

Wilmington, Delaware
July 12, 2018

#4528

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 July 12, 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,

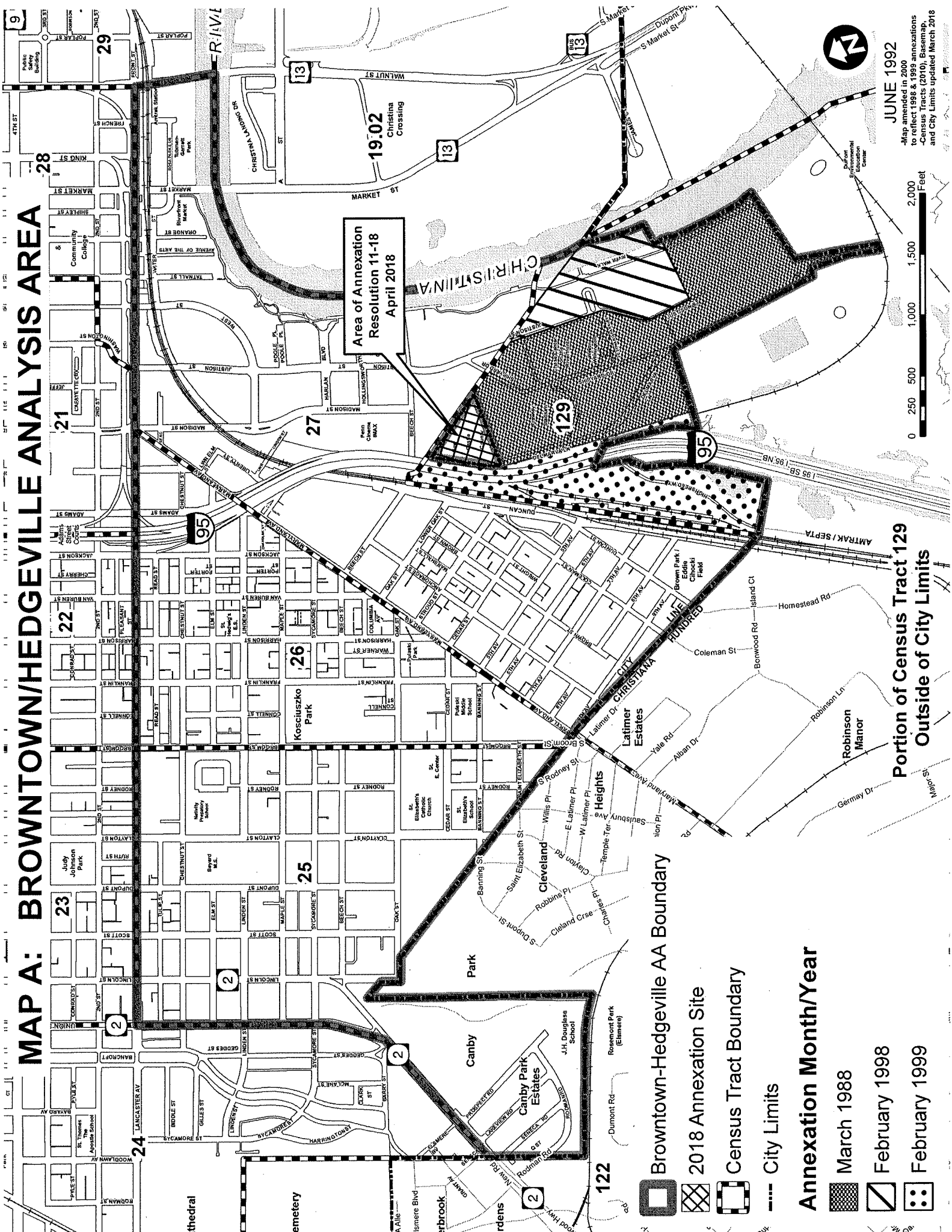
ATTEST: _____
City Clerk

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



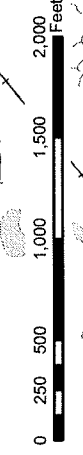
Area of Annexation Resolution 11-18 April 2018

19.02 Christina Crossing

129

JUNE 1992

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



Portion of Census Tract 129 Outside of City Limits

- Browntown-Hedgeville AA Boundary
- 2018 Annexation Site
- Census Tract Boundary
- City Limits

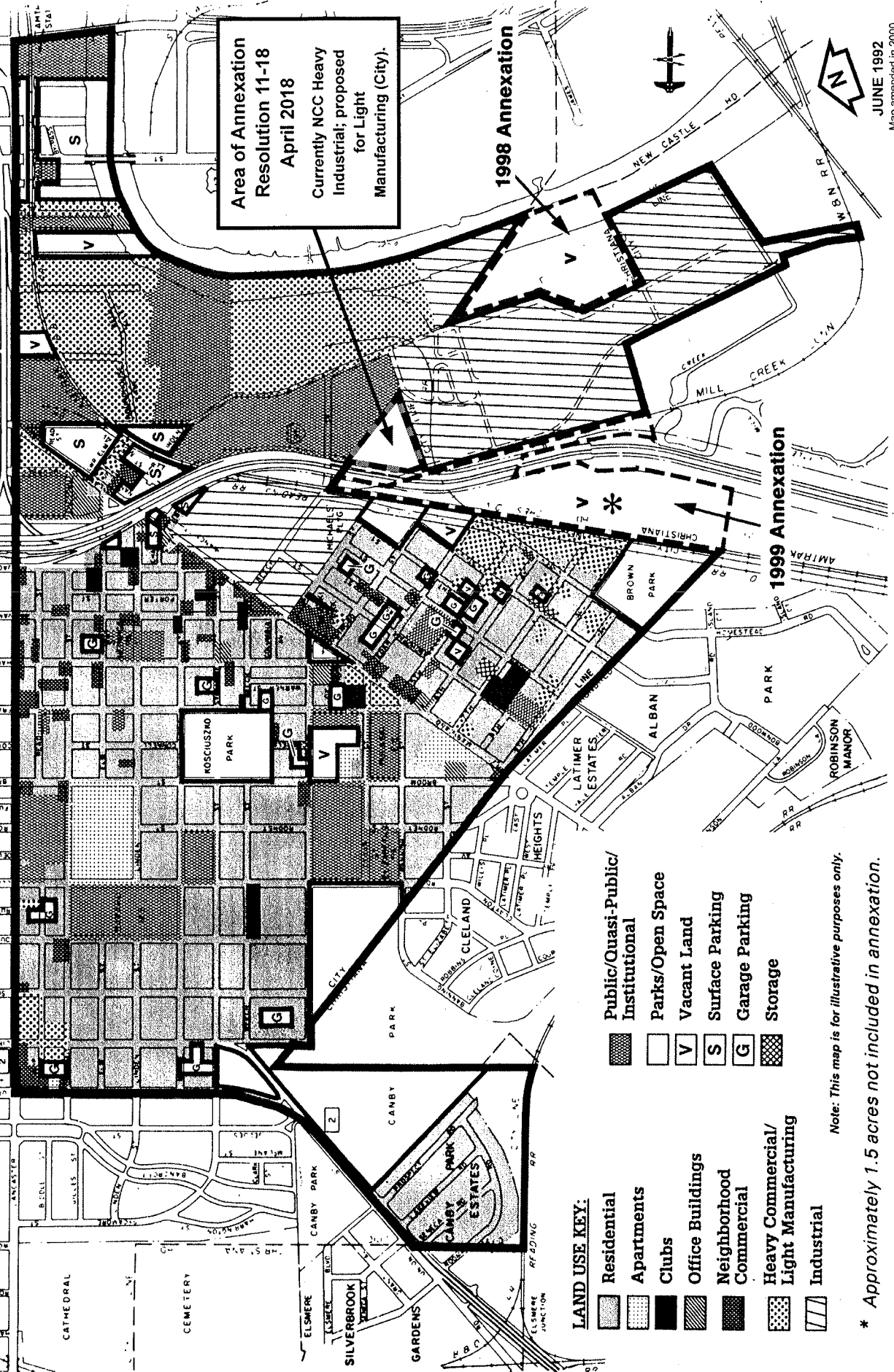
Annexation Month/Year

- March 1988
- February 1998
- February 1999

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.

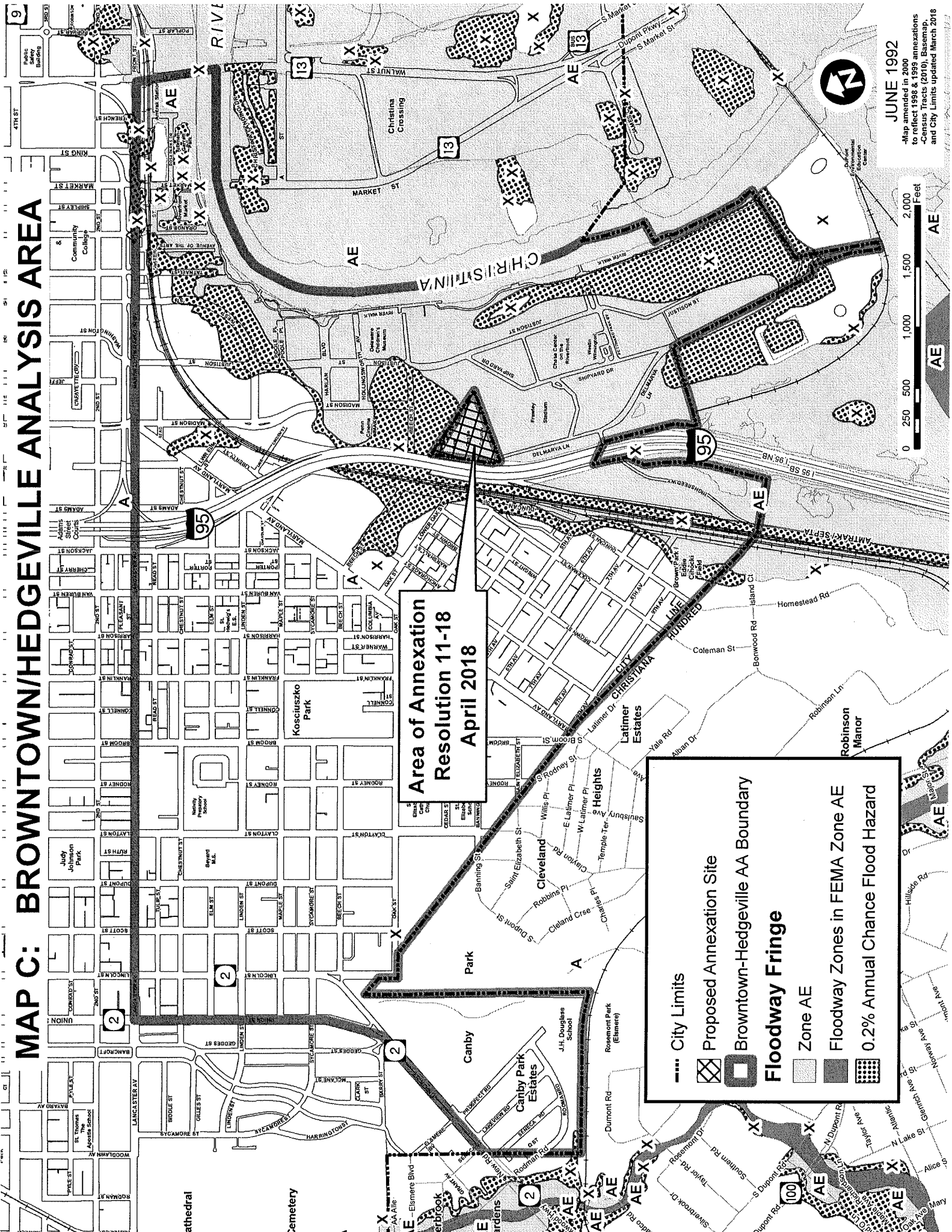
* Approximately 1.5 acres not included in annexation.

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

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

EXHIBIT C

MAP C: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



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

Legend

- 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), Esplanade, and City Limits updated March 2018

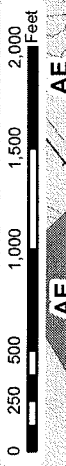
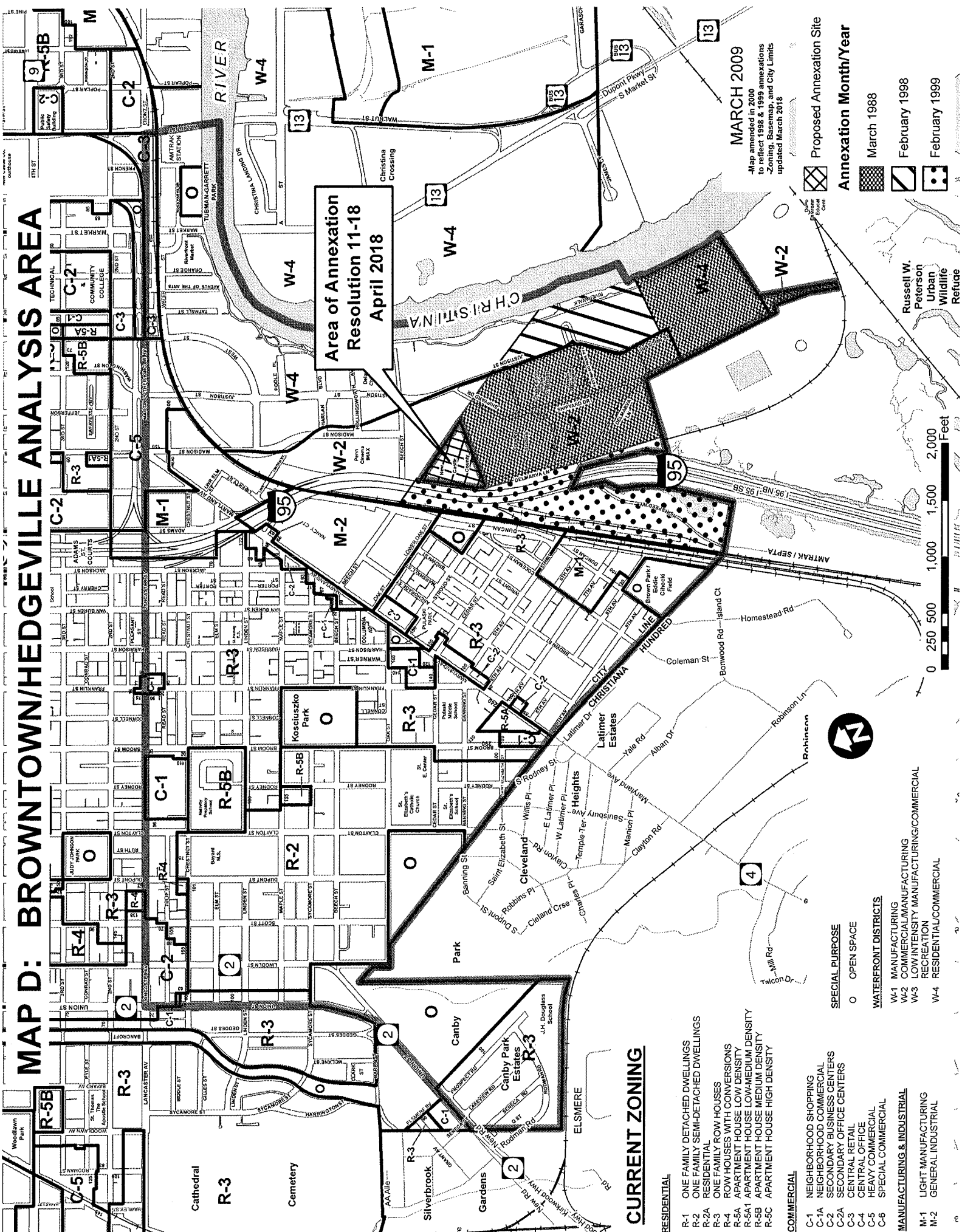


EXHIBIT D

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, Base map, and City Limits
updated March 2018

Proposed Annexation Site

Annexation Month/Year

- March 1988
- February 1998
- February 1999



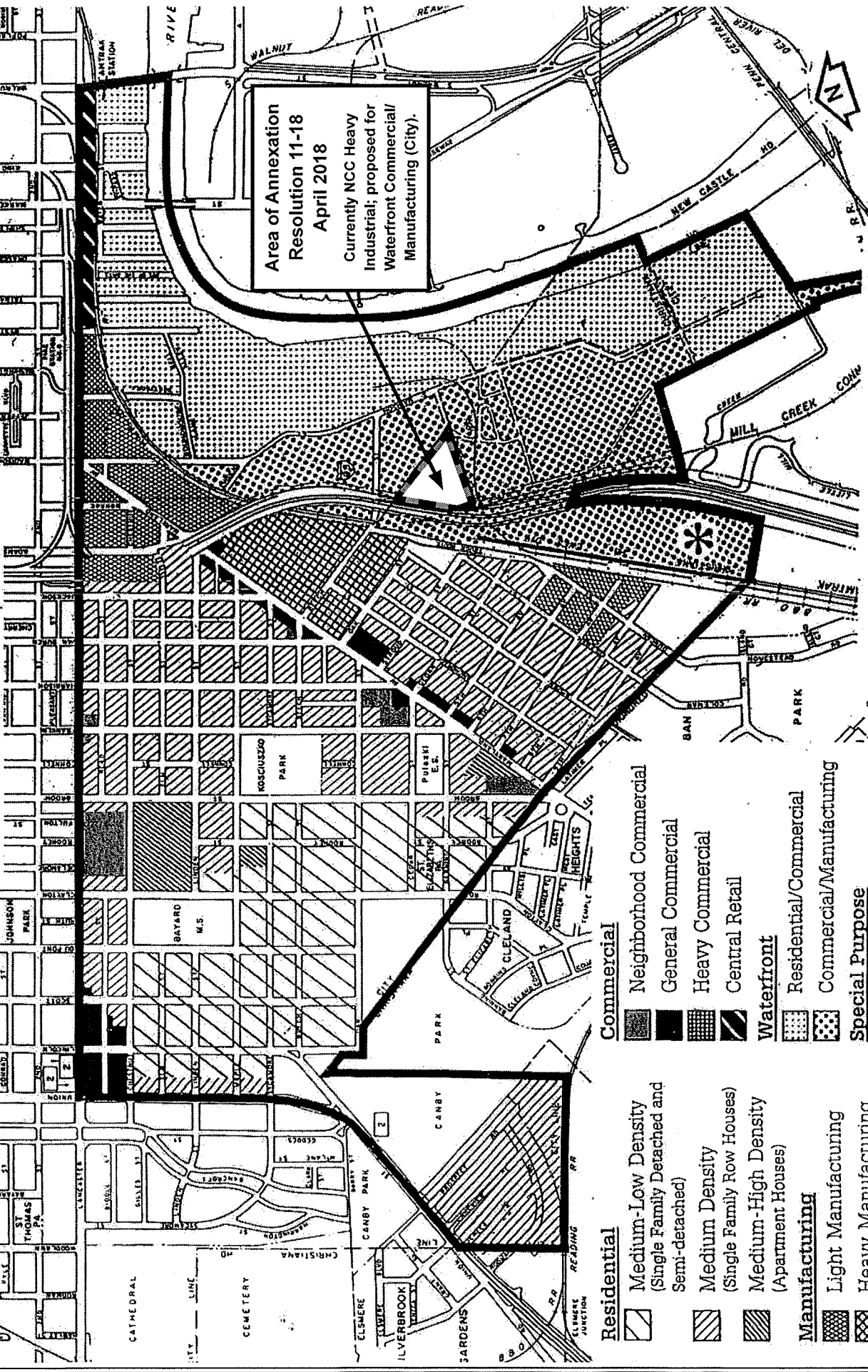
CURRENT ZONING

- 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 LOW/MEDIUM DENSITY
 - R-5C APARTMENT HOUSE MEDIUM DENSITY
 - R-5D 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 OFFICE
 - C-4 CENTRAL RETAIL
 - 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

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 | |

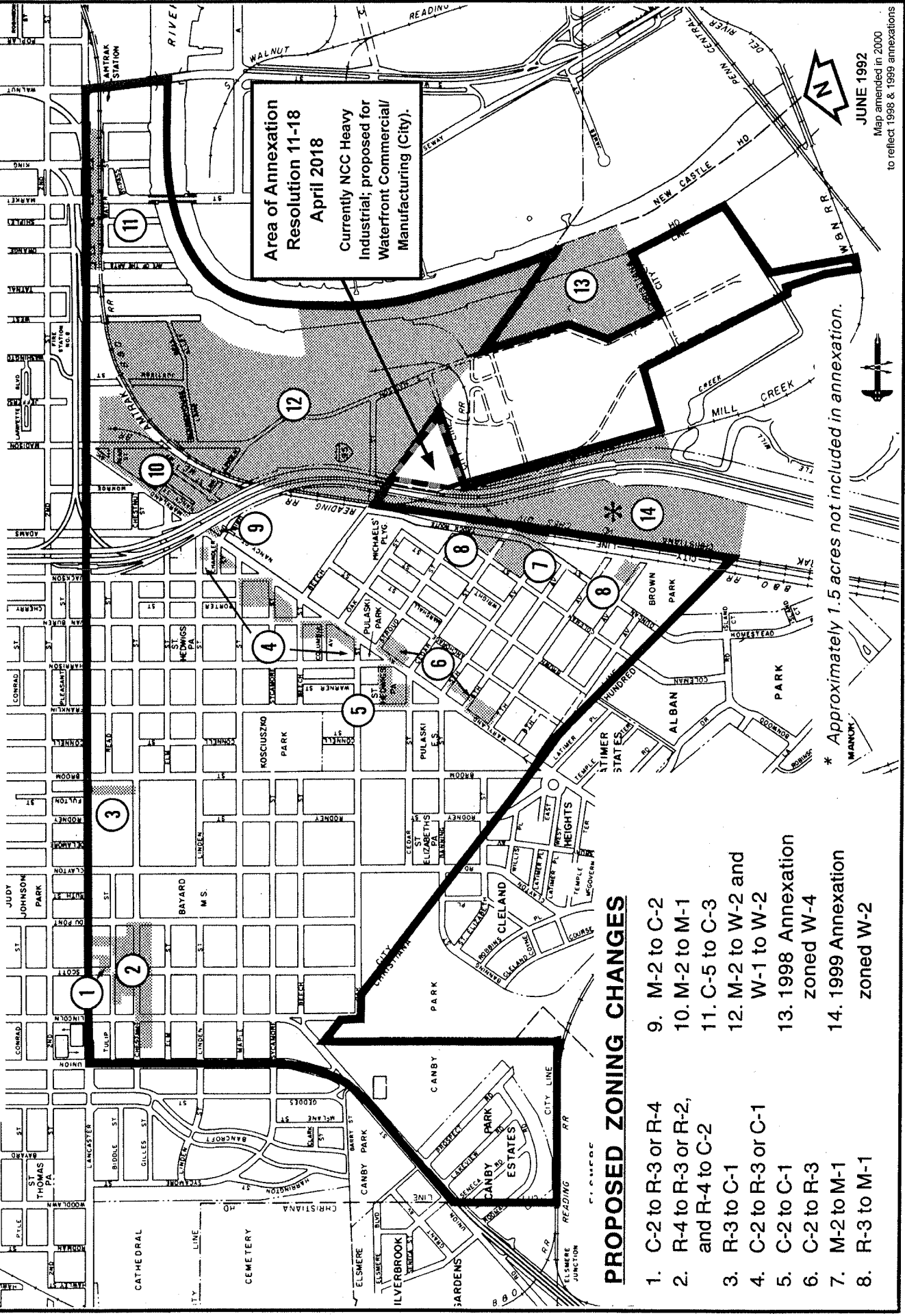
* Approximately 1.5 acres not included in annexation.

||| 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).

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

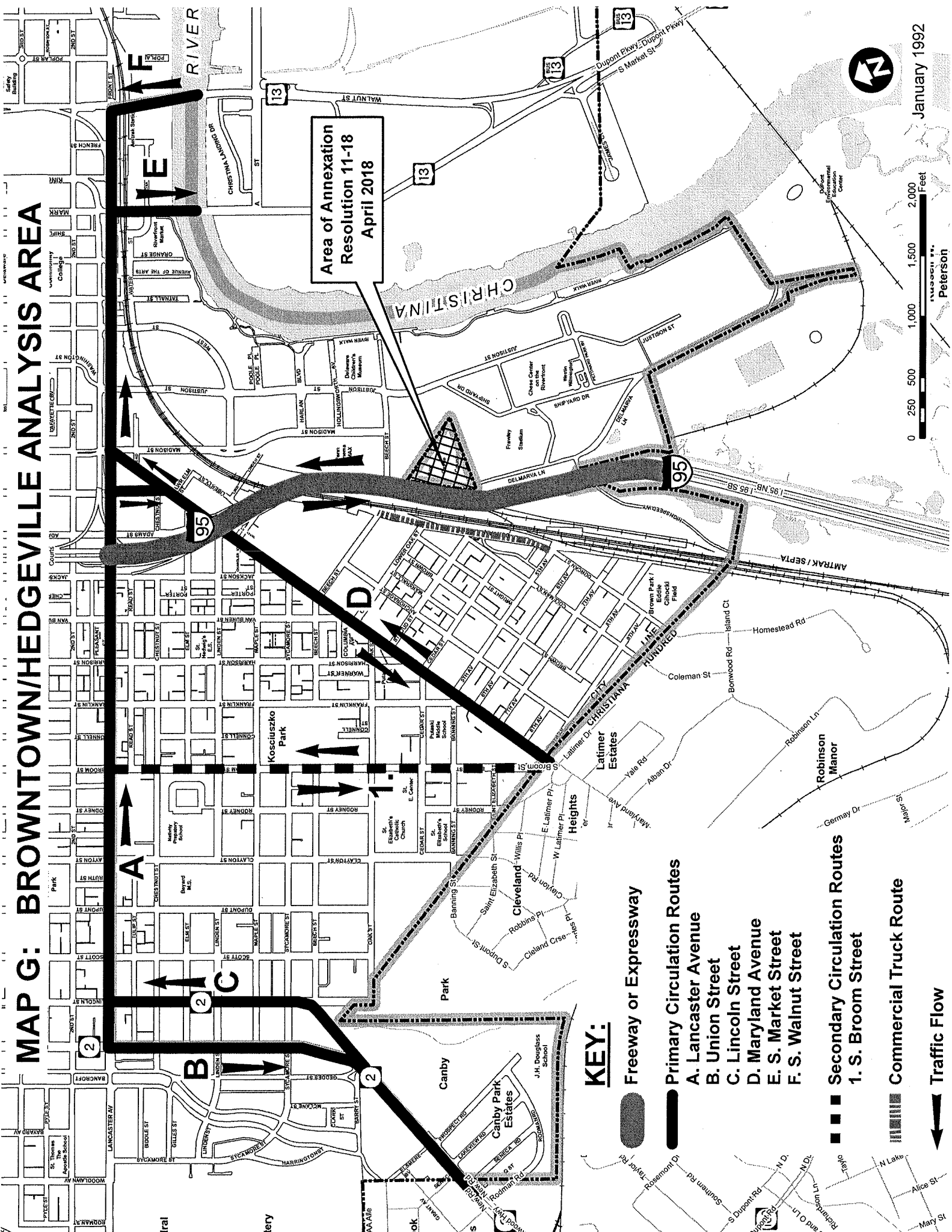
PROPOSED ZONING CHANGES

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

* Approximately 1.5 acres not included in annexation.

EXHIBIT G

MAP G: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



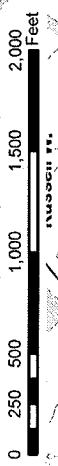
Area of Annexation
Resolution 11-18
April 2018

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



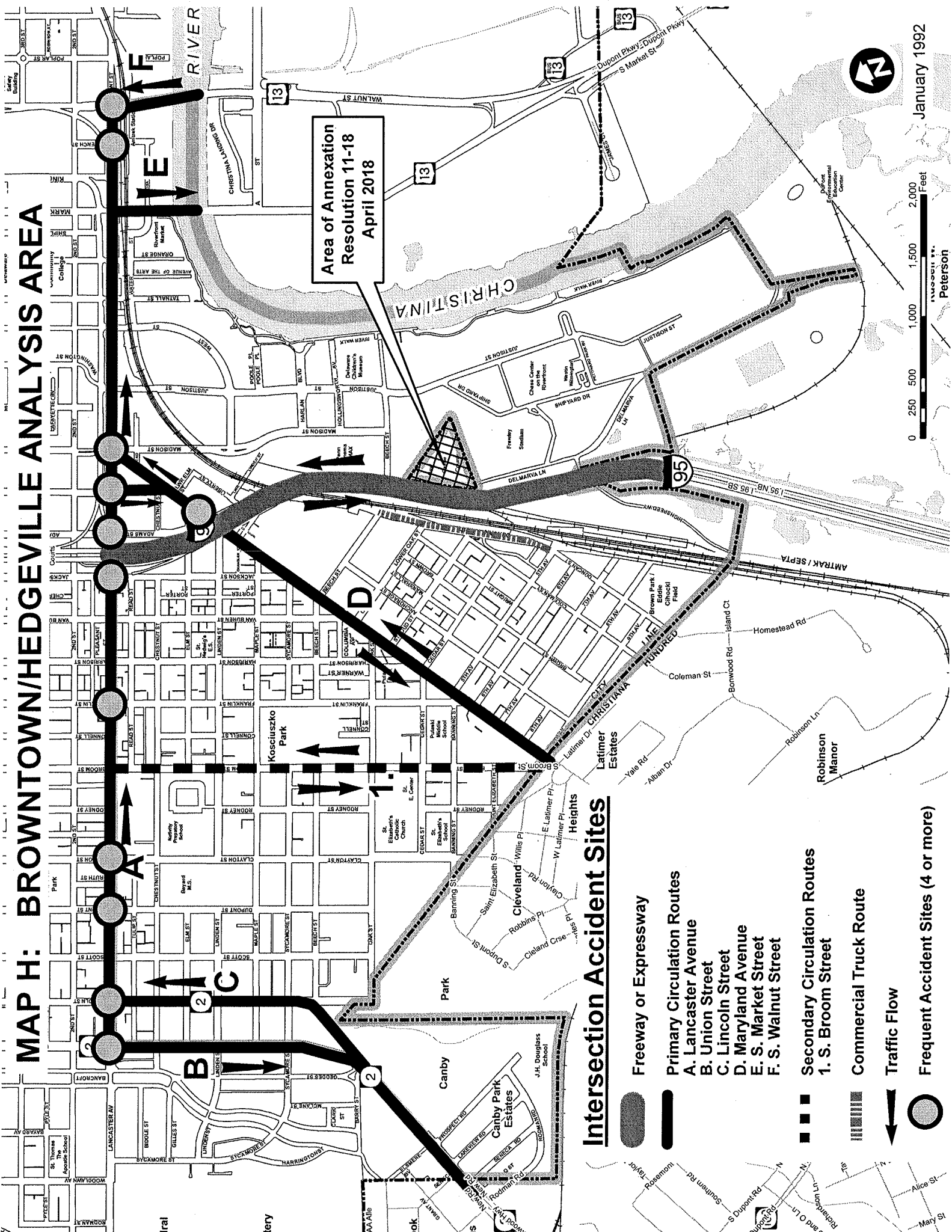
January 1992



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
 - 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
- Frequent Accident Sites (4 or more)

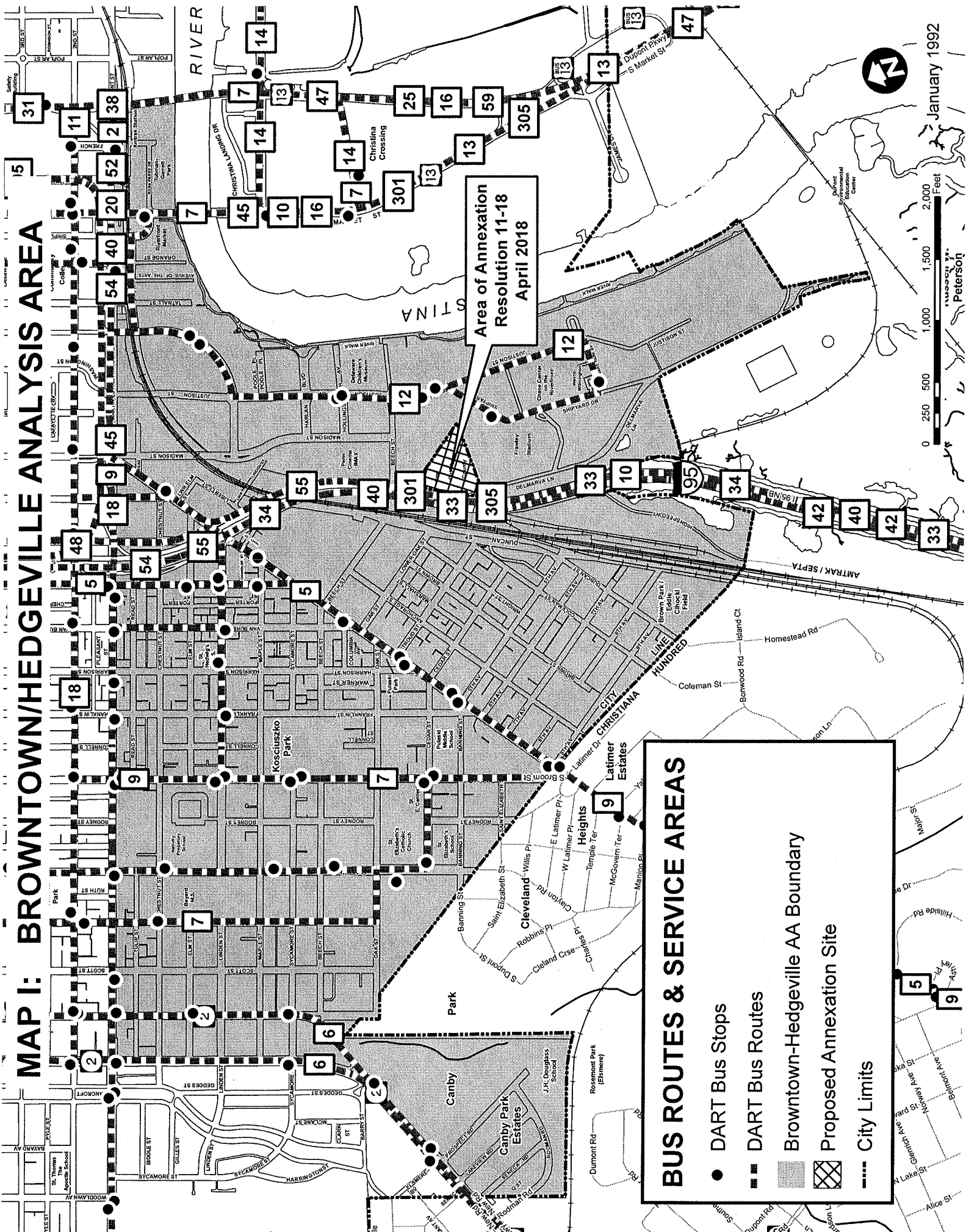
0 250 500 1,000 1,500 2,000 Feet
Peterston

January 1992



EXHIBIT I

MAP I: BROWNTOWN/HEDGEVILLE ANALYSIS AREA



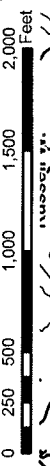
Area of Annexation
Resolution 11-18
April 2018

BUS ROUTES & SERVICE AREAS

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



January 1992

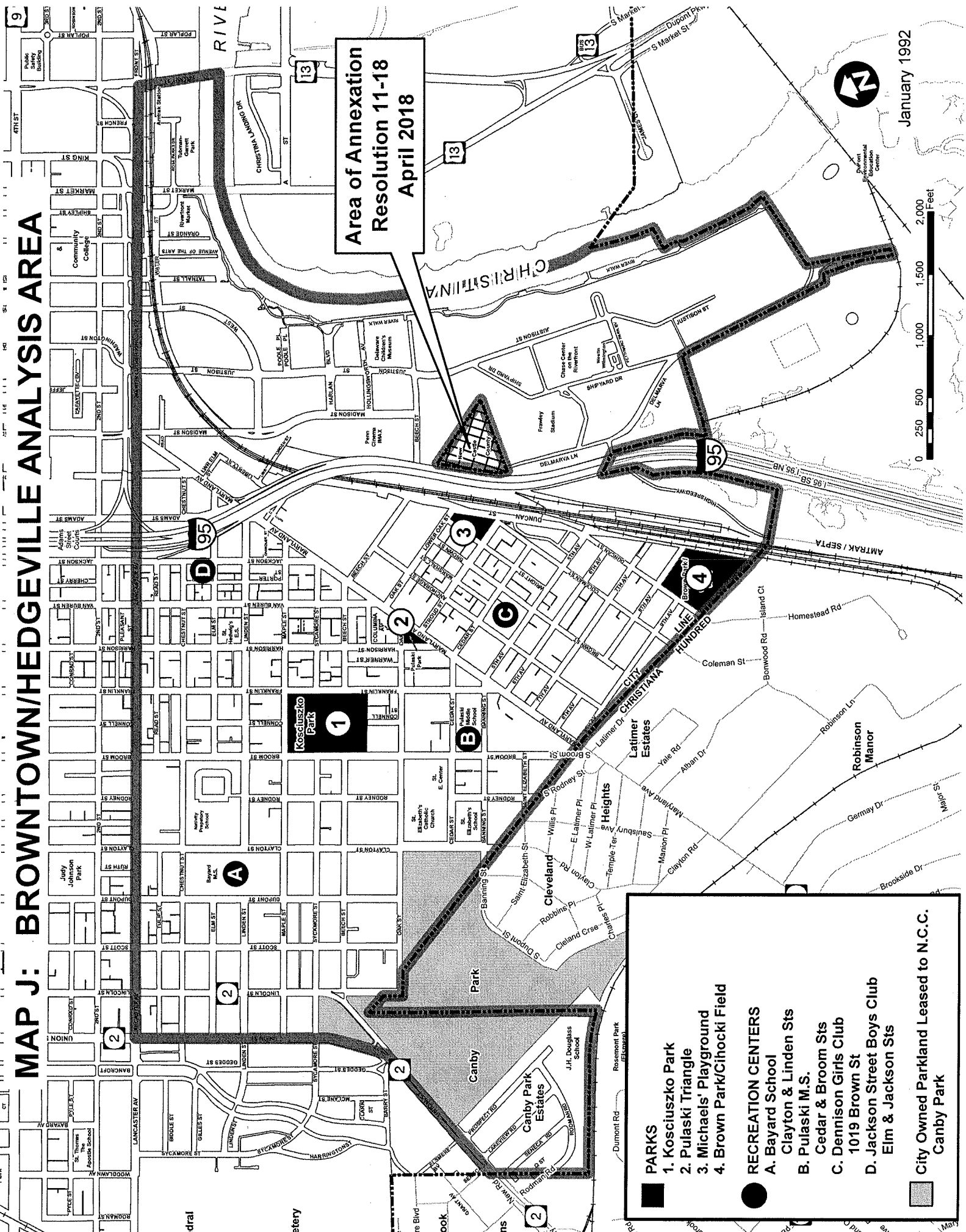


Petersoni

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

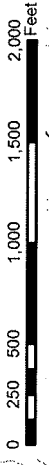
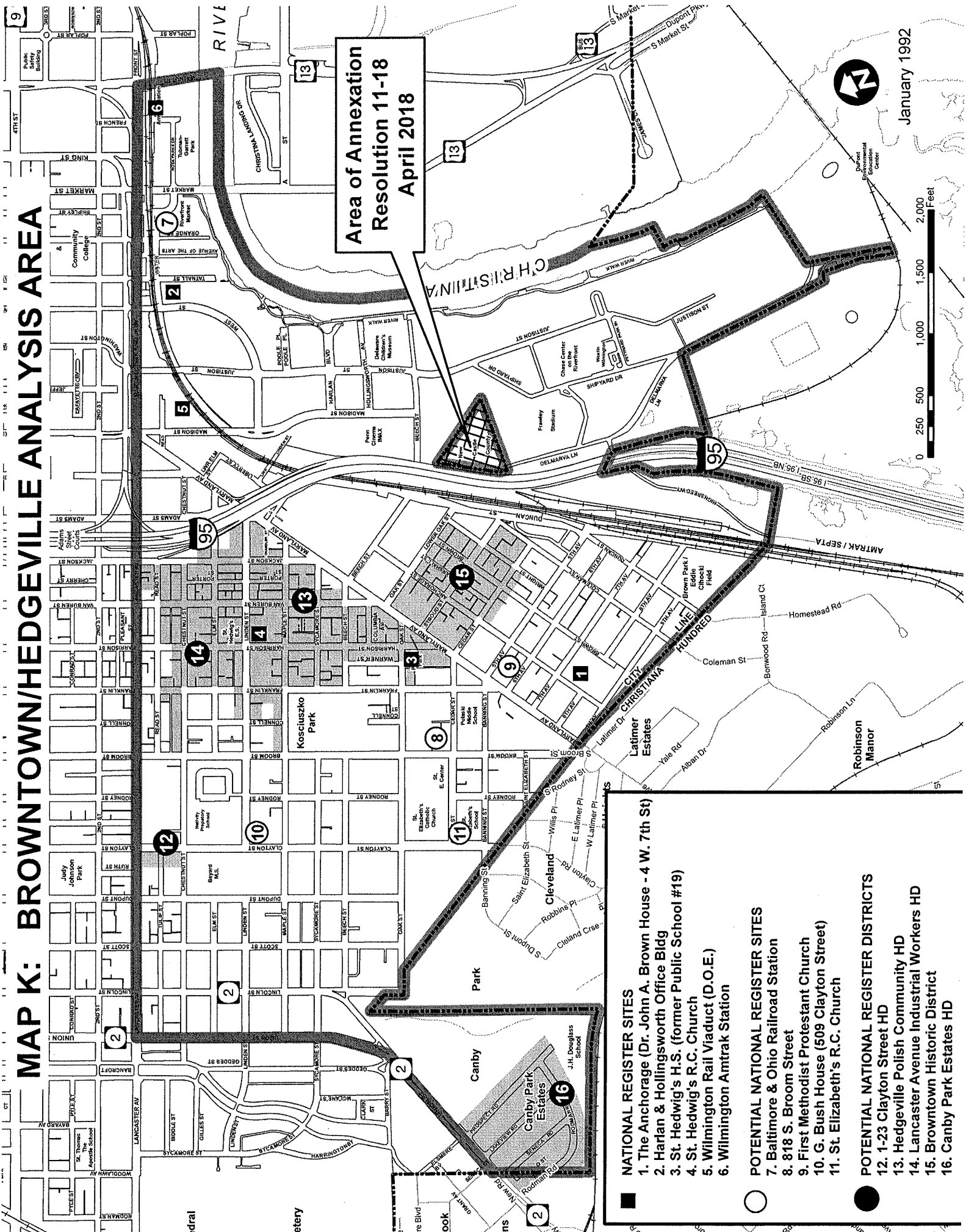


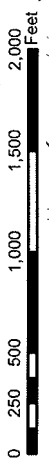
EXHIBIT K

MAP K: BROWNTOWN/HEDGEVILLE ANALYSIS AREA

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



January 1992



- NATIONAL REGISTER SITES**
 1. The Anchorage (Dr. John A. Brown House - 4 W. 7th St)
 2. Harlan & Hollingsworth Office Bldg
 3. St. Hedwig's H.S. (former Public School #19)
 4. St. Hedwig's R.C. Church
 5. Wilmington Rail Viaduct (D.O.E.)
 6. Wilmington Amtrak Station

- POTENTIAL NATIONAL REGISTER SITES**
 7. Baltimore & Ohio Railroad Station
 8. 818 S. Broom Street
 9. First Methodist Protestant Church
 10. G. Bush House (509 Clayton Street)
 11. St. Elizabeth's R.C. Church

- POTENTIAL NATIONAL REGISTER DISTRICTS**
 12. 1-23 Clayton Street HD
 13. Hedgeville Polish Community HD
 14. Lancaster Avenue Industrial Workers HD
 15. Browntown Historic District
 16. Canby Park Estates HD