

Wilmington, Delaware
July 12, 2018

#4529

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 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 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).

W0099244

EXHIBIT A

MAP A

SOUTH WILMINGTON COMPREHENSIVE PLAN Analysis Area - Census Tract 19.02

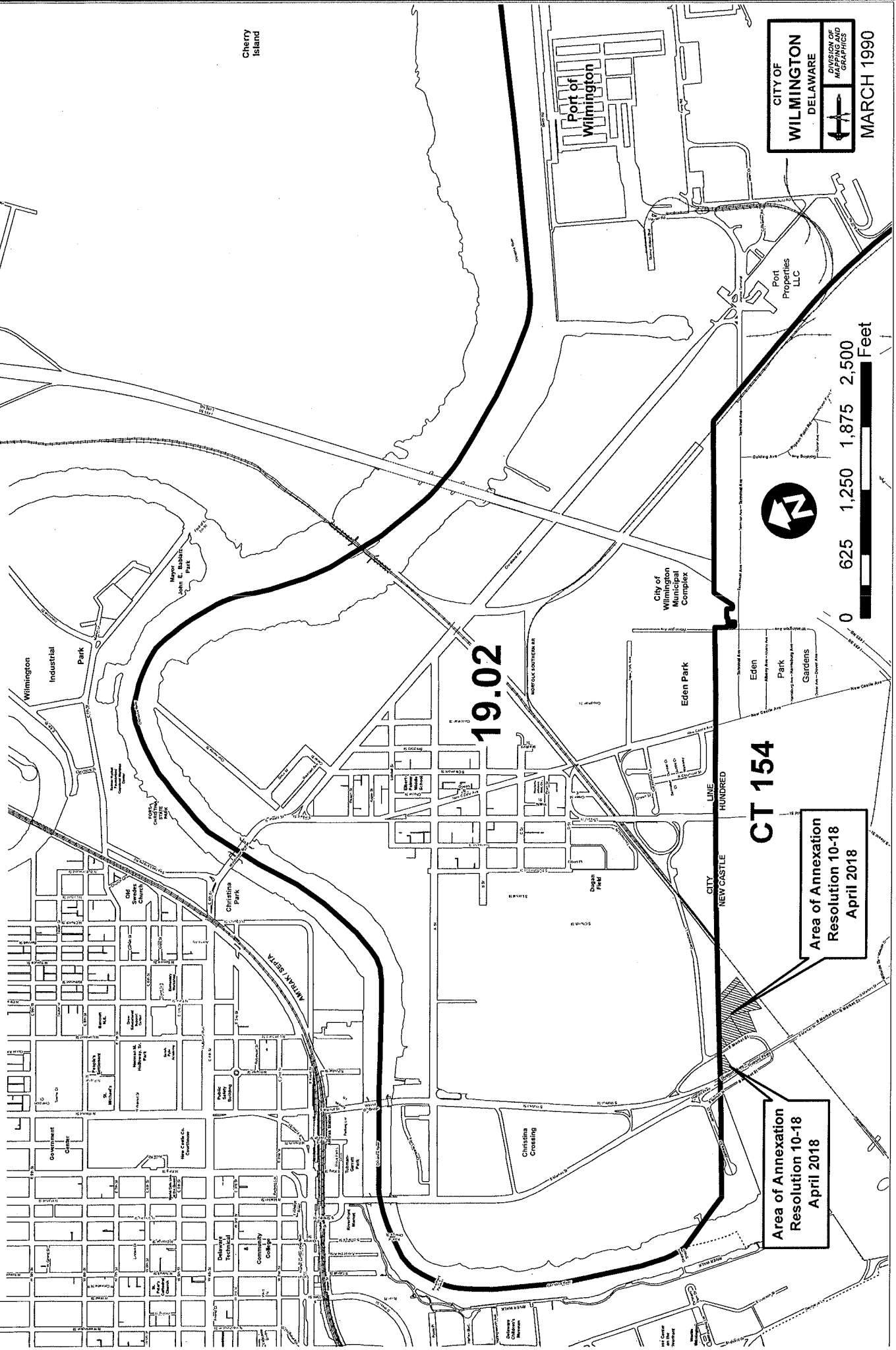


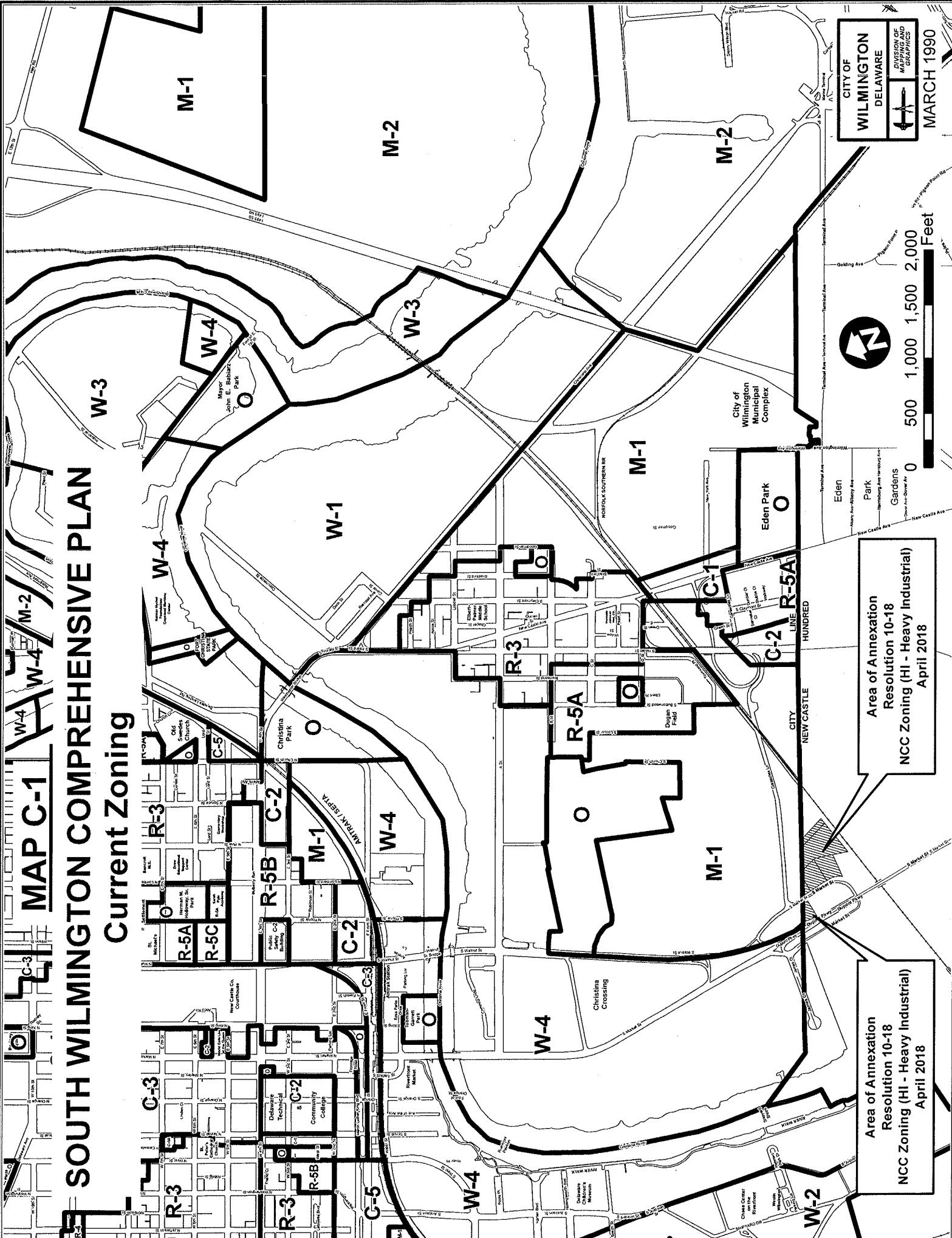
EXHIBIT B

EXHIBIT C

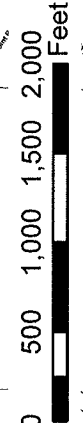
MAP C-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

Current Zoning



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
MAPPING AND
GIS SERVICES
MARCH 1990



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

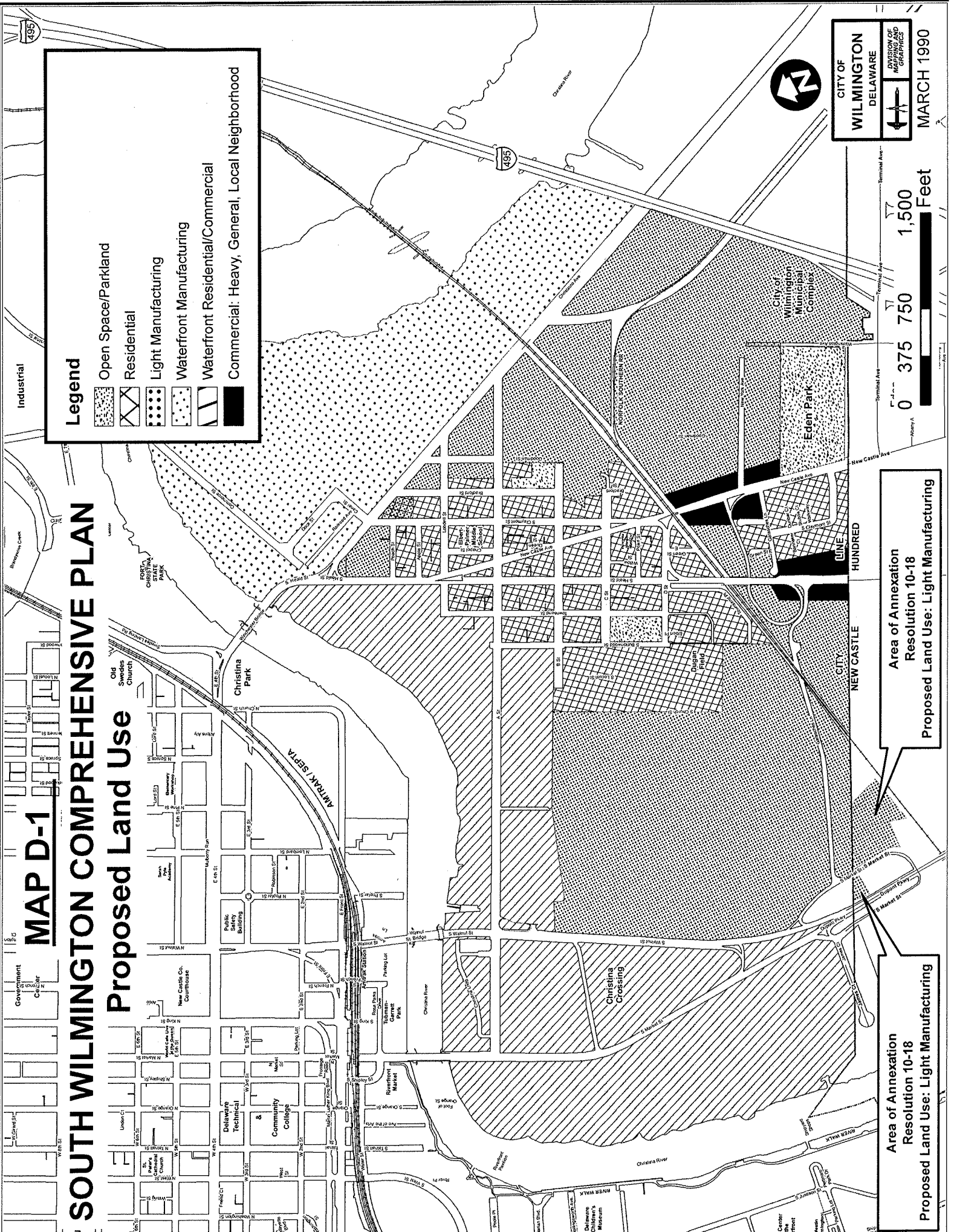
MAP D-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

Proposed Land Use

Legend

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



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
MAPPING &
GRAPHICS
MARCH 1990



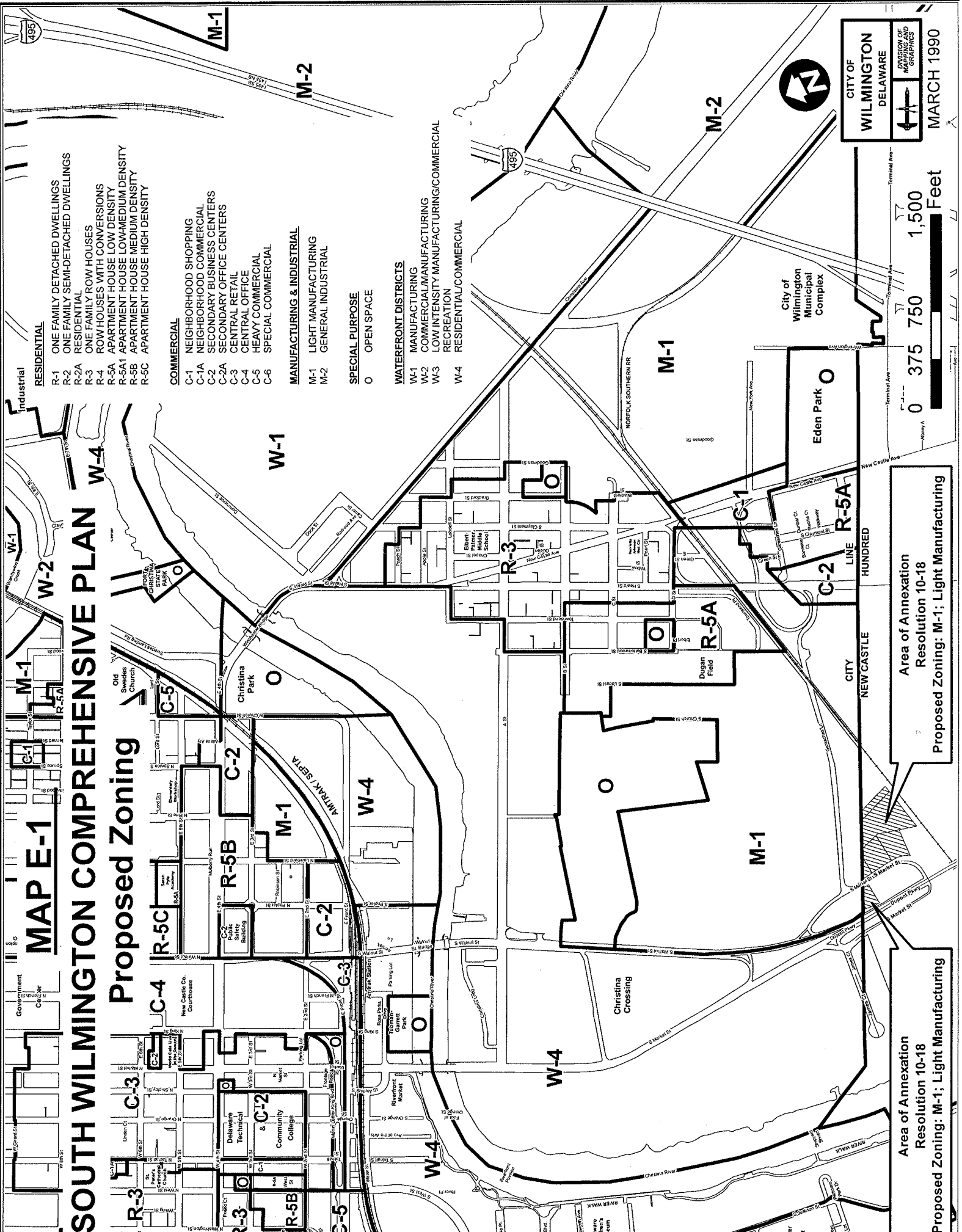
Area of Annexation
Resolution 10-18
Proposed Land Use: Light Manufacturing

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

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

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

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

- SPECIAL PURPOSE**
- O OPEN SPACE

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

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

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

0 375 750 1,500 Feet

CITY OF WILMINGTON DELAWARE
DIVISION OF MUNICIPAL AFFAIRS
MARCH 1990

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

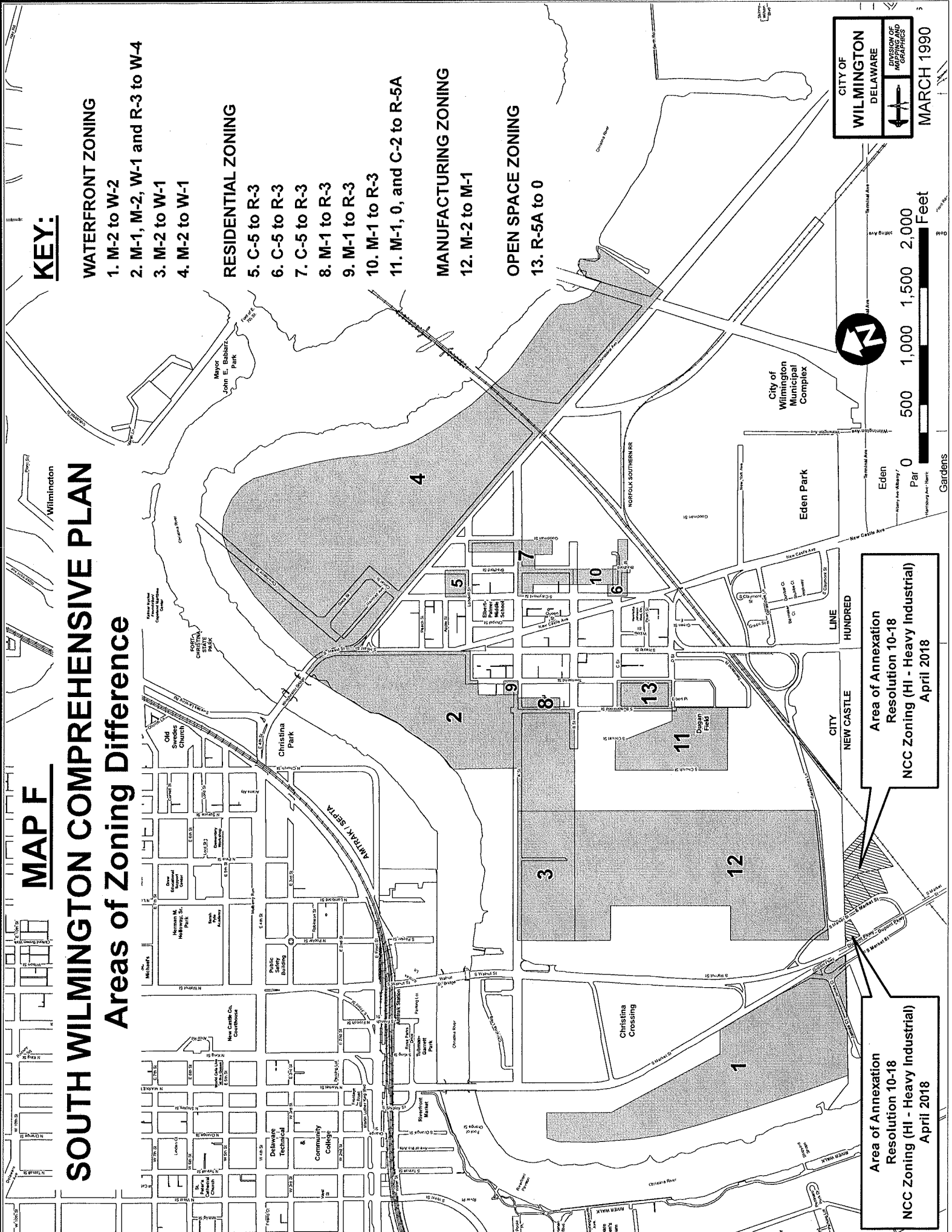
5. C-5 to R-3
6. C-5 to R-3
7. C-5 to R-3
8. M-1 to R-3
9. M-1 to R-3
10. M-1 to R-3
11. M-1, 0, and C-2 to R-5A

MANUFACTURING ZONING

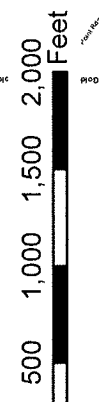
12. M-2 to M-1

OPEN SPACE ZONING

13. R-5A to 0



CITY OF WILMINGTON DELAWARE
DIVISION OF PLANNING AND ZONING
MARCH 1990



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

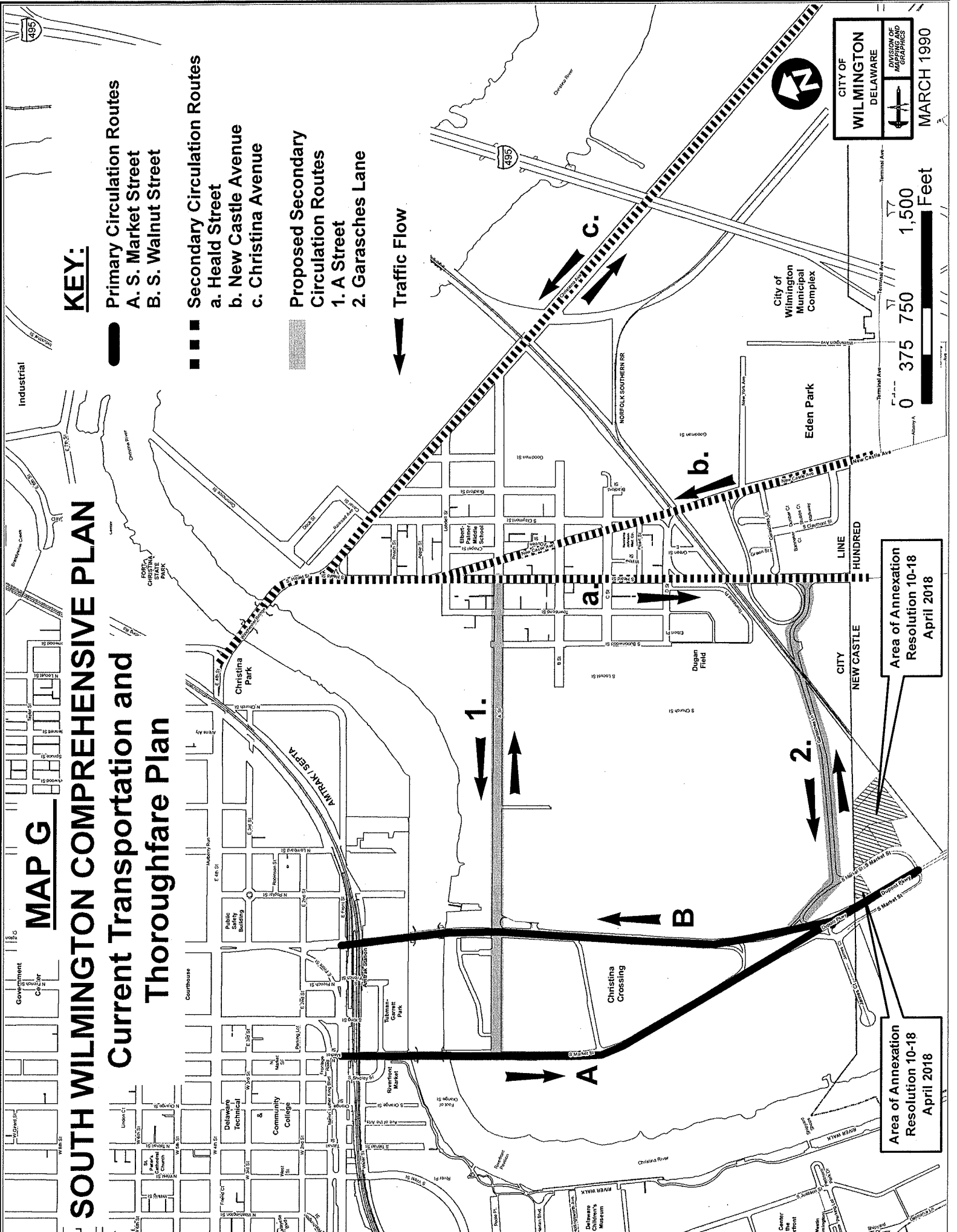
EXHIBIT G

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 AND POLICY
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 Limits
Floodway Fringe
Zone AE
Floodway Zones in FEMA Zone AE
0.2% Annual Chance Flood Hazard

CITY OF
WILMINGTON
DELAWARE
DIVISION OF
PLANNING
AND
ECONOMIC
DEVELOPMENT
MARCH 1990

500 1,000 1,500 2,000 Feet



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018

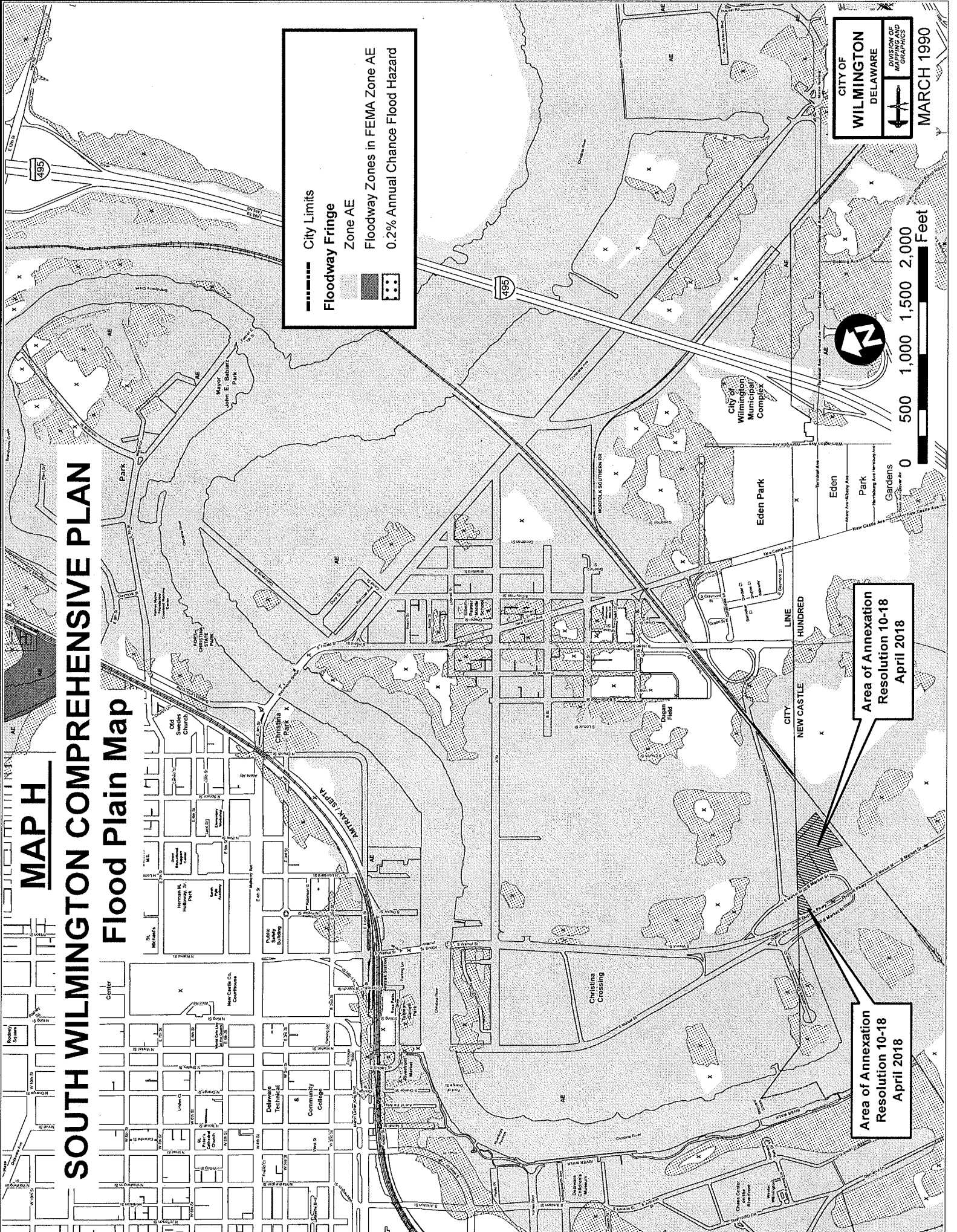


EXHIBIT I

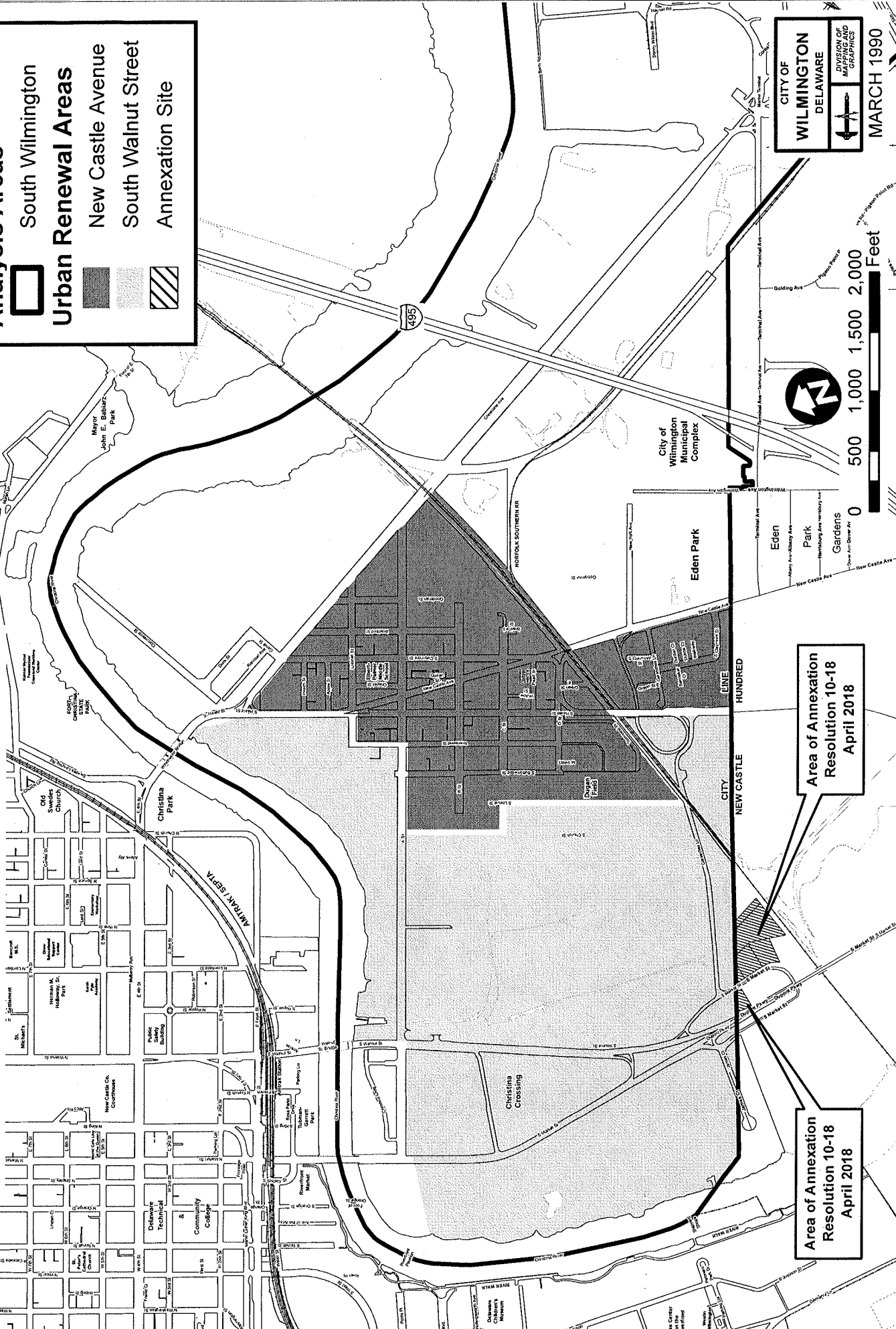
MAP I

SOUTH WILMINGTON COMPREHENSIVE PLAN Urban Renewal Plan Boundaries

City Limits

Analysis Areas

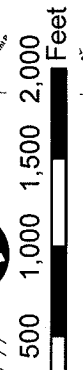
- South Wilmington
- Urban Renewal Areas**
- New Castle Avenue
- South Walnut Street
- Annexation Site



CITY OF WILMINGTON DELAWARE

DIVISION OF PLANNING & GRAPHICS

MARCH 1990



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018