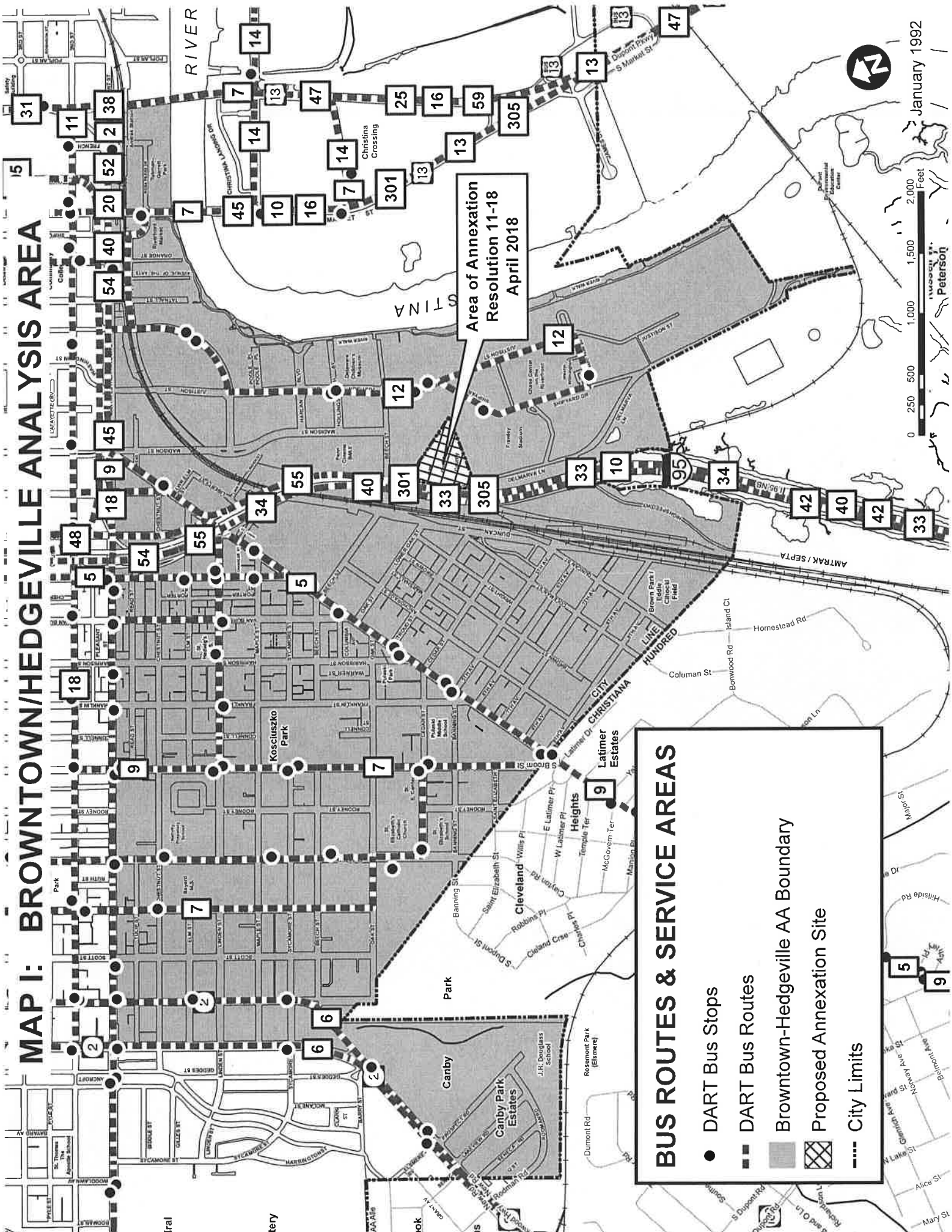


EXHIBIT I

MAP I: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



BUS ROUTES & SERVICE AREAS

- DART Bus Stops
- - - DART Bus Routes
- Browntown-Hedgeville AA Boundary
- ▨ Proposed Annexation Site
- - - City Limits

January 1992

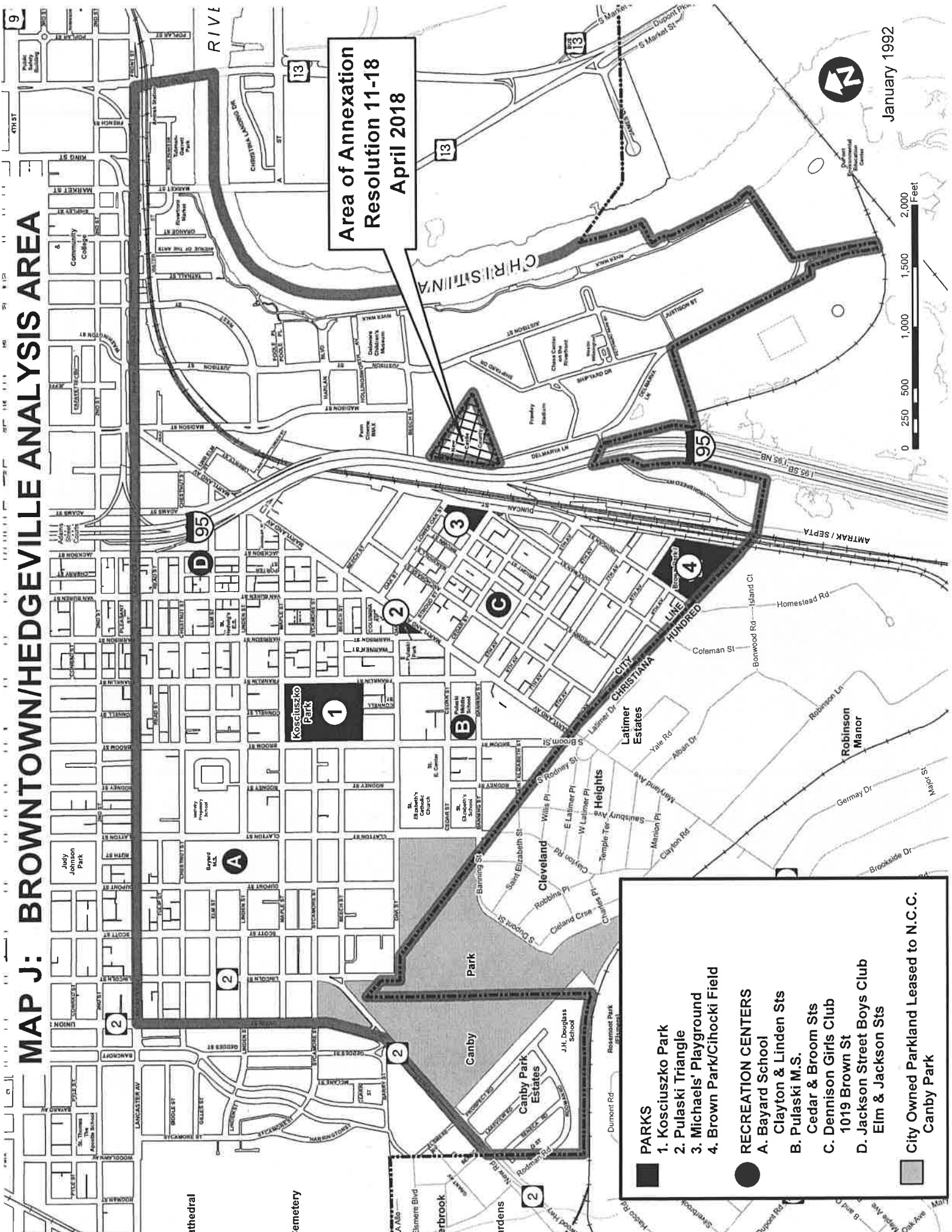


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EXHIBIT J

MAP J: BROWNTOWN/HEDGEVILLE ANALYSIS AREA

**Area of Annexation
Resolution 11-18
April 2018**



PARKS

1. Kosciuszko Park
2. Pulaski Triangle
3. Michaels' Playground
4. Brown Park/Cihecki Field

RECREATION CENTERS

- A. Bayard School
Clayton & Linden Sts
- B. Pulaski M.S.
Cedar & Broom Sts
- C. Dennison Girls Club
1019 Brown St
- D. Jackson Street Boys Club
Elm & Jackson Sts

City Owned Parkland Leased to N.C.C.

- Canby Park

January 1992



EXHIBIT K

Wilmington, Delaware
May 17, 2018

#

Sponsor:

**Council
Member
Harlee**

WHEREAS, Section 5-600 of the Wilmington City Charter provides that modifications to the City’s Comprehensive Development Plan may be recommended by the Planning Department with the advice of the City Planning Commission and adopted by City Council resolution after a public hearing; and

WHEREAS, the “Neighborhood Comprehensive Development Plan for South Wilmington” (the “South Wilmington Comprehensive Plan”) was adopted by City Council on May 17, 1990 and later amended on December 1, 2016; and

WHEREAS, Ordinance No. 18-018 has been introduced to City Council to: (i) annex into the City of Wilmington corporate limits certain properties located at 800 South Market Street, 810 South Market Street, 800 South Walnut Street, 0 and 410 Garasches Lane, and a separate but adjacent property also known as 0 Garasches Lane, Wilmington, Delaware, being Tax Parcel ID Nos. 10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019, 10-001.00-020, 10-001.00-022, and 26-057.00-050 (collectively, the “Properties”), which will become part of the South Wilmington Comprehensive Development Plan Analysis Area and (ii) rezone the Properties from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation M-1 (Light Manufacturing); and

WHEREAS, the Properties are located within New Castle County and are contiguous with the City corporate limits in an area immediately adjacent to the South Wilmington Comprehensive Plan Analysis Area; and

WHEREAS, the City Planning Commission has considered the Planning Department's analysis and testimony along with other evidence and testimony at its duly advertised public meeting held on April 17, 2018; and

WHEREAS, at its meeting on April 17, 2018, the City Planning Commission passed Resolution 10-18, which recommended certain amendments to the South Wilmington Comprehensive Plan Maps A through I in order to reflect: (i) the proposed annexation of the Properties into the City of Wilmington corporate limits and (ii) the proposed rezoning of the Properties from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation M-1 (Light Manufacturing), as illustrated on the maps attached hereto and made a part hereof as Exhibits "A" through "I"; and

WHEREAS, in accordance with Wilmington City Charter Section 5-600(a), a duly advertised public hearing is scheduled to be held on May 17, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the City Council hereby approves the amendments to the South Wilmington Comprehensive Plan, which revise Plan Maps A through I to (i) include the Properties within the City of Wilmington corporate limits and (ii) change the proposed land use designation for the Properties from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation M-1 (Light Manufacturing), as illustrated on the maps attached hereto and made a part hereof as Exhibits "A" through "I".

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution approves amendments to the Neighborhood Comprehensive Development Plan for South Wilmington to: 1) include as part of the plan the properties located at 800 South Market Street, 810 South Market Street, 800 South Walnut Street, 0 and 410 Garasches Lane, and a separate but adjacent property also known as 0 Garasches Lane, Wilmington, Delaware, being Tax Parcel ID Nos. 10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019, 10-001.00-020, 10-001.00-022, and 26-057.00-050 and 2) to change the proposed land use designation for such properties from New Castle County zoning designation of H I (Heavy Industrial) to City of Wilmington zoning designation M-1 (Light Manufacturing).

DRAFT

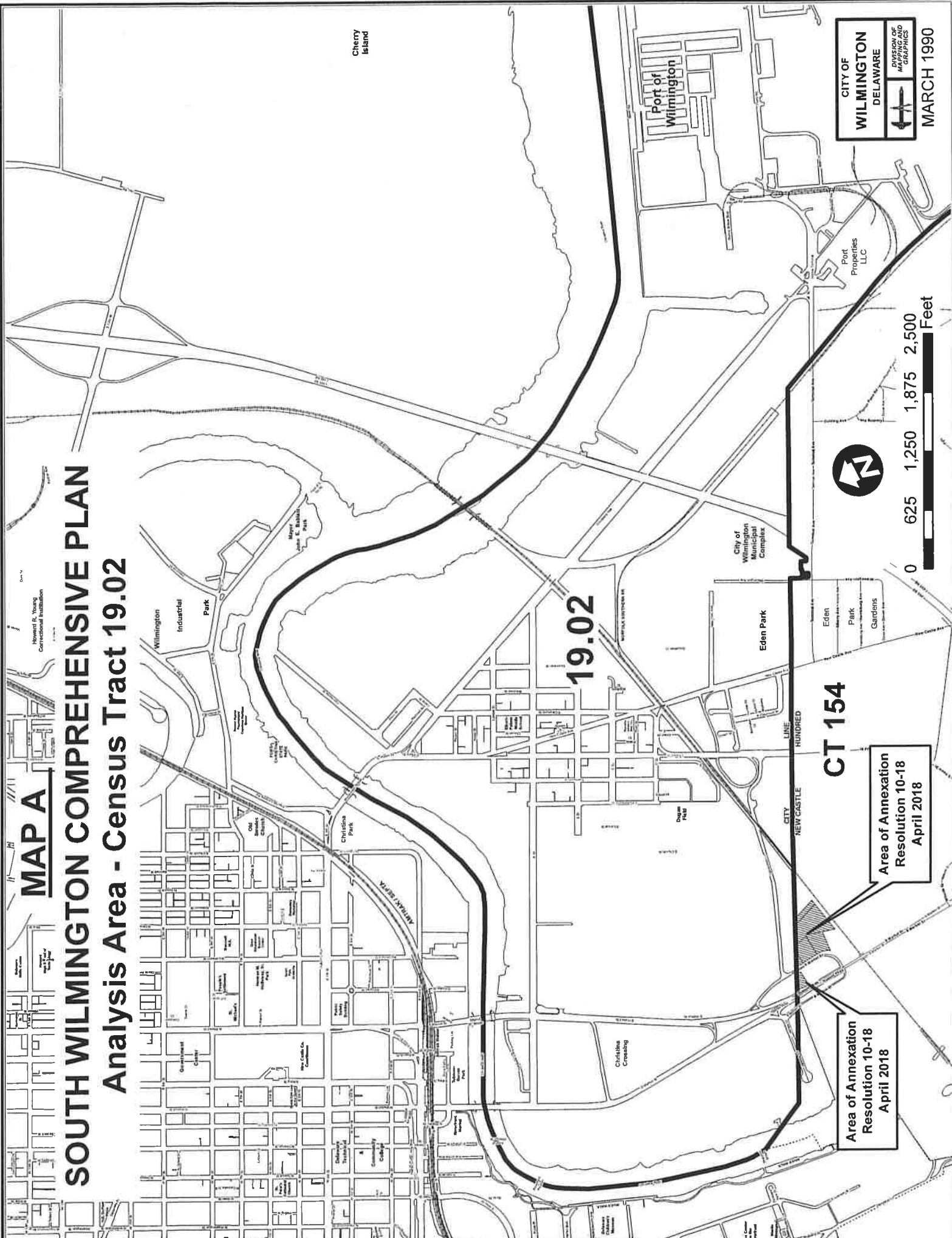
W0099244

EXHIBIT A

MAP A

SOUTH WILMINGTON COMPREHENSIVE PLAN

Analysis Area - Census Tract 19.02



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
MUNICIPAL
GRAPHICS
MARCH 1990



19.02

CT 154

Area of Annexation
Resolution 10-18
April 2018


Area of Annexation
Resolution 10-18
April 2018

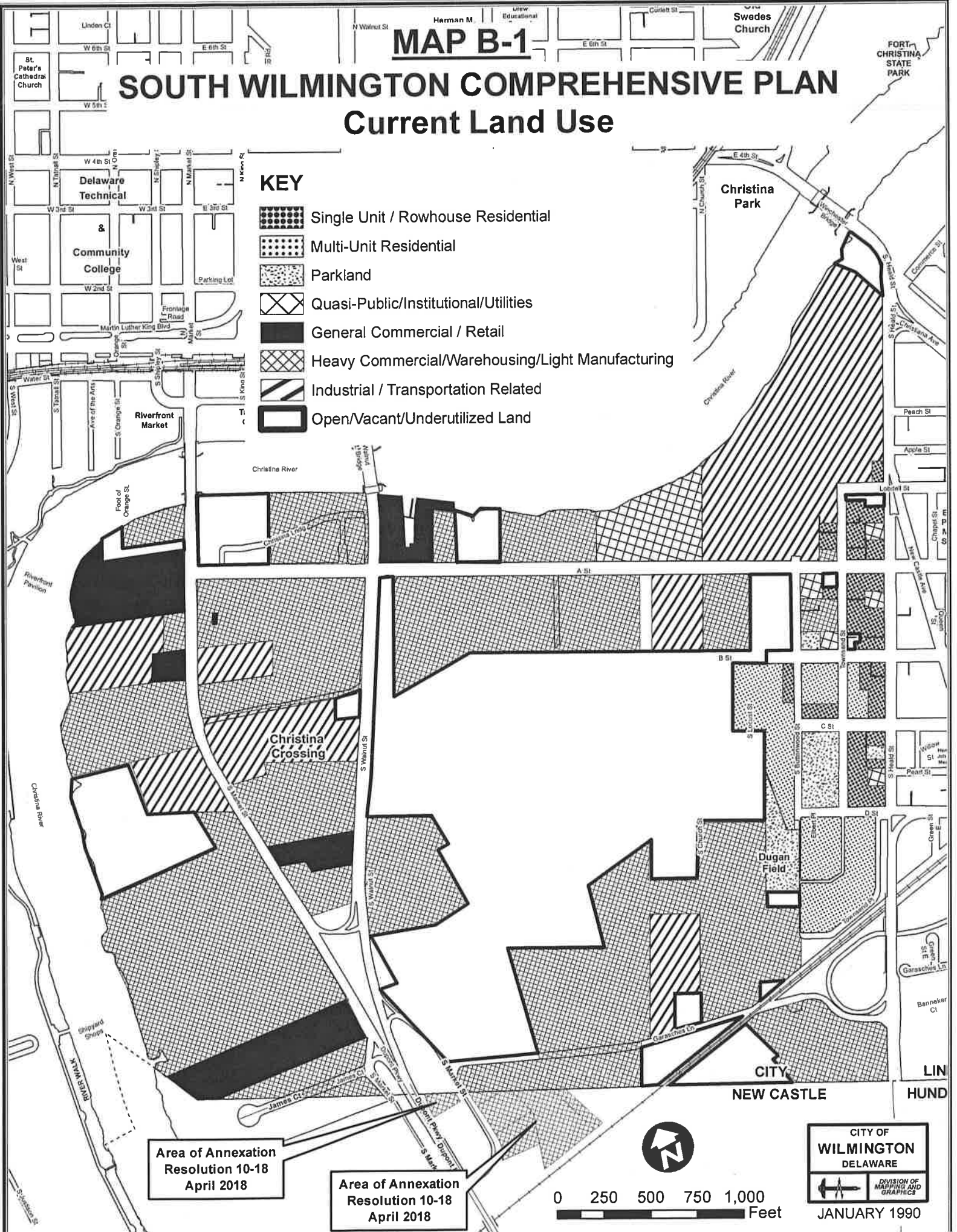
EXHIBIT B

MAP B-1

SOUTH WILMINGTON COMPREHENSIVE PLAN Current Land Use

KEY

-  Single Unit / Rowhouse Residential
-  Multi-Unit Residential
-  Parkland
-  Quasi-Public/Institutional/Utilities
-  General Commercial / Retail
-  Heavy Commercial/Warehousing/Light Manufacturing
-  Industrial / Transportation Related
-  Open/Vacant/Underutilized Land



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018

0 250 500 750 1,000
Feet



CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

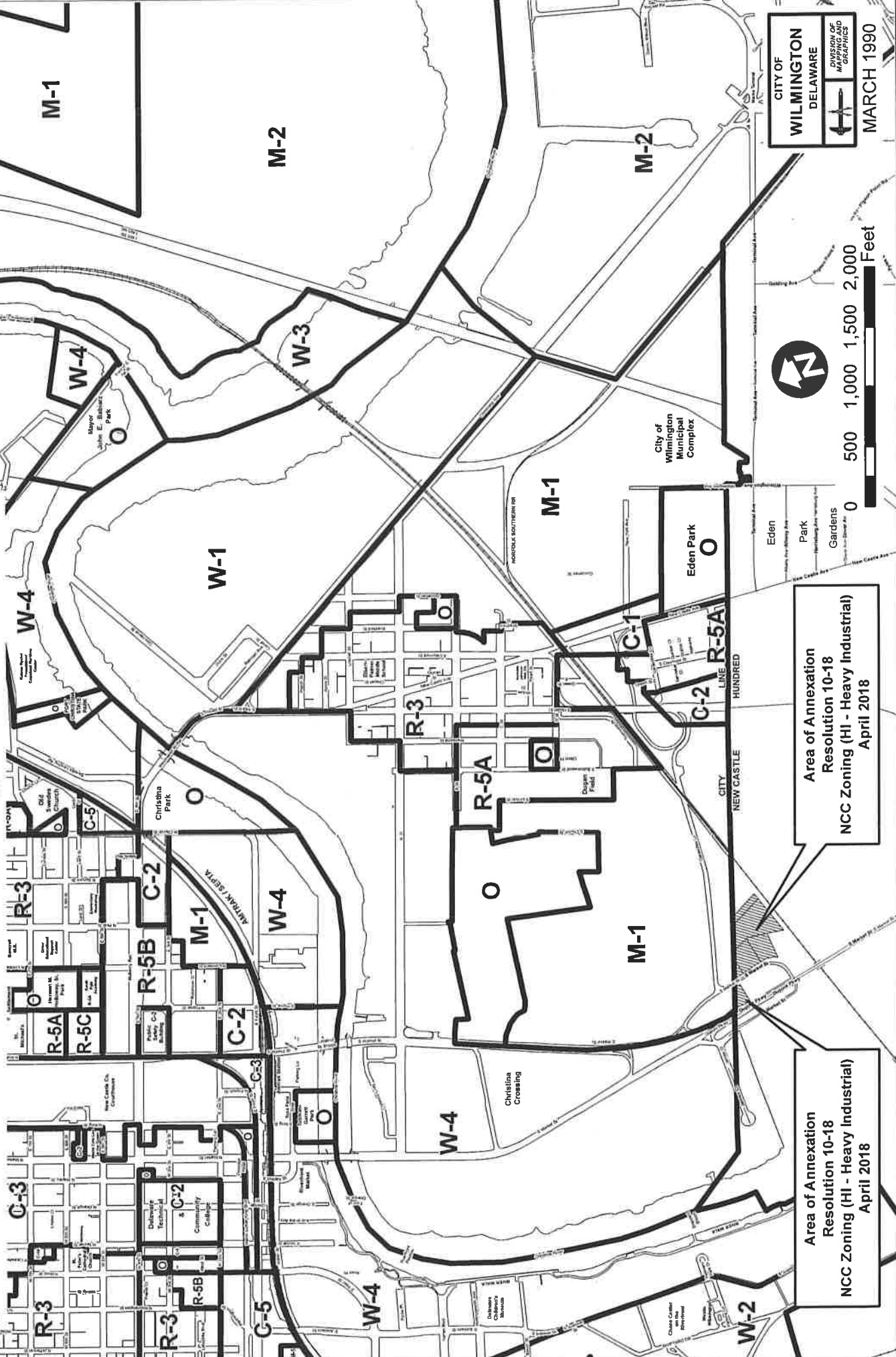
JANUARY 1990

EXHIBIT C

SOUTH WILMINGTON COMPREHENSIVE PLAN

MAP C-1

Current Zoning



Area of Annexation
Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018

Area of Annexation
Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018

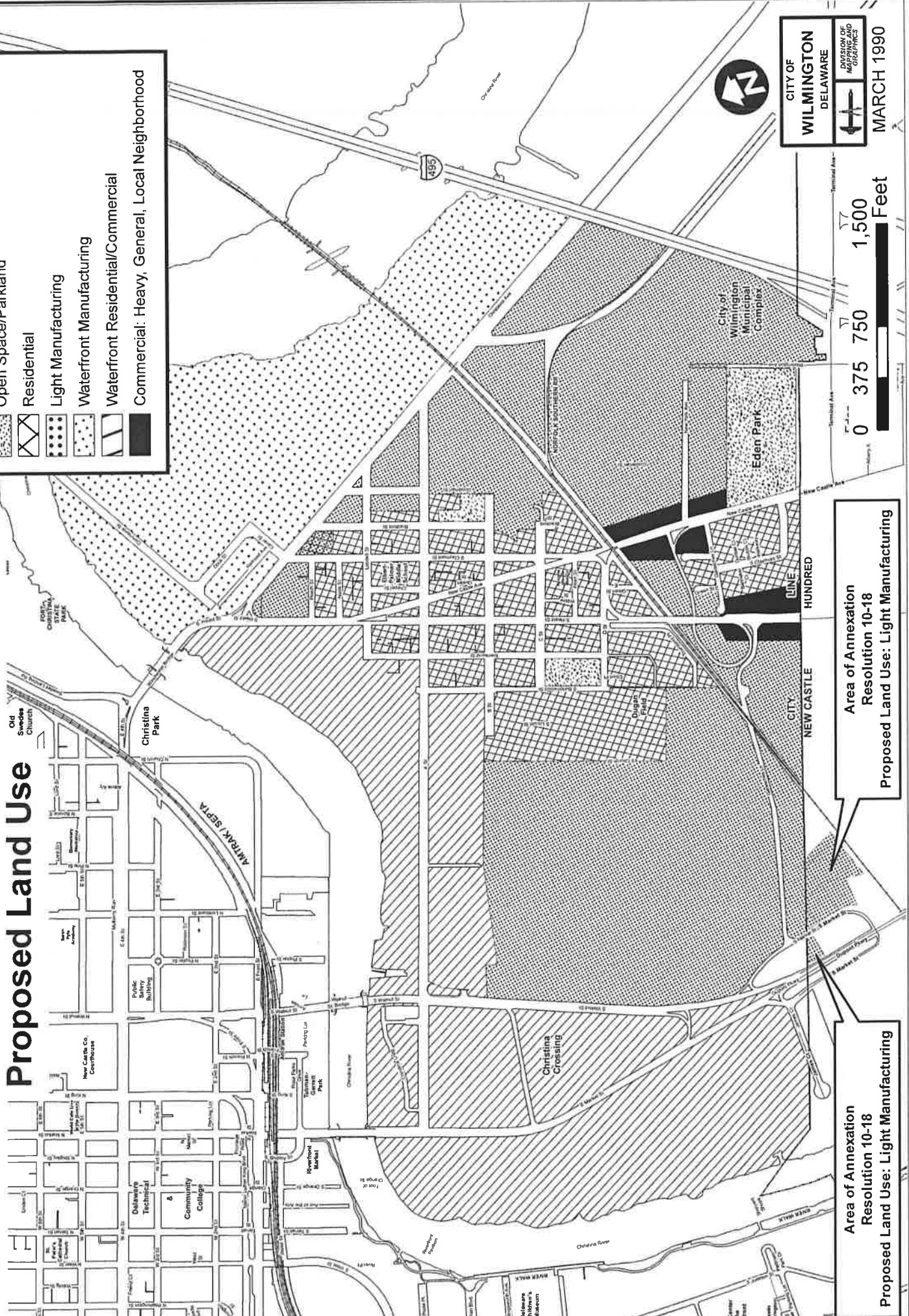
EXHIBIT D

MAP D-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

Proposed Land Use

- Industrial
- Open Space/Parkland
- Residential
- Light Manufacturing
- Waterfront Manufacturing
- Waterfront Residential/Commercial
- Commercial: Heavy, General, Local Neighborhood



CITY OF
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DELAWARE
DIVISION OF
PLANNING AND
GRAPHICS
MARCH 1990

Area of Annexation
Resolution 10-18
Proposed Land Use: Light Manufacturing

Area of Annexation
Resolution 10-18
Proposed Land Use: Light Manufacturing

0 375 750 1,500 Feet

EXHIBIT E

MAP E-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

Proposed Zoning

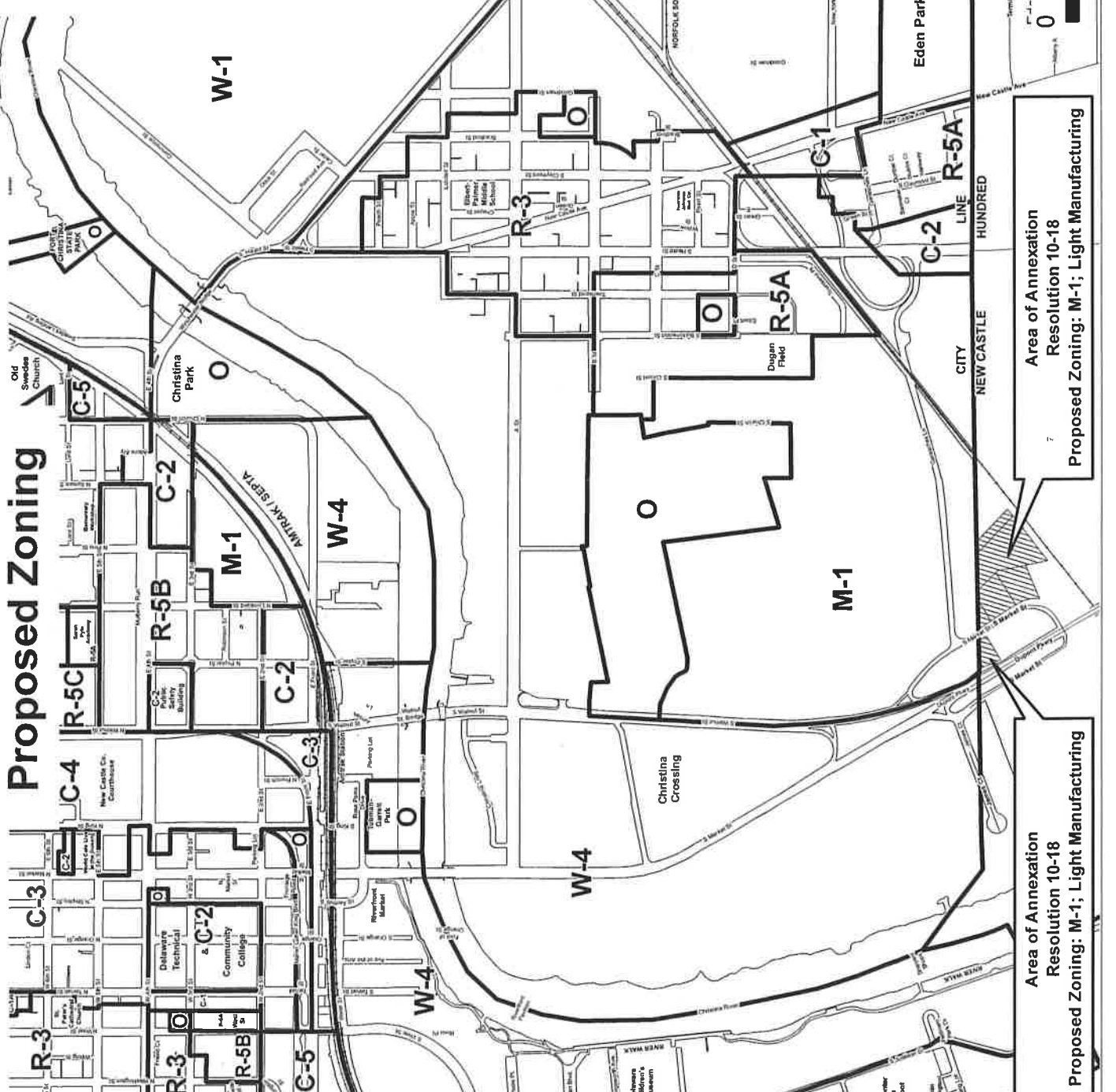
- RESIDENTIAL**
- R-1 ONE FAMILY DETACHED DWELLINGS
 - R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
 - R-3 RESIDENTIAL
 - R-4 ONE FAMILY ROW HOUSES
 - R-5A ROW HOUSES WITH CONVERSIONS
 - R-5B APARTMENT HOUSE LOW DENSITY
 - R-5C APARTMENT HOUSE LOW-MEDIUM DENSITY
 - R-5D APARTMENT HOUSE MEDIUM DENSITY
 - R-5E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

- COMMERCIAL**
- C-1 NEIGHBORHOOD SHOPPING
 - C-1A NEIGHBORHOOD COMMERCIAL
 - C-2 SECONDARY BUSINESS CENTERS
 - C-2A CENTRAL 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



CITY OF WILMINGTON DELAWARE
DIVISION OF PLANNING & ZONING

MARCH 1990



Area of Annexation Resolution 10-18
Proposed Zoning: M-1; Light Manufacturing

Area of Annexation Resolution 10-18
Proposed Zoning: M-1; Light Manufacturing

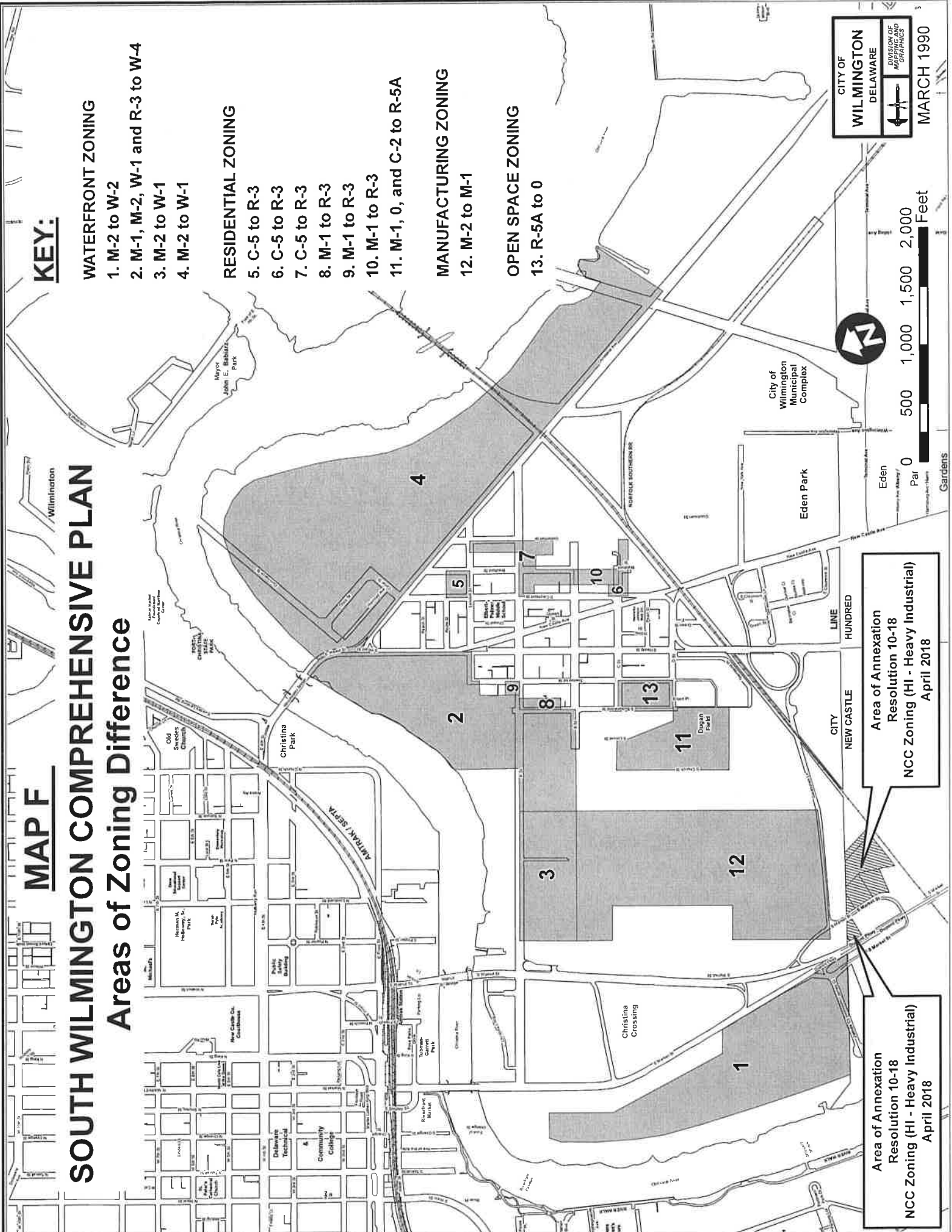
EXHIBIT F

MAP F

SOUTH WILMINGTON COMPREHENSIVE PLAN Areas of Zoning Difference

KEY:

- WATERFRONT ZONING**
1. M-2 to W-2
 2. M-1, M-2, W-1 and R-3 to W-4
 3. M-2 to W-1
 4. M-2 to W-1
- RESIDENTIAL ZONING**
5. C-5 to R-3
 6. C-5 to R-3
 7. C-5 to R-3
 8. M-1 to R-3
 9. M-1 to R-3
 10. M-1 to R-3
 11. M-1, 0, and C-2 to R-5A
- MANUFACTURING ZONING**
12. M-2 to M-1
- OPEN SPACE ZONING**
13. R-5A to 0



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
MAPPING &
GRAPHICS
MARCH 1990

500 1,000 1,500 2,000 Feet

0 Par 0

Eden
Eden Park
City of Wilmington Municipal Complex

Area of Annexation
Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018

Area of Annexation
Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018



Gardens

EXHIBIT G

MAP G

SOUTH WILMINGTON COMPREHENSIVE PLAN Current Transportation and Thoroughfare Plan

KEY:

Primary Circulation Routes

- A. S. Market Street
- B. S. Walnut Street

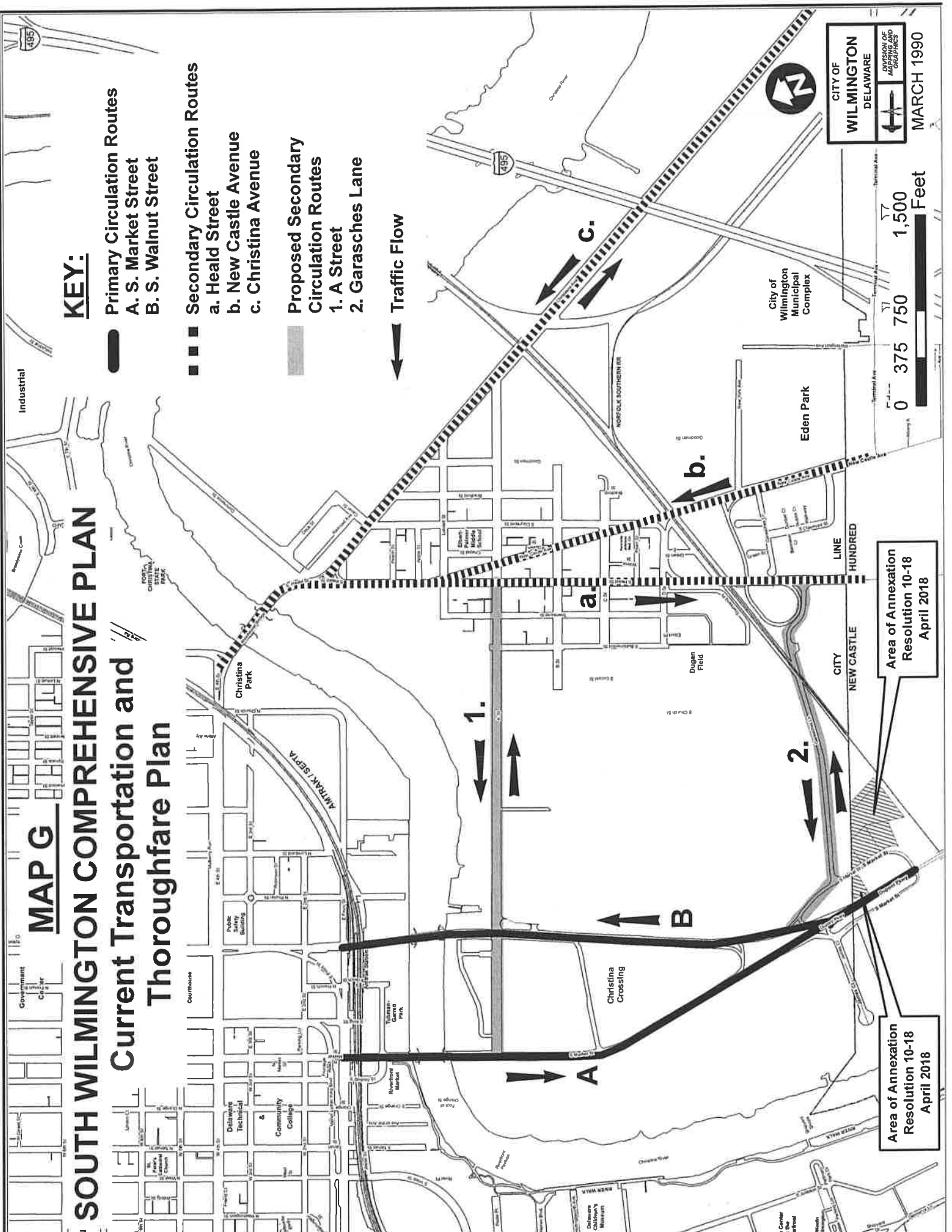
Secondary Circulation Routes

- a. Heald Street
- b. New Castle Avenue
- c. Christina Avenue

Proposed Secondary Circulation Routes

- 1. A Street
- 2. Garasches Lane

Traffic Flow



CITY OF WILMINGTON DELAWARE
DIVISION OF PLANNING & GRAPHICS
MARCH 1990



Area of Annexation Resolution 10-18 April 2018

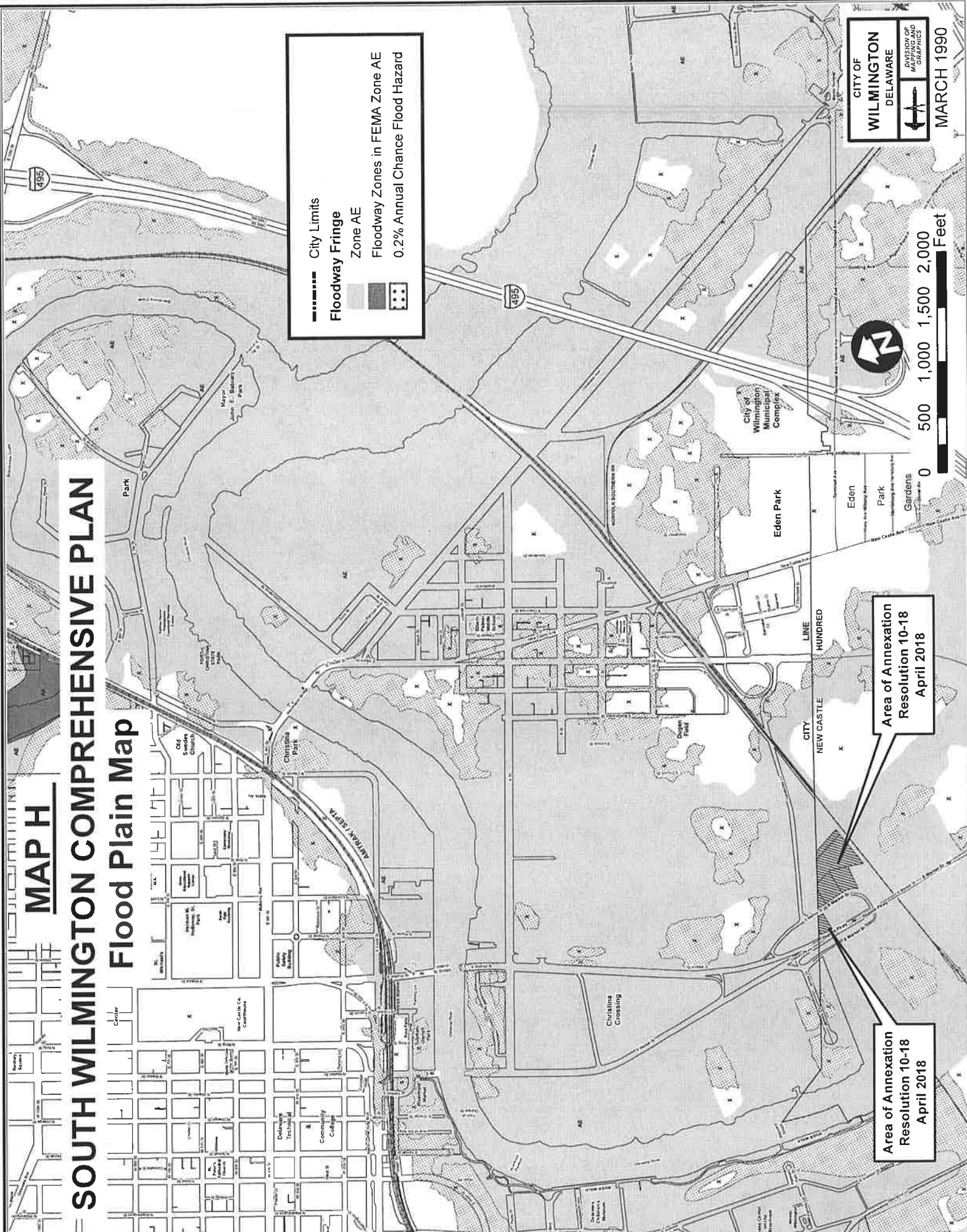
Area of Annexation Resolution 10-18 April 2018

EXHIBIT H

MAP H

SOUTH WILMINGTON COMPREHENSIVE PLAN

Flood Plain Map



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
GRAPHICS
MARCH 1990

City Limits

Floodway Fringe Zone AE
[Light Gray Box]
Floodway Zones in FEMA Zone AE
[Dark Gray Box]
0.2% Annual Chance Flood Hazard
[Cross-hatch Box]



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018

EXHIBIT I

MAP I

SOUTH WILMINGTON COMPREHENSIVE PLAN Urban Renewal Plan Boundaries

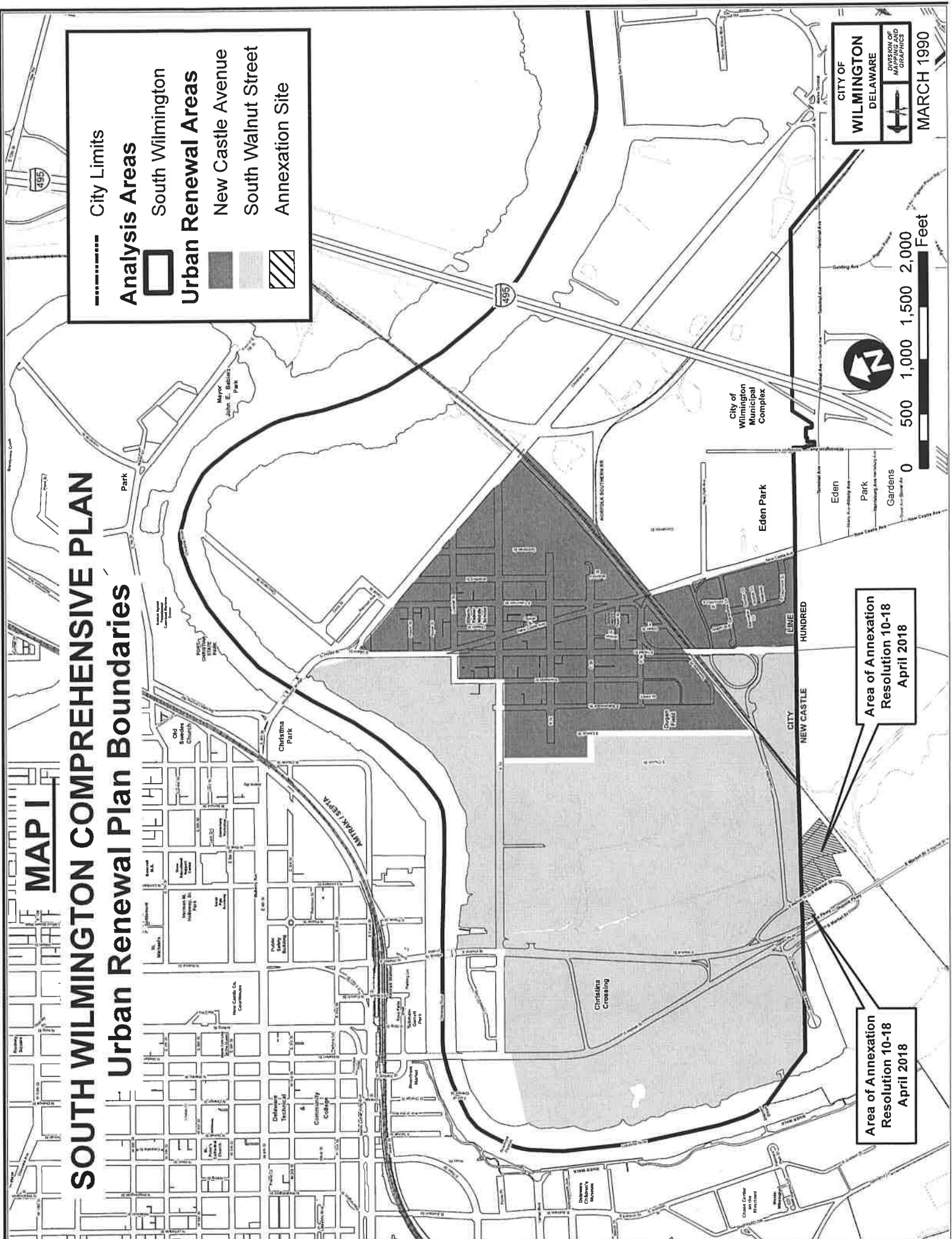
City Limits

Analysis Areas

- South Wilmington

Urban Renewal Areas

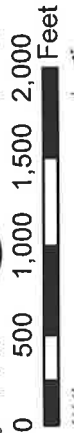
- New Castle Avenue
- South Walnut Street
- Annexation Site



CITY OF
WILMINGTON
DELAWARE

DIVISION OF
PLANNING AND
GRAPHICS

MARCH 1990



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018

AN ORDINANCE TO (1) ANNEX AND REZONE THE FOLLOWING EIGHT (8) PARCELS OF LAND: (A) TERRITORY 1, BEING 800 SOUTH MARKET STREET (TAX PARCEL ID NO. 10-001.00-015), 810 SOUTH MARKET STREET (TAX PARCEL ID NO. 10-001.00-016), 800 SOUTH WALNUT STREET (TAX PARCEL ID NOS. 10-001.00-077, 10-001.00-019, AND 10-001.00-020), 0 GARASCHE LANE (TAX PARCEL ID NO. 10-001.00-022), AND A SEPARATE BUT ADJACENT PROPERTY ALSO KNOWN AS 0 GARASCHE LANE (TAX PARCEL ID NO. 26-057.00-050), CONTAINING APPROXIMATELY 4.51 ACRES CONTIGUOUS WITH THE CITY BOUNDARY IN THE VICINITY OF THE SOUTH WILMINGTON ANALYSIS AREA, NEW CASTLE COUNTY, DELAWARE FROM NEW CASTLE COUNTY H I (HEAVY INDUSTRIAL) ZONING CLASSIFICATION TO CITY OF WILMINGTON M-1 (LIGHT MANUFACTURING) ZONING CLASSIFICATION; AND (B) TERRITORY 2, BEING 787 SOUTH MADISON STREET (TAX PARCEL ID NO. 07-040.30-001), CONTAINING APPROXIMATELY 3.72 ACRES CONTIGUOUS WITH THE CITY BOUNDARY IN THE VICINITY OF THE BROWNTOWN/HEDGEVILLE ANALYSIS AREA, NEW CASTLE COUNTY, DELAWARE FROM NEW CASTLE COUNTY H I (HEAVY INDUSTRIAL) ZONING CLASSIFICATION TO CITY OF WILMINGTON W-2 (WATERFRONT MANUFACTURING/COMMERCIAL) ZONING CLASSIFICATION; AND (2) AMEND THE BOUNDARIES OF THE FOURTH COUNCILMANIC DISTRICT, THE OFFICIAL BUILDING ZONE MAP, AND THE SUPPLEMENTAL BUILDING ZONE MAPS TO ADD THE ANNEXED TERRITORIES INTO THE CITY'S CORPORATE BOUNDARIES

#4513

Sponsor:

Council
Member
Harlee

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 Petitions for Annexation from the Riverfront Delaware Corporation of Delaware, Baul's Towing Services, LLC, and Richard L. Dyton, owners of various parcels, as described herein, situated in New Castle County and contiguous to the City boundaries in the vicinities of the South Wilmington Analysis Area and the Browntown/Hedgeville Analysis Area; and

WHEREAS, Baul's Towing Services, LLC and Richard L. Dyton have each entered into an agreement to sell their respective parcels to the Riverfront Corporation of Delaware, with the closing on each sale scheduled to occur in the near future; and

WHEREAS, the City of Wilmington desires to annex certain parcels which are currently owned by or which will soon be owned by the Riverfront Development Corporation of Delaware, more particularly described as approximately 4.51 acres contiguous to the South Wilmington Analysis Area, being 800 South Market Street (Tax Parcel ID No. 10-001.00-015), 810 South Market Street (Tax Parcel ID. No. 10-001.00-016), 800 South Walnut Street (Tax Parcel ID Nos. 10-001.00-077, 10-001.00-019, and 10-001.00-020), 0 Garasches Lane (Tax Parcel ID No. 10-001.00-022), and a separate but adjacent property also known as 0 Garasches Lane (Tax Parcel ID No. 26-057.00-050), and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (collectively, "Territory 1"); and

WHEREAS, in connection with the proposed annexation of Territory 1, the City Planning Commission, at its meeting held on April 17, 2018, reviewed this Ordinance and its provisions that the Official Building Zone Map (Exhibit "B"), the Supplemental Building Zone Map (Exhibit "C"), and the Map of the Fourth Councilmanic District (Exhibit "D") of the City of Wilmington be amended to reflect the annexation of Territory 1 and that a City of Wilmington zoning classification of M-1 (Light Manufacturing) be assigned to all of Territory 1, and approved the same via City Planning Commission Resolution 10-18; and

WHEREAS, the City of Wilmington further desires to annex another parcel owned by the Riverfront Development Corporation of Delaware, more particularly described as approximately 3.72 acres contiguous to the Browntown/Hedgeville Analysis Area, being 787 South Madison Street (Tax Parcel ID No. 07-040.30-001), being more particularly described in Exhibit "E" attached hereto and incorporated herein by this reference ("Territory 2"); and

WHEREAS, a small portion of Territory 2 was previously conveyed by the

Riverfront Development Corporation of Delaware to the Delaware Department of Transportation (“DelDOT”) for the purpose of building adjacent roadways, and DelDOT has informed the City that it does not object to the proposed annexation of Territory 2; and

WHEREAS, in connection with the proposed annexation of Territory 2, the City Planning Commission, at its meeting held on April 17, 2018, reviewed this Ordinance and its provisions that the Official Building Zone Map (Exhibit “F”), the Supplemental Building Zone Map (Exhibit “G”), and the Map of the Fourth Councilmanic District (Exhibit “H”) of the City of Wilmington be amended to reflect the annexation of Territory 2 and that a City of Wilmington zoning classification of W-2 (Waterfront Manufacturing/Commercial) be assigned to all of Territory 2, and approved the same via City Planning Commission Resolution 11-18.

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

SECTION 1. The City of Wilmington annex Territory 1 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 of Wilmington, Delaware” dated January 19, 2006 (as subsequently amended) are hereby amended by: (i) adding Territory 1 to the Building Zone Map, as illustrated on Exhibit “B” attached hereto and incorporated herein by this reference; (ii) assigning the City of Wilmington zoning classification of M-1 (Light Manufacturing) to Territory 1, as illustrated on the Building Zone Map attached hereto as Exhibit “B” and incorporated herein by this reference; and (iii) adding Territory 1 to the Supplemental Building Zone Map, as illustrated on the Map attached hereto as Exhibit “C” and incorporated herein by this

reference.

SECTION 3. The description of the Fourth Councilmanic District in Section 2-31(4) of the City Code is hereby amended to include Territory 1, as illustrated on the Map attached hereto as Exhibit “D” and incorporated herein by this reference.

SECTION 4. 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 Territory 1, which territory consists of approximately 4.51 acres of land either currently owned by or which will soon be owned by the Riverfront Development Corporation of Delaware.

SECTION 5. The City of Wilmington annex Territory 2 as described in Exhibit “E” attached hereto and incorporated herein by this reference.

SECTION 6. 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: (i) adding Territory 2 to the Building Zone Map, as illustrated on Exhibit “F” attached hereto and incorporated by this reference; (ii) assigning the City of Wilmington zoning classification of W-2 (Waterfront Manufacturing/Commercial) to Territory 2, as illustrated on the Building Zone Map attached hereto as Exhibit “F” and incorporated herein by this reference; and (iii) adding Territory 2 to the Supplemental Building Zone Map, as illustrated on the Map attached hereto as Exhibit “G” and incorporated herein by this reference.

SECTION 7. The description of the Fourth Councilmanic District in Section 2-31(4) of the City Code is hereby amended to include Territory 2, as illustrated on the Map attached hereto as Exhibit “H” and incorporated herein by this reference.

SECTION 8. 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 Territory 2, which territory consists of approximately 3.72 acres of land, the majority of which is owned by the Riverfront Development Corporation of Delaware and a small portion of which is owned by DelDOT.

SECTION 9. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....April 19, 2018
Second Reading.....April 19, 2018
Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2018.

Mayor

SYNOPSIS: This Ordinance provides for the annexation and rezoning of 800 South Market Street, 810 South Market Street, 800 South Walnut Street, 0 Garasches Lane, and a separate but adjacent property also known as 0 Garasches Lane, being Tax Parcel ID Nos. 10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019, 10-001.00-020, 10-001.00-022, and 26-057.00-050, containing approximately 4.51 acres contiguous with the City boundary in the vicinity of the South Wilmington Analysis Area, New Castle County, Delaware (collectively, the “South Wilmington Parcels”) from New Castle County H I (Heavy Industrial) zoning classification to City of Wilmington M-1 (Light Manufacturing) zoning classification. This Ordinance also provides for the annexation and rezoning of 787 South Madison Street, being Tax Parcel ID No. 07-040.30-001, containing approximately 3.72 acres contiguous with the City boundary in the vicinity of the Browntown/Hedgeville Analysis Area, New Castle, County Delaware (the “Browntown/Hedgeville Parcel”) from New Castle County H I (Heavy Industrial) zoning classification to City of Wilmington W-2 (Waterfront

Manufacturing/Commercial) zoning classification. In addition, this Ordinance amends the description of the Fourth Councilmanic District, the Official Building Zone Map, and the Supplemental Building Zone Maps to add the annexed South Wilmington Parcels and the annexed Browntown/Hedgeville Parcel into the City's corporate boundaries.

FISCAL IMPACT STATEMENT: Fiscal impact estimates there is no expenditure cost to either the City of Wilmington's General Fund or its Water/Sewer Fund for the next three fiscal years and beyond.

EXHIBIT A

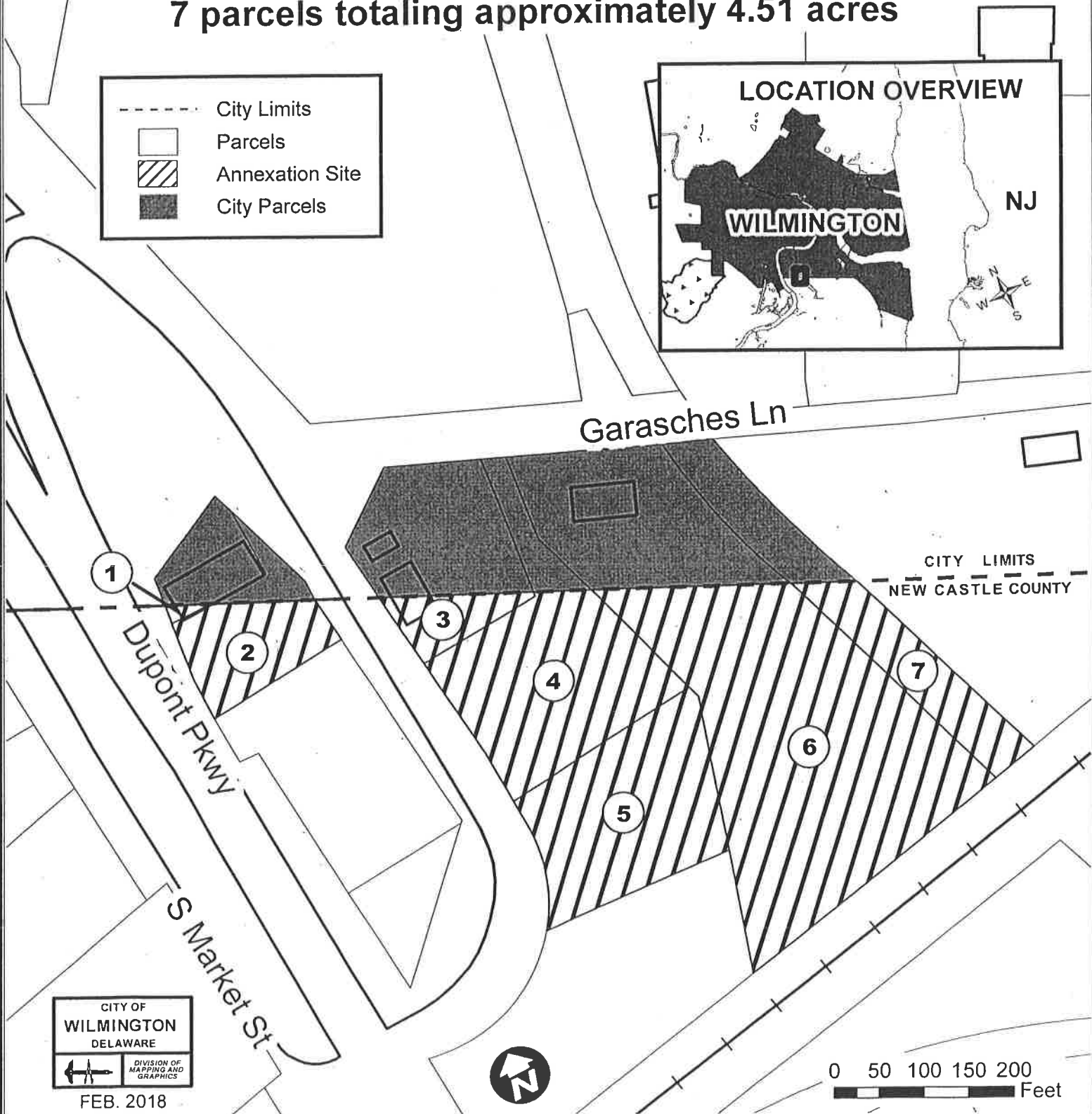
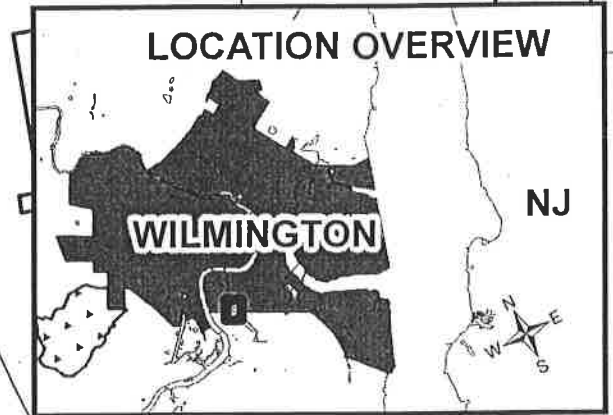
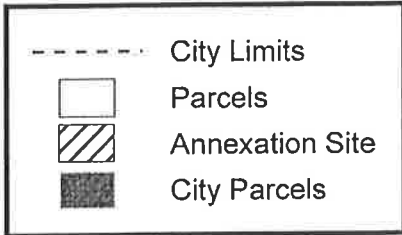
MAP 1

PROPOSED AREA OF ANNEXATION S. Walnut Street and Garasches Lane

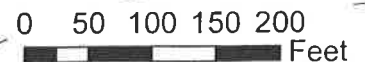
⑦ Tax Parcels:

- 1.) 10-001.00-015, 2.) 10-001.00-016, 3.) 10-001.00-077, 4.) 10-001.00-019,
- 5.) 10-001.00-020, 6.) 10-001.00-022, 7.) 26-057.00-050

7 parcels totaling approximately 4.51 acres



FEB. 2018



**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON**

PARCEL 10-001.00-015

CITY OF WILMINGTON, DELAWARE

BEGINNING on the easterly right of way line of South Market Street with a variable width right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the 1st or North 64° 39' 41" East 106.40 foot line at a distance of 31.22 feet from the beginning of, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on said division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, as now surveyed

- 1) South 62° 04' 57" East, 86.53 feet to the point on the 4th or South 02° 45' 22" West, 79.75 foot line as said in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware
- 2) South 02° 45' 22" East, 29.77 feet to a point
- 3) South 87° 14' 38" West, 113.80 feet to a point on the proposed right of way as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102 and acquired by a deed Riverfront Development Corporation of Delaware to State of Delaware, acting by and through the Department of Transportation; thence binding on said proposed right of way line
- 4) northeasterly, 62.84 feet along the arc of a curve to the left having a radius of 800.00 feet, subtended by a chord of North 06° 55' 09" East, 62.82 feet to a point
- 5) North 64° 39' 41" East, 31.22 feet to the point of beginning

CONTAINING 6,117 square feet or 0.1404 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees
Date: April 17, 2018



**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON**

PARCEL 10-001.00-016

CITY OF WILMINGTON, DELAWARE

BEGINNING on the westerly right of way line of South Walnut Street with a variable width right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the 3rd or South 21° 04' 18" East 139.53 foot line at a distance of 65.51 feet from the beginning of, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on part the said 3rd, 4th thru 6th lines of said deed from Wilson to Riverfront Development Corporation of Delaware, as now surveyed

- 1) South 21° 04' 18" East, 74.02 feet to a point
- 2) South 02° 45' 22" East, 65.30 feet to a point
- 3) South 87° 14' 38" West, 170.00 feet to a point on the east side of the South Market Street with a variable right of way width; thence binding on said right of way,
- 4) North 02° 45' 22" West, 47.14 feet to a point on the proposed right of way as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102 and acquired by a deed Riverfront Development Corporation of Delaware to State of Delaware, acting by and through the Department of Transportation; thence binding on said proposed right of way line
- 5) northeasterly, 66.96 feet along the arc of a non-tangent curve to the right having a radius of 750.00 feet, subtended by a chord of North 06° 57' 49" East, 66.94 feet to a point of reverse curve
- 6) northeasterly, 5.00 feet along the arc of a curve to the left having a radius of 800.00 feet, subtended by a chord of North 09° 20' 54" East, 5.00 feet to a point on the 1st or North 87° 14' 38" East, 126.15 feet as described in said deed from Wilson to Riverfront Development Corporation of Delaware; thence binding on part of said 1st and 2nd line
- 7) North 87° 14' 38" East, 113.80 feet to a point

- 8) North 02° 45' 22" West, 29.77 feet to a point on the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware; thence binding on said division line

- 9) South 62° 04' 57" East, 23.93 feet to the point of beginning

CONTAINING 19,743 square feet or 0.4532 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded.

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees



**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON**

PARCEL 10-001.00-077

CITY OF WILMINGTON, DELAWARE

BEGINNING on the easterly right of way line of South Walnut Street with a 60 foot wide right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the fourth or North 02° 45' 22" West 153.19 foot line at a distance of 4.23 feet from the end of said line, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on the said division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, as now surveyed

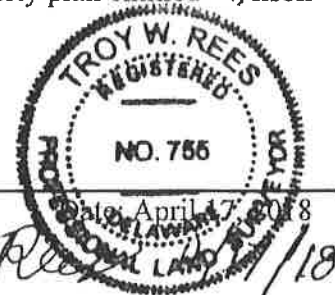
- 1) South 62° 04' 57" East, 176.45 feet to a point on the 2nd line or S 09° 09' 53" West, 177.74; thence binding on part of said 2nd, 3rd and part of the 4th line
- 2) South 09° 09' 53" West, 60.25 feet to a point
- 3) South 87° 14' 38" West, 139.32 feet to a point on the easterly right of way line of South Walnut Street, a 60' wide right-of-way; thence binding on said easterly right of way line of said South Walnut Street, as now surveyed
- 4) North 02° 45' 22" West, 148.96 feet to a point of beginning

CONTAINING 15,410 square feet or 0.3538 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded.

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees



**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON**

PARCEL 10-001.00-019

CITY OF WILMINGTON, DELAWARE

BEGINNING on the and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the first or South 08° 18' 53" West 123.75 foot line at a distance of 120.63' from the beginning of said first line, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on the said part of said 1st, 2nd, 3rd, 4th, 5th and part of the 6th of said deed from Wilson to Riverfront Development Corporation of Delaware, as now surveyed

- 1) South 08° 18' 53" West, 3.12 feet to a point
- 2) South 16° 03' 52" East, 232.44 feet to a point
- 3) South 87° 14' 38" West, 229.89 feet to a point on the easterly right of way line of South Walnut Street, a 60' wide right-of-way; thence binding on said South Walnut Street, as now surveyed
- 4) North 02° 45' 22" West, 185.27 feet to a point
- 5) North 87° 14' 38" East, 139.32 feet to a
- 6) North 09° 09' 53" East, 60.25 feet to a point on said division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware
- 7) South 62° 04' 57" East, 29.32 feet to the point of beginning

CONTAINING 40,369 square feet or 0.9267 acres of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded.

Rummel, Klepper and Kahl, LLP

Troy W. Rees, Professional Land Survey Delaware No. 755



**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON**

PARCEL 10-001.00-020

CITY OF WILMINGTON, DELAWARE

BEGINNING at a point on the southerly division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware on the easterly right of way line of South Walnut Street, a 60' wide right-of-way, South 02 45' 22" West, 334.23 feet to the point being at the beginning of the fourth or South 88° 35' 30" East, 229.885 foot line of Parcel No. 3 as described in a deed from Ruth J. Eskridge to Donald W. Wilson and Shirley M. Wilson, dated June 15, 1965 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Deed of Record D-75 Page 541, said point also being at the end of the third or North 88° 35' 30" West 229.885 foot line of Parcel No. 2 as described in aforesaid deed from Eskridge to Wilson, having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on said fourth line of Parcel No. 3, and binding on the third line of Parcel No. 2, reversely, as now surveyed,

- 1) North 87° 14' 38" East, 229.89 feet to a point at the beginning of the fifth or South 11° 54' 00" East 14.691 foot line of Parcel No. 3 as described in aforesaid deed from Eskridge to Wilson, said point also being in the fifth or North 12° 15' 25" West 247.13' line of the deed from Garasches Lane Trust, Billy G. Church, Trustee to Baul's Towing and Service, LLC, dated April 4, 2016, and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in document number 20160404-0015456; thence binding on said fifth line of Parcel No. 3 of the aforesaid deed from Eskridge to Wilson, and also with a portion of the said fifth line of the deed from Garasches Lane Trust to Baul's Towing, LLC, reversely, as now surveyed,
- 2) South 16° 03' 52" East, 14.69 feet to a point on the beginning of the sixth or South 83° 21' 45" West 364.239 foot line of Parcel No. 3 as described in aforesaid deed from Eskridge to Wilson, said point also being at the beginning of the fourth or North 20° 30' 05" East 308.17' line of the aforesaid deed from Garasches Lane Trust to Baul's Towing, LLC; thence binding part of said sixth line of Parcel No. 3 of the aforesaid deed from Eskridge to Wilson, and with a portion of said fourth line of the aforesaid deed from Garasches Lane Trust to Baul's Towing, LLC, reversely, as now surveyed,
- 3) South 16° 41' 38" West, 173.51 feet to a point at the end of the third or South 81° 33' 45" East 224.70 foot line of the deed from Anthony M. Domino, Jr. and Joyce Ann Domino to A.M. Domino, Jr. Salvage Co., dated September 8, 1969 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Deed of Record W-82 Page 938; thence binding reversely on said third

line of aforesaid deed from Domino to A.M. Domino, Jr. Salvage Co., reversely, as now surveyed,

- 4) North 85° 43' 48" West, 224.72 feet to a point on the easterly right of way line of South Walnut Street right of way line, with a 60' right of way, said point also being in the second line of Parcel No. 3 as described in aforesaid deed from Eskridge to Wilson; thence with part of said second line as now surveyed,
- 5) Northeasterly, 133.88 feet along the arc of a curve to the left, having a radius of 180.00 feet, subtended by a chord of North 18° 33' 08" East, 130.82 feet to a point at the beginning of the third or North 01° 24' 30" East, 28.54 foot line of Parcel No. 3, as described in the aforesaid deed from Eskridge to Wilson; thence binding on said third line of Parcel No. 3 and said right of way, as now surveyed
- 6) North 02° 45' 22" West, 28.54 feet to the point of beginning

CONTAINING 36,806 square feet or 0.8450 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755



APR 17 2018

Troy W. Rees 4/17/18

HOWARD L. ROBERTSON, INC.

Registered Professional Engineers and Land Surveyors

801 BRANDYWINE BOULEVARD – WILMINGTON, DELAWARE 19809

Telephone: (302)764-2456 Fax: (302)764-7022

March 28, 2018

Legal Description for Tax Parcel 10-001.00-022

To be annexed into the City of Wilmington

0 Garasches Lane

ALL that certain lots pieces or parcel of land with the buildings thereon erected, situate in the New Castle Hundred, New Castle County and State of Delaware, known as 0 Garasches Lane, being Tax Parcel 10-001.00-022 and being more particularly bounded and described on a plan entitled Mortgage Survey Plan – Property of Riverfront Development Corporation of Delaware, said plan dated March 26, 2018 and prepared by Howard L. Robertson, Inc., Registered Professional Engineers and Land Surveyors and being more particularly bounded and described as follows, to-wit:

BEGINNING at a corner of Tax Parcel 10-001.00-022 and Tax Parcel 26-057.00-010, said point also being a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware said point being distant from the point of intersection formed by the southwesterly side of Garasches Lane (at 40 feet wide) with the westerly side of the South Walnut Street Branch of the Wilmington and Northern Railroad Right of Way (at 50 feet wide) by a curve to the left having a radius of 741.78 feet an arc distance of 141.71 feet to a point of curve of a curve to the left having a radius of 741.78 and said point being distant from the previous point by a chord of South 06 degrees 42 minutes 11 seconds East 141.52 feet; thence from said point of beginning along said 741.78 foot radius curve to the left an arc distance of 42.64 feet to a point said point being distant from the previous point by a chord of South 13 degrees 49 minutes 27 seconds East 42.63 feet; thence South 15 degrees 28 minutes 15 seconds East 349.62 feet to a point on northwesterly side of the Norfolk Southern Railroad Right of Way; thence thereby South 83 degrees 00 minutes 20 seconds West 343.05 feet to a corner for tax parcel 10-001.00-021; thence thereby and also by tax parcel 10-001.00-020 North 20 degrees 30 minutes 05 seconds East 308.17 to a corner for tax parcel 10-001.00-020; thence thereby and also by tax parcel 26-001.00-019 North 12 degrees 15 minutes 25 seconds West 247.13 feet; thence North 12 degrees 07 minutes 20 seconds East 1.19 feet to a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware and a corner for tax parcel 26-057.00-009; thence along the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware South 58 degrees 29 minutes 06 seconds East 212.71 feet to the point and place of Beginning. Containing within said metes and bounds 2.228 acres, be the same more or less.

HOWARD L. ROBERTSON, INC.

Registered Professional Engineers and Land Surveyors

801 BRANDYWINE BOULEVARD – WILMINGTON, DELAWARE 19809

Telephone: (302)764-2456 Fax: (302)764-7022

March 28, 2018

Legal Description for Part of Tax Parcel 26-057.00-050

To be annexed into the City of Wilmington

A portion of 0 Garasches Lane

ALL that certain lots pieces or parcel of land with the buildings thereon erected, situate in the New Castle Hundred, New Castle County and State of Delaware, known as the portion of 0 Garasches Lane located within New Castle Hundred , a portion of Tax Parcel 26-057.00-050 and being more particularly bounded and described on a plan entitled Mortgage Survey Plan – Property of Riverfront Development Corporation of Delaware, said plan dated March 26, 2018 and prepared by Howard L. Robertson, Inc., Registered Professional Engineers and Land Surveyors and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware said point also being on the division line between tax parcels 26-057.00-047 and 26-057.00-050 and being distant the following five (5) courses and distances from the intersection of the centerline of Garasches Lane with the centerline of South Market Street (at 80 feet wide); (1) South 63 degrees 49 minutes 54 seconds East 687.24 feet to a point; (2) by a 741.78 foot radius curve to the left an arc distance of 33.90 feet to a point on the southwesterly side of Garasches Lane (at 60 feet wide) said point being distant from the previous point by a chord of South 00 degrees 23 minutes 47 seconds East 33.89 feet; (3) thence along the southwesterly side of Garasches Lane South 62 degrees 39 minutes 54 seconds east 57.84 feet to a corner for tax parcel 26-057.00-047; (4) thence thereby by a curve to the left having a radius of 691.76 feet an arc distance of 133.82 feet to a point, said point being distant from the previous point by a chord of South 09 degrees 34 minutes 24 seconds 133.61 feet (5) South 15 degrees 06 minutes 54 seconds East 9.66 feet to the point and place of beginning; thence from said point of beginning and continuing by tax parcel 26-057.00-047 South 15 degrees 06 minutes 54 seconds East 347.41 feet to a point on northwesterly side of the Norfolk Southern Railroad Right of Way; thence thereby South 83 degrees 21 minutes 41 seconds West 50.55 to a corner for tax parcel 10-001.00-022; thence thereby the following two (2) courses and distances (1) North 15 degrees 06 minutes 54 seconds West 349.62 feet to a point of curve of a curve to the right having a radius of 741.78 feet; (2) along said 741.78 foot radius curve to the right an arc distance of 42.64 feet to a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware and a corner for tax parcel 26-057.00-010; thence along the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware South 58 degrees 07 minutes 45 seconds East 71.50 feet to the point and place of Beginning. Containing within said metes and bounds 0.425 acres, be the same more or less.

EXHIBIT B

MAP 2

PROPOSED AMENDMENT TO THE OFFICIAL BUILDING ZONE MAP

Tax Parcels:

10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019,
10-001.00-020, 10-001.00-022, 26-057.00-050

---	City Limits
□	City Zoning
□	Parcels
▨	Annexation Site
■	City Parcels



M-1

Garasches Ln

W-4

Heavy Industrial

Heavy Industrial

Dupont Pkwy

S Market St

Proposed Rezoning:
HI : Heavy Industrial (County)
to M-1: Light Manufacturing (City)



FEB. 2018



EXHIBIT C

MAP 3

SUPPLEMENTAL BUILDING ZONE MAP

Tax Parcels:

10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019,
10-001.00-020, 10-001.00-022, 26-057.00-050



--- City Limits
□ Parcels
▨ Annexation Site
■ City Parcels

Floodway Fringe

■ Zone AE
■ Floodway Zones in FEMA Zone AE
● 0.2% Annual Chance Flood Hazard

Garasches Ln

CITY LIMITS
NEW CASTLE COUNTY

Dupont Pkwy
S Market St

CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

FEB. 2018

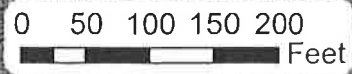


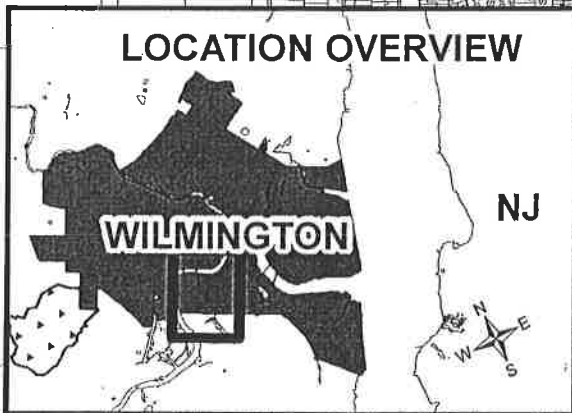
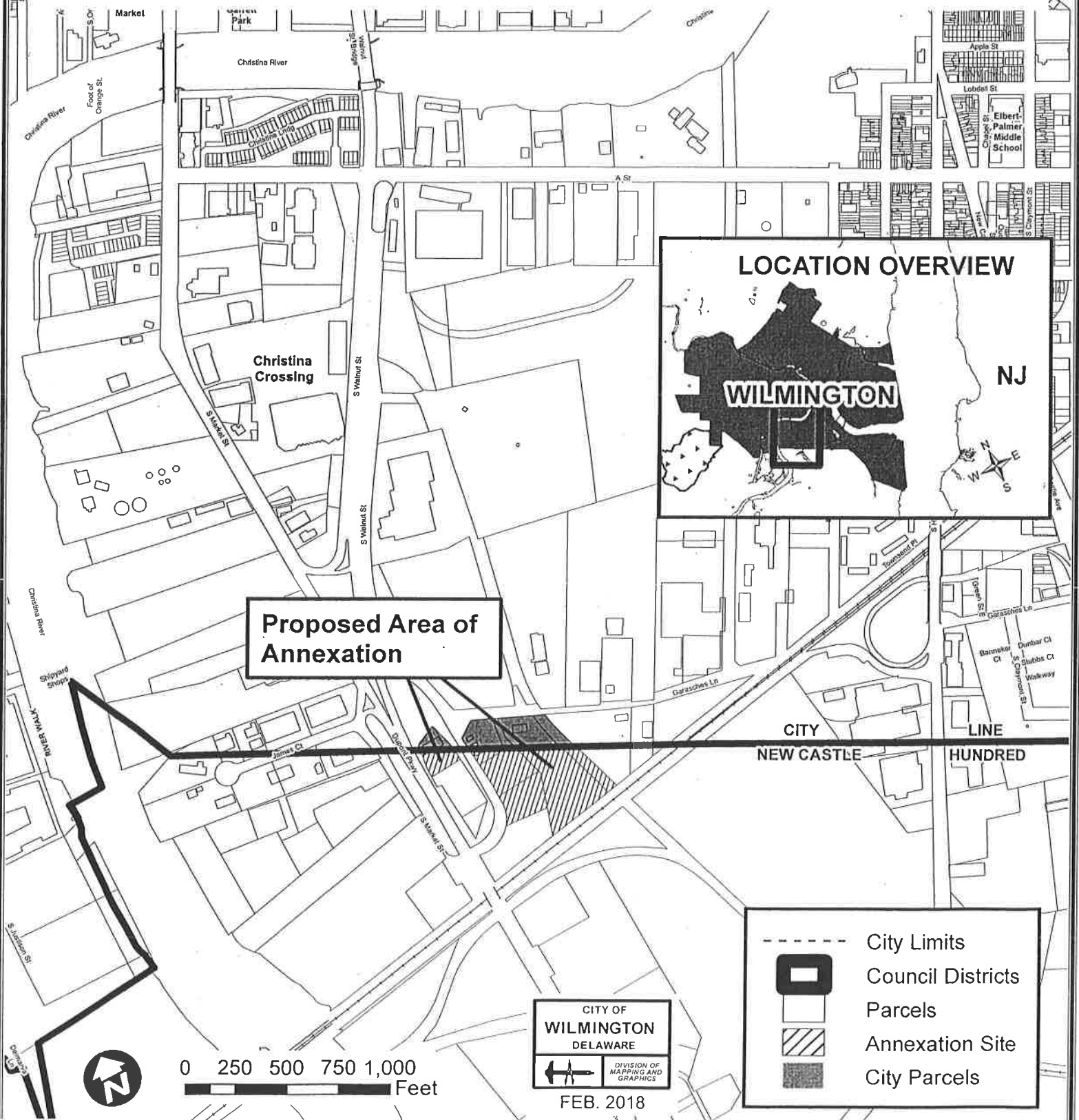
EXHIBIT D

MAP 4

PROPOSED AREA OF ANNEXATION Annexation to be added to City Council District No. 4

Tax Parcels:

10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019,
10-001.00-020, 10-001.00-022, 26-057.00-050



Proposed Area of Annexation

CITY LINE
NEW CASTLE HUNDRED

- - - - -	City Limits
□	Council Districts
□	Parcels
▨	Annexation Site
■	City Parcels

CITY OF WILMINGTON DELAWARE
DIVISION OF MAPPING AND GRAPHICS
FEB. 2018

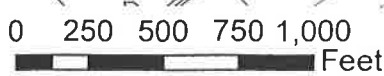


EXHIBIT E

MAP 1

PROPOSED AREA OF ANNEXATION S. Madison Street and Interstate 95

Tax Parcel: 07-040.30-001

1 parcel totaling approximately 3.72 acres

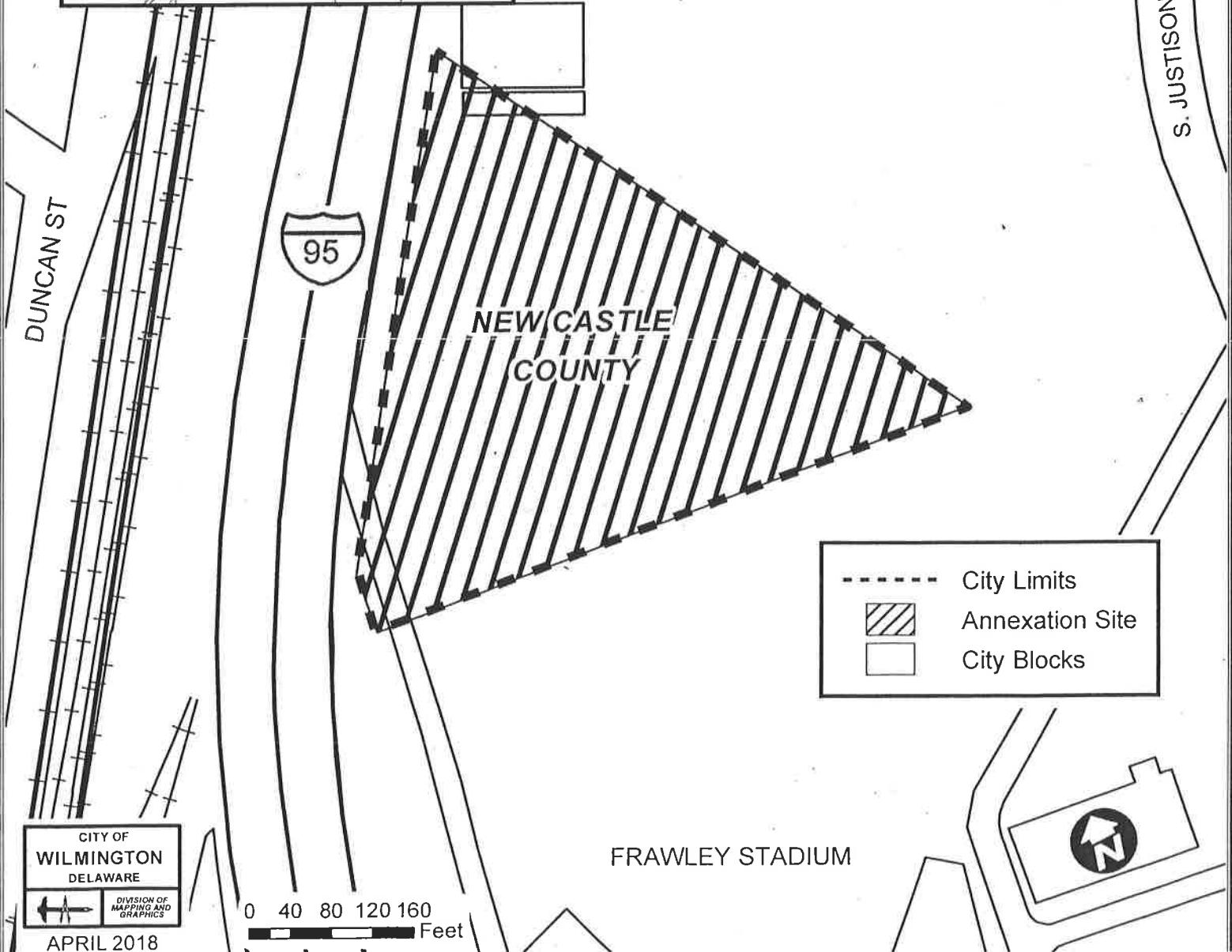
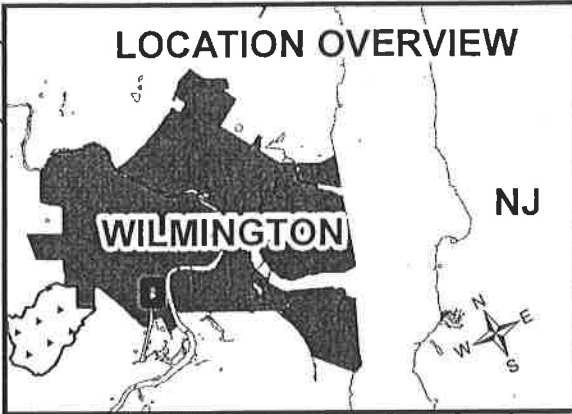
HOLLINGSWORTH AVE

S. JUSTISON ST

S. MADISON

BEECH ST

S. JUSTISON ST



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
MAPPING AND
GRAPHICS
APRIL 2018

FRAWLEY STADIUM

**DESCRIPTION OF ANNEXATION OF
RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE
LAND INTO THE CITY OF WILMINGTON
TAX PARCEL 07-040.30-001 (COUNTY)
CITY OF WILMINGTON, DELAWARE**

BEGINNING at a point on the westerly side of South Madison Street, with a variable wide public right-of-way, as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102, and division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, said point also being 19.77 feet from the beginning of the 19th or North 08° 07' 13" West, 100.70 foot line of the deed dated July 13, 2016, as conveyed by Riverfront Development Corporation of Delaware to the State of Delaware acting by and through the Department of Transportation, as recorded in the Office of Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20160812-0040454; thence binding reversely on part of said 19th and 18th lines of said deed, as now surveyed

- 1) South 08° 07' 13" West, 19.77 feet to a point; thence
- 2) southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet, subtended by a chord of South 53° 07' 13" West, 35.36 feet to a point on the north side of Shipyard Drive, a 50' wide right of way, as shown on said right-of-way plans; thence binding reversely on the 17th, 16th, 15th and 14th lines of the aforementioned deed, and with the right of way line of Shipyard Drive; as now surveyed
- 3) North 81° 52' 47" West, 454.73 feet to a point; thence
- 4) North 08° 07' 13" East, 18.00 feet to a point; thence
- 5) North 81° 52' 48" West, 13.42 feet to a point on the westerly side of Stadium Drive; thence binding on said Stadium Drive right-of-way
- 6) North 08° 43' 49" East, 83.39 feet to a point on the 4th line of the deed dated July 13th, 2016, as conveyed by Riverfront Development Corporation of Delaware to the State of Delaware acting by and through the Department of Transportation, as recorded in the Office of Recorder of Deeds in and for the County of New Castle, Delaware in Instrument No. 20160713-0034024; thence binding on said 4th line and all of the 5th, 6th, 7th, 8th, 9th and 10th lines of said deed, as now surveyed

- 7) northeasterly, 32.32 feet along the arc of a curve to the right having a radius of 867.15 feet, subtended by a chord of North 18° 04' 32" East, 32.32 feet on the westerly side of Stadium Drive, a proposed variable width public right-of-way, as shown on said right-of-way plan; thence binding on said Stadium Drive right-of-way, as now surveyed
- 8) northeasterly, 31.60 feet along the arc of a curve to the right having a radius of 1,420.00 feet, subtended by a chord of North 37° 38' 40" East, 31.60 feet to a point; thence
- 9) North 38° 16' 56" East, 273.93 feet to a point; thence
- 10) North 35° 04' 00" East, 35.53 feet to a point; thence
- 11) northeasterly, 45.43 feet along the arc of a curve to the right having a radius of 109.79 feet, subtended by a chord of North 26° 14' 55" East, 45.11 feet to a point; thence
- 12) North 41° 46' 20" East, 2.96 feet to a point on the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware; thence binding on said division line
- 13) South 26° 56' 45" East, 525.10 feet to the point of beginning.

CONTAING 133,211 square feet or 3.0581 acres of land, more or less.

BEING part of Parcel 1 of the same lands as described in a deed from Delmarva Power & Light Company to Riverfront Development Corporation of Delaware, dated July 11, 2016 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number: 20160713-0034024.

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees



**DESCRIPTION OF ANNEXATION OF
PART OF SHIPYARD DRIVE AND SOUTH MADISON STREET
INTO THE CITY OF WILMINGTON
TAX MAP 07-040.30 (COUNTY)
CITY OF WILMINGTON, DELAWARE**

BEGINNING at a point on the 11th or North 81° 48' 15" West, 839.45 foot line in the deed dated July 13, 2016, as conveyed by Riverfront Development Corporation of Delaware to the State of Delaware acting by and through the Department of Transportation, as recorded in the Office of Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20160812-0040454, as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102, also being the south side of Shipyard Drive with a 50 foot wide right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, said point also being 267.80 feet from the beginning of said line; thence binding on part of said 11th and 12th thru 19th lines of said deed, as now surveyed

- 1) North 81° 48' 15" West, 571.65 feet to a point on the westerly side of Stadium Drive, a proposed variable width public right-of-way, as shown on said right-of-way plan; thence binding on said Stadium Drive right-of-way
- 2) North 12° 39' 45" East, 85.64 feet to a point
- 3) northeasterly, 66.68 feet along the arc of a curve to the right having a radius of 867.15 feet, subtended by a chord of North 14° 54' 14" East, 66.67 feet to a point
- 4) South 08° 43' 49" West, 83.39 feet to a point
- 5) South 81° 52' 48" East, 13.42 feet to a point
- 6) South 08° 07' 13" West, 18.00 feet to a point on the north side of said Shipyard Drive right of way; thence binding on said
- 7) South 81° 52' 47" East, 454.73 feet to a point
- 8) northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet, subtended by a chord of North 53° 07' 13" East, 35.36 feet to a point on the west side of South Madison Street, with variable width right of way, as shown on said right-of-way plans; thence binding on said right of way line

9) North 08° 07' 13" East, 19.77 feet to a point to a point on the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware; thence binding on said division line

10) South 26° 56' 45" East, 113.30 feet to the point of beginning.

CONTAINING 27,938 square feet or 0.6414 acre of land, more or less.

BEING part of the same lands as described in a deed from Riverfront Development Corporation of Delaware to State of Delaware, acting by and through the Department of Transportation, dated July 13, 2016 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number: 20160812-004.



Rummel, Klepper and Kahl, LLP

Troy W. Rees

Professional Land Survey Delaware No. 755

Troy W. Rees 4/17/18

17, 2018

EXHIBIT F

MAP 2

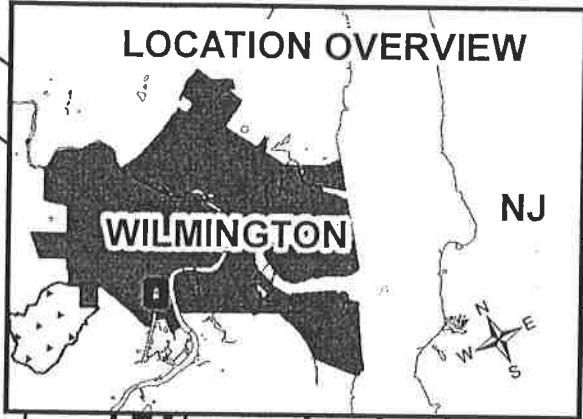
PROPOSED AMENDMENT TO THE OFFICIAL BUILDING ZONE MAP

Tax Parcel: 07-040.30-001

HOLLINGSWORTH AVE

W-4

S. JUSTISON ST



W-2

S. MADISON

BEECH ST

DUNCAN ST



Heavy Industrial

W-2

NEW CASTLE COUNTY
CITY LIMITS

R-3

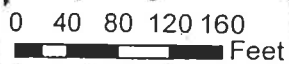
	City Blocks
	City Zoning
	Annexation Site

Proposed Rezoning:
HI : Heavy Industrial (County)
to W-2: Waterfront
Commercial/Manufacturing (City)

CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

FRAWLEY STADIUM



FEB. 2018



EXHIBIT G

MAP 3 SUPPLEMENTAL BUILDING ZONE MAP

Tax Parcel: 07-040.30-001

AE

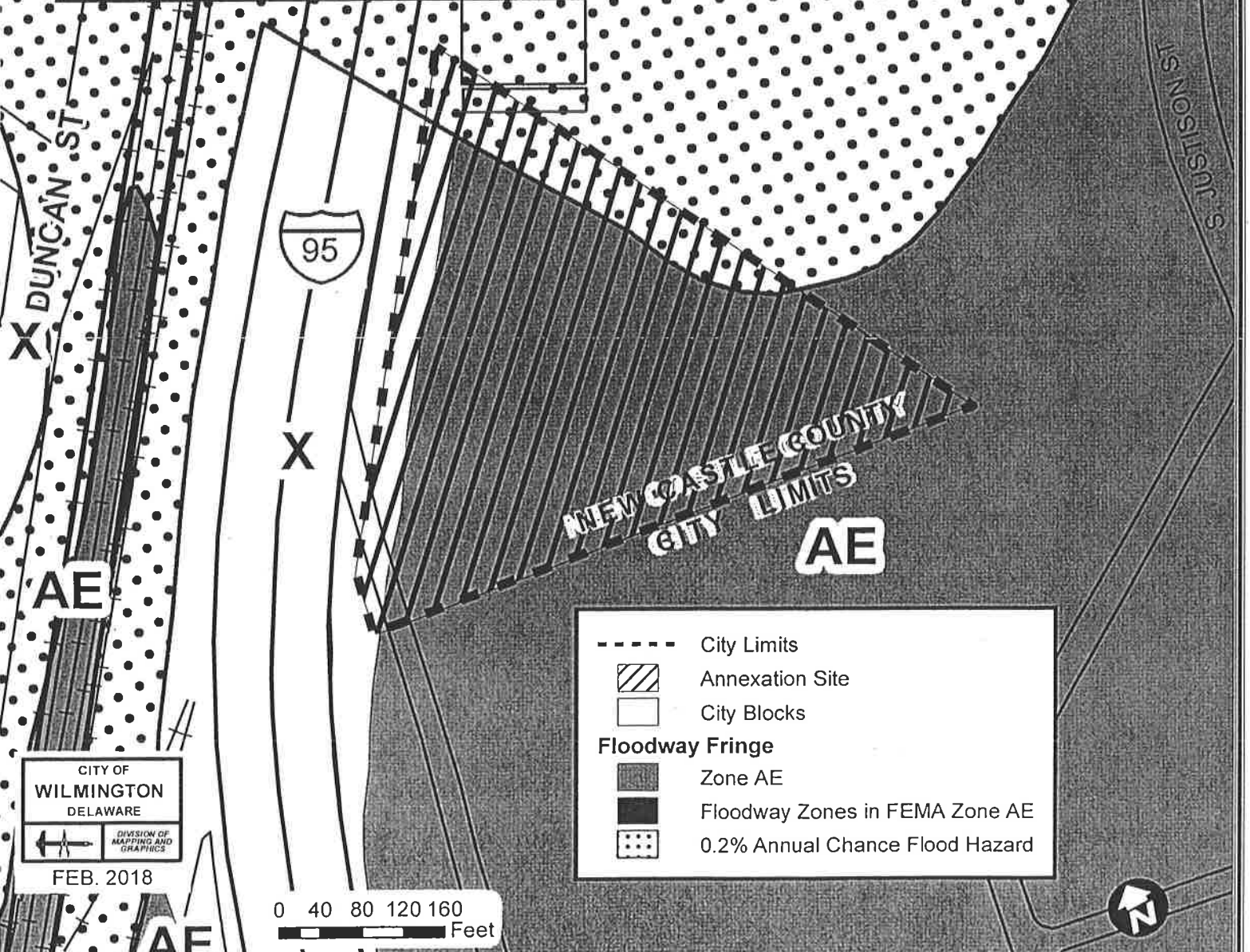
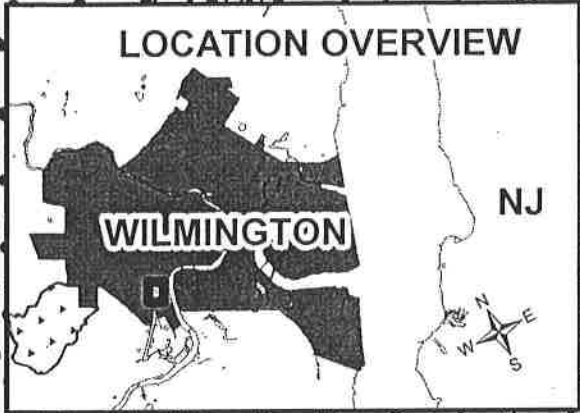
HOLLINGSWORTH AVE

S. JUSTISON ST

S. MADISON ST

BEECH ST

S. JUSTISON ST



NEW CASTLE COUNTY
CITY LIMITS

AE

AE

CITY OF
WILMINGTON
DELAWARE
DIVISION OF
MAPPING AND
GRAPHICS

FEB. 2018

- City Limits
- Annexation Site
- City Blocks
- Floodway Fringe**
- Zone AE
- Floodway Zones in FEMA Zone AE
- 0.2% Annual Chance Flood Hazard

0 40 80 120 160
Feet

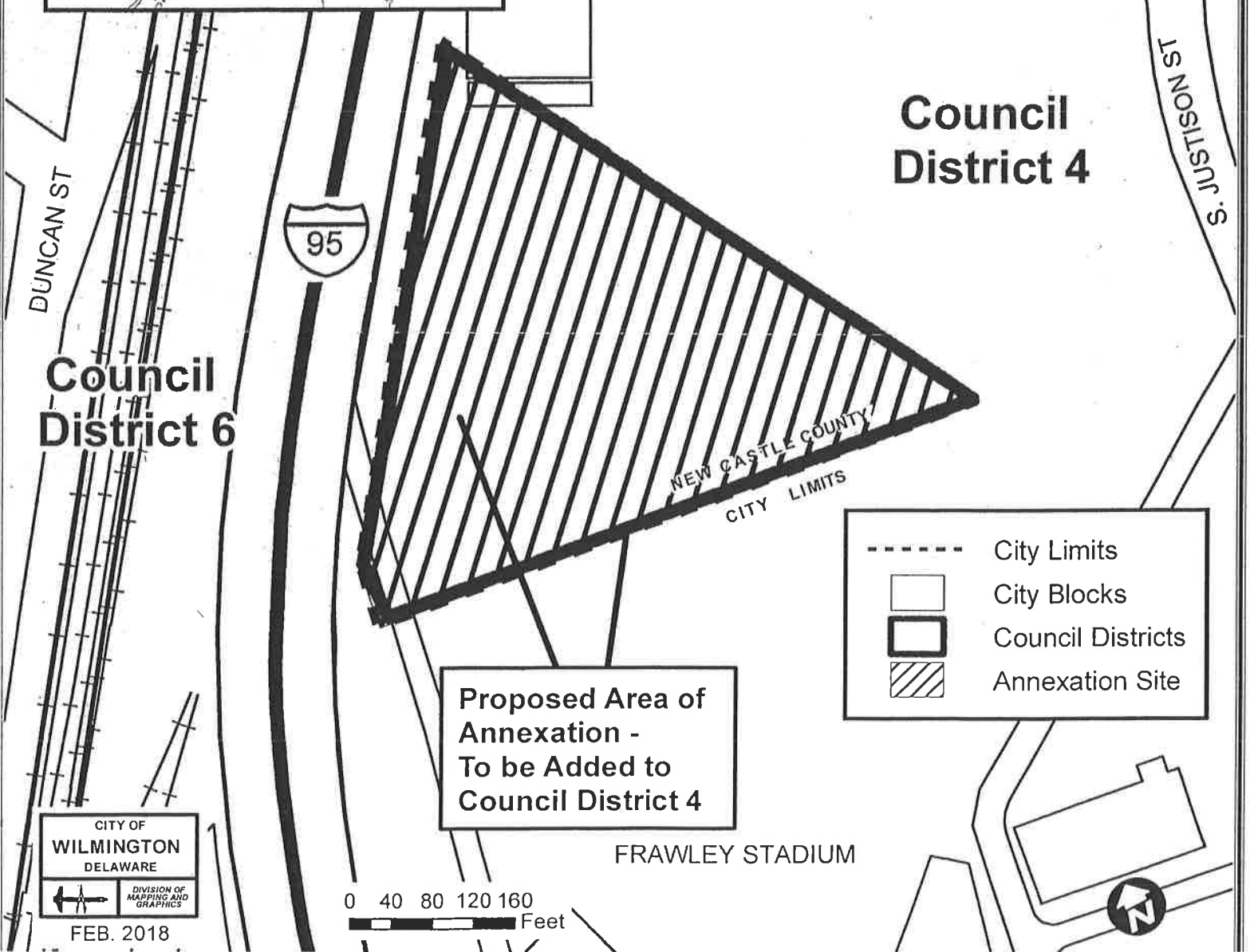
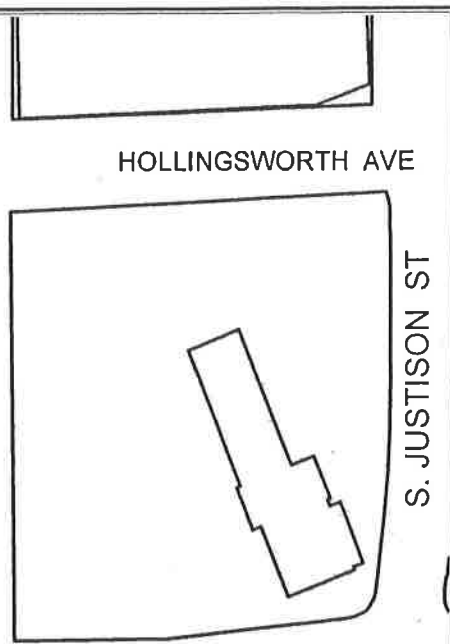
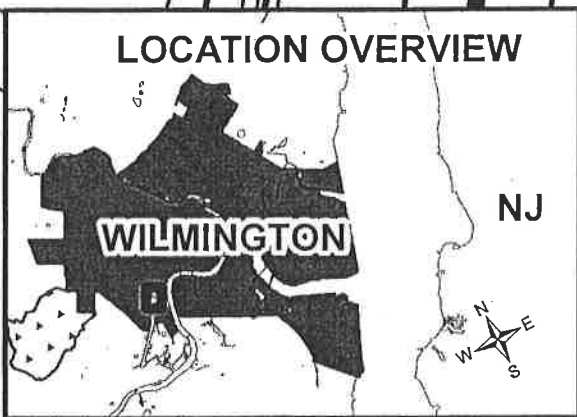


EXHIBIT H

MAP 4

PROPOSED AREA OF ANNEXATION Annexation to be added to City Council District No. 4

Tax Parcel: 07-040.30-001



Wilmington, Delaware
July 2, 2018

#

Sponsor:

**Council
Member
Harlee**

WHEREAS, Section 5-600 of the Wilmington City Charter provides that modifications to the City's Comprehensive Development Plan may be recommended by the Planning Department with the advice of the City Planning Commission and adopted by City Council resolution after a public hearing; and

WHEREAS, the "Neighborhood Comprehensive Development Plan for the East Side Analysis Area" (the "East Side Comprehensive Plan") was adopted by City Council on April 1, 2004 and later amended on April 5, 2012; and

WHEREAS, Ordinance No. 18-019 has been introduced to City Council to amend the City's Official Building Zone Map relating to changing the zoning classifications of the two blocks (seven parcels) of land known as 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121 N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141 (collectively, the "Parcels"), from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications; and

WHEREAS, the City Planning Commission has considered the Planning Department's analysis and testimony along with other evidence and testimony at its duly advertised public meeting held on February 20, 2018; and

WHEREAS, at its meeting on February 20, 2018, the City Planning Commission passed Resolution 02-18, which recommended the following amendments to the East Side Comprehensive Plan in order to reflect the proposed rezoning of the Parcels from C-2

(Secondary Business Centers) to C-3 (Central Retail) zoning classifications: (i) revise Plan Map D-9, as illustrated on the map attached hereto and made a part hereof as Exhibit "A"; (ii) revise Plan Map E, as illustrated on the map attached hereto and made a part hereof as Exhibit "B"; and (iii) amend Section 1 of Chapter 3 of the Plan, as set forth on Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, in accordance with Wilmington City Charter Section 5-600(a), a duly advertised public hearing is scheduled to be held on July 2, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the City Council hereby approves the following amendments to the East Side Comprehensive Plan: (i) revise Plan Maps D-9 and E to change the proposed land use designation for the Parcels from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the maps attached hereto and made a part hereof as Exhibits "A" and "B" and (ii) amend Section 1 of Chapter 3 of the Plan to change the proposed land use designation for the Parcels from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as set forth on Exhibit "C" attached hereto and made a part hereof.

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution approves amendments to the Neighborhood Comprehensive Development Plan for the East Side Analysis Area to change the proposed land use designation for two blocks (seven parcels) of land known as 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121 N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141, from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications.

EXHIBIT A

MAP D-9 EAST SIDE ANALYSIS AREA Proposed Zoning Changes

⊠ C-2 Rezoned to C-3

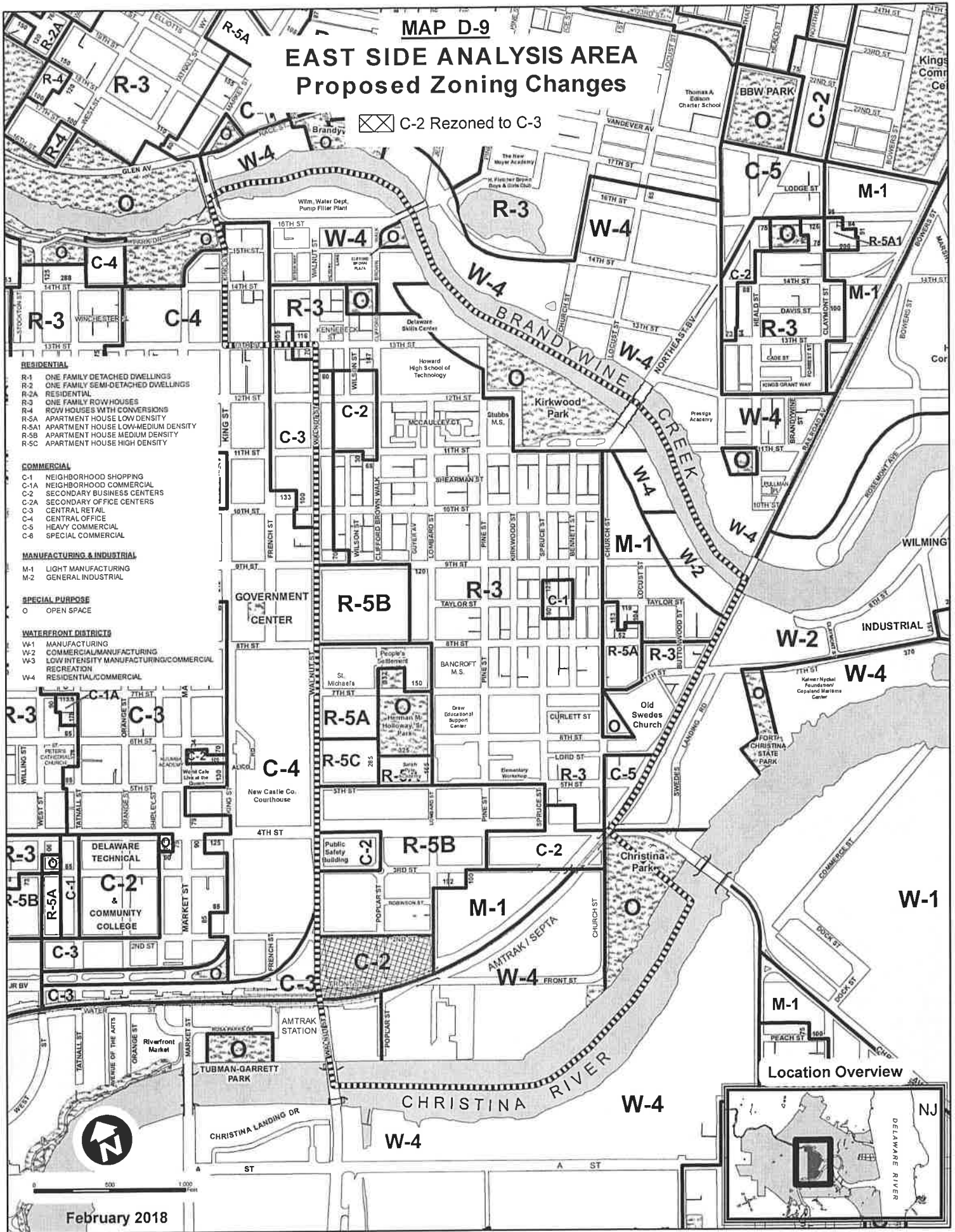
- RESIDENTIAL**
- R-1 ONE FAMILY DETACHED DWELLINGS
 - R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
 - R-2A RESIDENTIAL
 - R-3 ONE FAMILY ROWHOUSES
 - R-4 ROW HOUSES WITH CONVERSIONS
 - R-5A APARTMENT HOUSE LOW DENSITY
 - R-5A1 APARTMENT HOUSE LOW-MEDIUM DENSITY
 - R-5B APARTMENT HOUSE MEDIUM DENSITY
 - R-5C 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
 - W-4 RECREATION RESIDENTIAL/COMMERCIAL



Location Overview

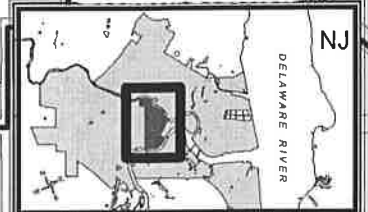
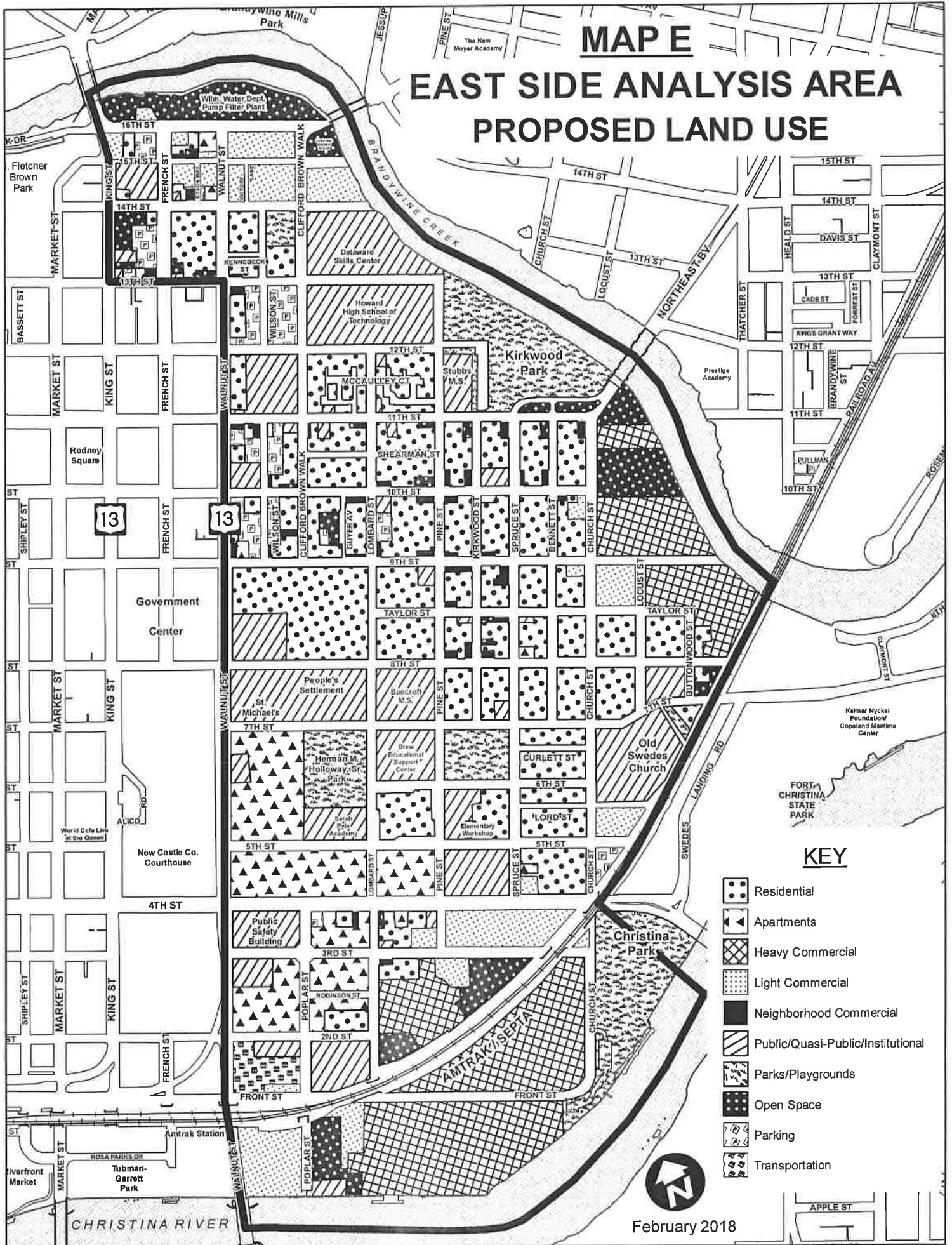


EXHIBIT B

MAP E

EAST SIDE ANALYSIS AREA

PROPOSED LAND USE



- KEY**
- Residential
 - Apartments
 - Heavy Commercial
 - Light Commercial
 - Neighborhood Commercial
 - Public/Quasi-Public/Institutional
 - Parks/Playgrounds
 - Open Space
 - Parking
 - Transportation



February 2018

EXHIBIT C

Area 8 – The 100 and 200 Blocks of Front Street (Map D-9)

Recommendation – It is recommended that the C-2 zone bounded by Front, Walnut, Second and Lombard Streets be rezoned to C-3.

Rationale – This rezoning is proposed because C-3 (Central Retail) is more appropriate for this downtown area. C-3 is intended for areas adjacent to Central Business Districts, while C-2 (Secondary Business Commercial Centers) is intended for secondary shopping areas outside of the Central Business District, often along highways. C-3 zoning permits all uses permitted as a matter of right in C-2 districts (such as apartments, retail, offices and community centers), plus wholesale indoor storage and light manufacturing provided they are incidental to a retail establishment, rail or bus passenger terminals, and printing facilities. C-3 zoning is also appropriate for Area 8 because it does not change the status of the existing land uses and because it expands a C-3 zone located directly to the west of Area 8, adjacent to the western boundary of the ESAA.*

The rezoning of Area 8 is also proposed because C-3 zoning will permit a planned transit center to be constructed at 100 N. Walnut Street. Map E, updated March 2018, proposes a “Transportation” land use for the transit center site. This land use is intended to accommodate facilities and terminals for passenger transit that provide areas for passengers to access, wait for, and transfer between vehicles, along with the necessary fare payment operations. The facilities may include incidental commercial establishments and parking.

* This acronym for the East Side Analysis Area is used throughout the Plan.

AN ORDINANCE TO REZONE TWO BLOCKS (SEVEN PARCELS) OF LAND LOCATED IN DOWNTOWN WILMINGTON WITHIN THE AREA BOUNDED BY FRONT, WALNUT, SECOND, AND LOMBARD STREETS FROM C-2 (SECONDARY BUSINESS CENTERS) TO C-3 (CENTRAL RETAIL) ZONING CLASSIFICATIONS

#4516

Sponsor:

Council
Member
Harlee

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 February 20, 2018 meeting and adopted Planning Commission Resolution 3-18, which recommended approval of the rezoning of the two blocks (seven parcels) of land known as 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121 N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141 (collectively, the "Parcels"), from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the map attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Council for the City of Wilmington deems it necessary and appropriate to rezone the Parcels from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, 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, City of Wilmington, Delaware," dated January 19, 2006 (as subsequently amended), are hereby amended by changing the zoning classifications of 100 and 102 N. Walnut Street, 300 East Second Street, 105 N. Poplar Street, 103 N. Poplar Street, 101 N. Poplar Street, 121

N. Poplar Street, and 100 and 110 N. Poplar Street, Wilmington, Delaware, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141, from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications, as illustrated on the map attached hereto and made a part hereof as Exhibit "A".

SECTION 2. The rezoning of the Parcels described herein and identified in Exhibit "A" attached hereto and made a part hereof is in accordance with the recommendations of the Neighborhood Comprehensive Development Plan for the East Side Analysis Area, as amended by City Planning Commission Resolution 2-18.

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

First Reading.....April 19, 2018
Second Reading.....April 19, 2018
Third Reading.....

Passed by City Council,

President of City Council

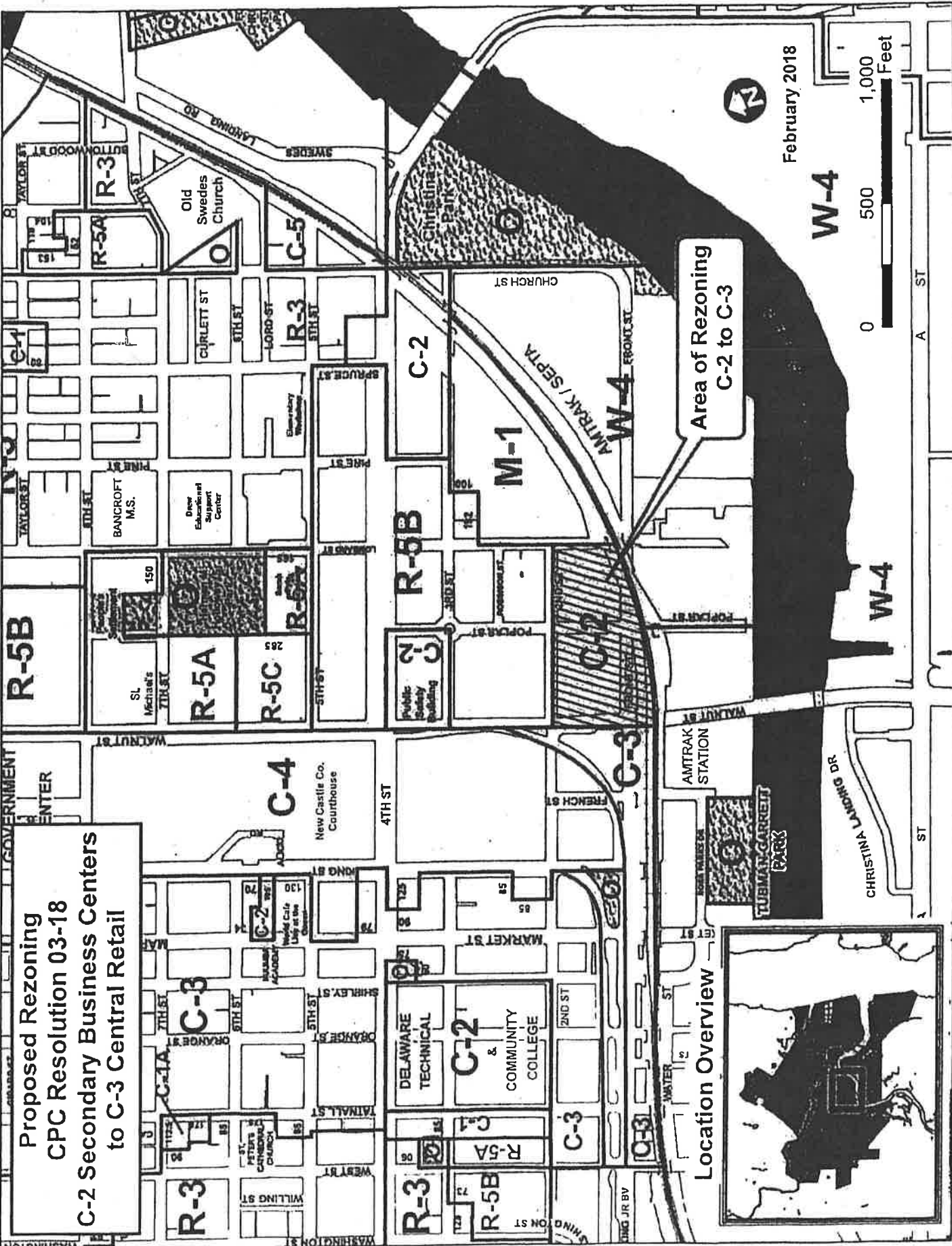
ATTEST: _____
City Clerk

Approved this ___ day of _____, 2018.

Mayor

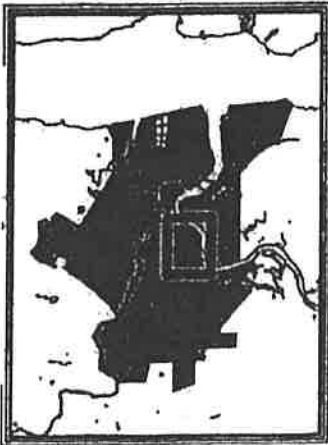
SYNOPSIS: This Ordinance rezones two blocks (seven parcels) of land bounded by Front, Walnut, Second, and Lombard Streets in Downtown Wilmington, being Tax Parcel ID Nos. 26-043.40-051, 26-043.40-203, 26-043.40-055, 26-043.40-054, 26-043.40-053, 26-043.40-050, and 26-043.40-141, from C-2 (Secondary Business Centers) to C-3 (Central Retail) zoning classifications.

EXHIBIT A



Proposed Rezoning
 CPC Resolution 03-18
 C-2 Secondary Business Centers
 to C-3 Central Retail

Area of Rezoning
 C-2 to C-3



February 2018

