

AN ORDINANCE TO APPROVE THE REMOVAL OF A PORTION OF BALL PLACE FROM THE OFFICIAL CITY MAP

#4621

Sponsor:

Council
Member
Harlee

WHEREAS, the City of Wilmington is authorized to establish and revise plans of streets and alleys by the provisions of Sections 1-101, 2-306, and 5-400 of the City Charter, such actions to be done in accordance with applicable provisions of State law and Section 42-11 of the City Code; and

WHEREAS, Michael Marinelli (the "Applicant"), the owner of six parcels located on the northeast corner of the block bounded by Fourth, Fifth, Tatnall, and West Streets (collectively, the "Parcels"), would like to relocate his contractor shop to the Parcels; and

WHEREAS, the Parcels are currently developed with a vacant two-story building and an accessory parking lot; and

WHEREAS, the accessory parking lot abuts a short segment of Ball Place, which is approximately ten feet by forty-seven feet (the "Property"); and

WHEREAS, the Applicant has requested the removal of the Property from the Official City Map, as more particularly illustrated on Exhibit "A" attached hereto, in order to acquire the Property and expand the accessory parking lot; and

WHEREAS, the City has not been able to determine the ownership of Ball Place, which is a non-functioning alley; and

WHEREAS, the Department of Public Works has advised that: 1) there are no public water or sewer lines within the Property's right-of-way and 2) the Division of Transportation has no issues with the removal of the Property from the Official City Map; and

WHEREAS, the Department of Planning supports the removal of the Property from the Official City Map because: 1) the alleyway no longer serves the purpose for which it was established and it is not a functional alley; 2) there are no affected utilities within the alley bed; 3) existing conditions, including deteriorated road conditions, a change in topography which severely impedes access from Tatnall Street, and the presence of vegetative overgrowth and other obstacles, currently prevent the navigation of the full length of the alleyway; 4) leaving the other, longer segment of the alleyway in place assures that access rights are preserved for all of the parcels adjacent to the Property except for the Applicant's parcel; and 5) there are no findings to suggest that the street removal would create a detriment to the general public or to public safety; and

WHEREAS, the Fire Marshal's Office has no objection to the removal of the Property from the Official City Map because the provision of adequate access would be evaluated as a part of the subdivision and permitting processes for future development activity; and

WHEREAS, there is a lack of public interest in the Property; and

WHEREAS, there are no findings to suggest that the removal of the Property would create a detriment to the general public or to public safety; and

WHEREAS, the City Planning Commission has adopted Planning Commission Resolution 22-18, which recommended approval of the Applicant's request to remove the Property from the Official City Map; and

WHEREAS, the City Council deems it necessary and appropriate to approve the removal of the Property referenced in Exhibit "A" from the Official City Map.

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

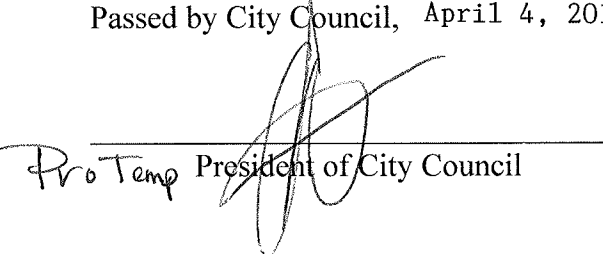
SECTION 1. The removal from the Official City Map of a ten foot by forty-seven foot portion of Ball Place, which is illustrated on Exhibit "A" attached hereto, is hereby approved, and the Official City Map is hereby amended to reflect such removal.

SECTION 2. All City departments are hereby authorized to take any and all necessary actions required for the proposed removal of the ten foot by forty-seven foot portion of Ball Place from the Official City Map.

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

First Reading.....February 28, 2019
Second Reading.....February 28, 2019
Third Reading..... April 4, 2019

Passed by City Council, April 4, 2019



Pro Temp President of City Council

ATTEST: 

City Clerk

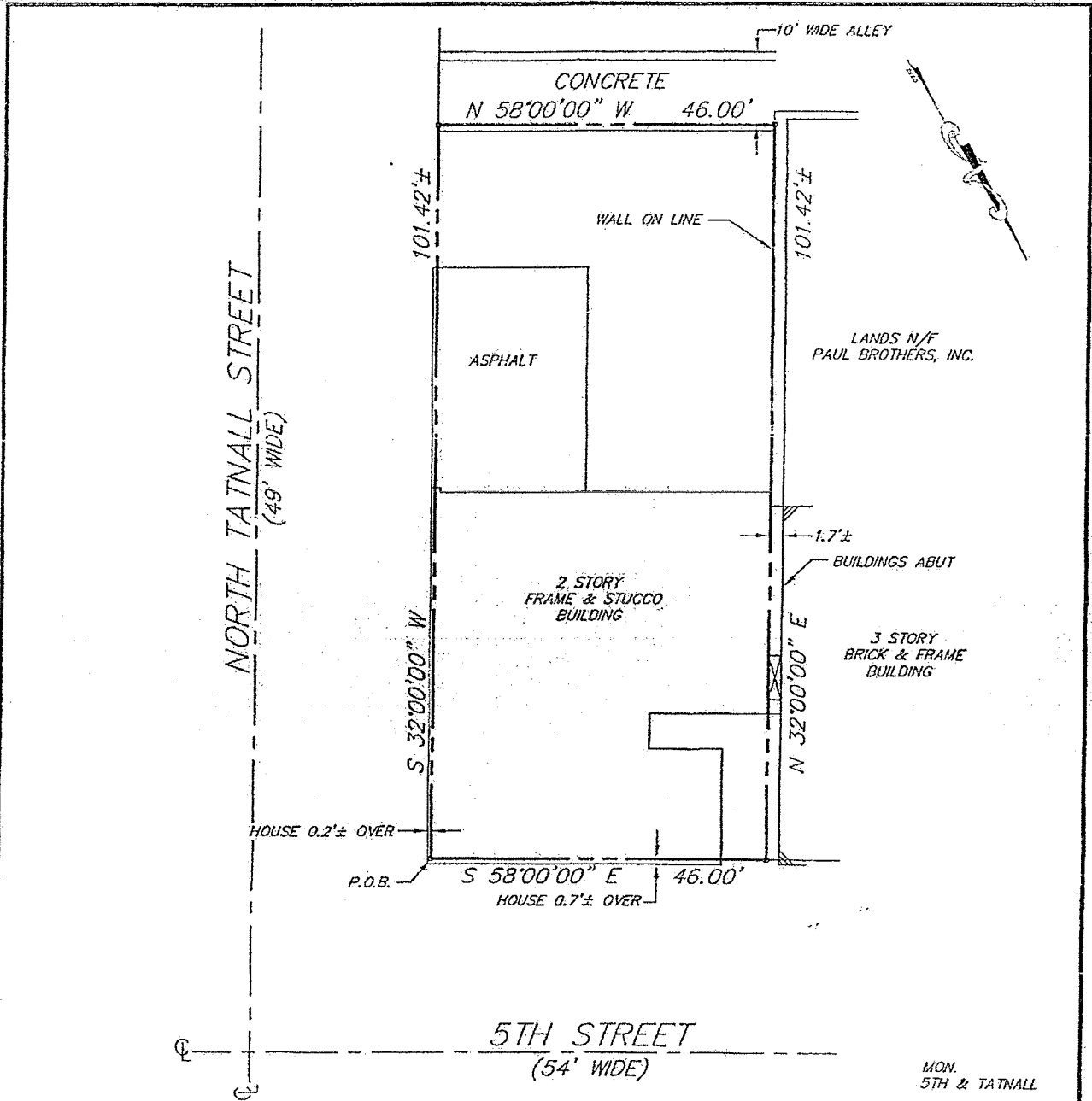
Approved this 8th day of April, 2019.



Mayor

SYNOPSIS: This Ordinance authorizes the removal of a ten foot by forty-seven foot portion of Ball Place from the Official City Map.

EXHIBIT A



THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

MON.
5TH & TATNALL

MON.
4TH & TATNALL

SURVEY CLASS: B

MORTGAGE INSPECTION PLAN

THE FLYNN COMPANY

415 - 427 NORTH TATNALL STREET
CITY OF WILMINGTON
NEW CASTLE COUNTY, DELAWARE

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
507-0331	VARIOUS	2017-339	11-19-03	1" = 20'

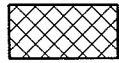
[Signature]
APPROVED BY

PLANNING
PROFESSIONAL
SURVEYING
CORPORATION
EAST
COAST
SURVEY

P.O. BOX 265
YORKLYN, DE 19736
PHONE: 302/234-8100

CPC RESOLUTION 22-18

A proposal to remove a portion of Ball Place from the Official City Map

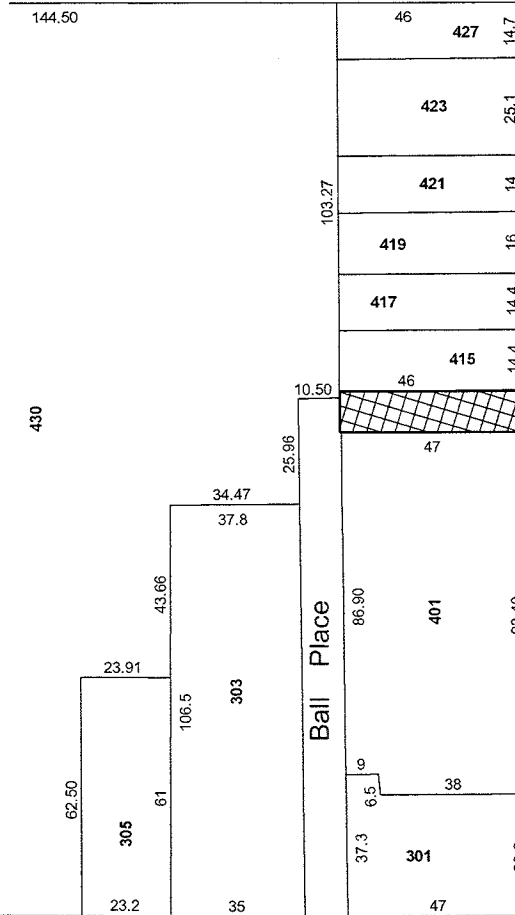


Portion of Alley Subject to Removal

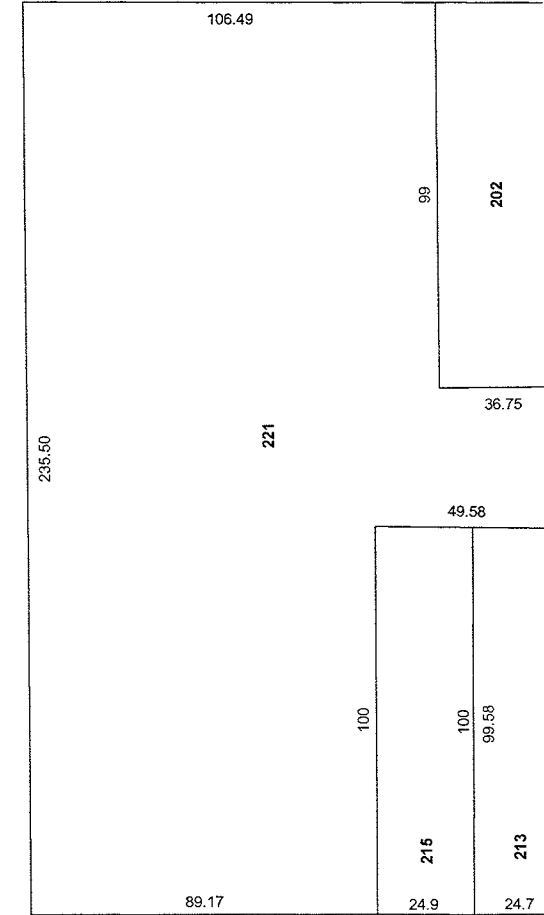
307	305	509
19.17	19	71

209	205	164
48.5		

W 5th St



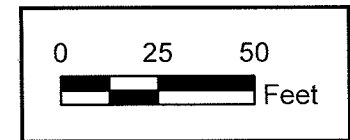
N Tatnall St



W 4th St

33.33	27	18	27.48
406	404	402	400

24	310	113.88	301	76.54
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November 2018

317	265.
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