

AN ORDINANCE TO APPROVE THE REMOVAL OF A PORTION OF ANCHORAGE STREET, LOCATED BETWEEN LOWER OAK AND LOWER BEECH STREETS, FROM THE OFFICIAL CITY MAP

#4849

Sponsor:

**Council
Member
McCoy**

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

Co-Sponsor:

**Council
President
Shabazz**

WHEREAS, Reybold Venture Group XI, LLC (the “Applicant”), the owner of the former National Vulcanized Fiber site located at 700 Maryland Avenue, 101 Lower Oak Street, and 120 Lower Beech Street, Wilmington, Delaware (collectively, the “Site”), would like to redevelop the Site into a residential complex, including renovating the vacant buildings for apartments, constructing a new apartment building along Maryland Avenue and Beech Street, and providing parking; and

WHEREAS, a portion of Anchorage Street, located between Lower Oak and Lower Beech Streets, bisects the Site (the “Street Bed”); and

WHEREAS, the Applicant has requested the removal of the Street Bed from the Official City Map, as more particularly illustrated on Exhibit “A” attached hereto, in order to provide open space for the Site; and

WHEREAS, the City has been able to determine that it owns the Street Bed; and

WHEREAS, the Department of Public Works has advised that: (1) the Street Bed is not currently necessary, nor would be reasonably anticipated to be necessary in the future, to provide for general vehicular traffic circulation and the safety of vehicular and pedestrian traffic in the area of the Street Bed; (2) there is an eight inch water main and a sixty-five inch brick sewer line located within the Street Bed and therefore thirty-foot wide easements respectively centered on such water main and sewer line will be required so that the City may

retain access to such water main and sewer line; and (3) the Division of Transportation takes no exception and supports the request to vacate the Street Bed, subject to the retention of the aforementioned easements by the City; and

WHEREAS, the Department of Planning has no objection to the removal of the Street Bed from the Official City Map because: (1) the Street Bed does not currently contribute to the general vehicular traffic circulation or distribution pattern in the immediate area; (2) the Street Bed is proposed to remain undeveloped and subjected to the required utility easements; (3) the Street Bed is not privately owned; and (4) there are no findings to suggest that the removal of the Street Bed would create a detriment to the general public or to public safety; and

WHEREAS, no comments or objections were received from the Fire Marshal's Office; and

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

WHEREAS, the City Planning Commission has adopted Planning Commission Resolution 10-20, which recommended approval of the Applicant's request to remove the Street Bed from the Official City Map; and

WHEREAS, the City Council deems it necessary and appropriate to approve the removal of the Street Bed 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 portion of Anchorage Street located between Lower Oak and Lower Beech Streets, which is illustrated on Exhibit

“A” attached hereto, is hereby approved (subject to the conditions set forth in Section 2 of this Ordinance), and the Official City Map is hereby amended to reflect such removal.

SECTION 2. The City shall retain thirty-foot wide easements respectively centered on the eight inch water main and the sixty-five inch brick sewer line located within the portion of Anchorage Street that is being removed from the Official City Map, or such other easements as the Commissioner of Public Works shall determine are necessary.

SECTION 3. The conveyance of the portion of Anchorage Street that is being removed from the Official City Map to Reybold Venture Group XI, LLC, the owner of the abutting properties, is hereby authorized.

SECTION 4. All City departments are hereby authorized to take any and all necessary actions required for: (i) the proposed removal of the portion of Anchorage Street from the Official City Map; (ii) the proposed conveyance of the portion of Anchorage Street to Reybold Venture Group XI, LLC; and (iii) the proposed retention of the aforementioned easements for the City.

SECTION 5. This Ordinance shall become effective immediately upon its date of passage by the City Council and approval by the Mayor.

First Reading.....August 20, 2020
Second Reading.....August 20, 2020
Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2020.

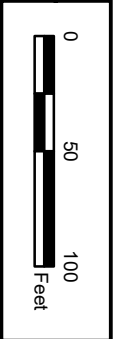
Mayor

SYNOPSIS: This Ordinance authorizes the removal of a portion of Anchorage Street, located between Lower Oak and Lower Beech Streets, from the Official City Map.

W0111495

EXHIBIT A

April 2020



Columbia Ave

Maryland Ave

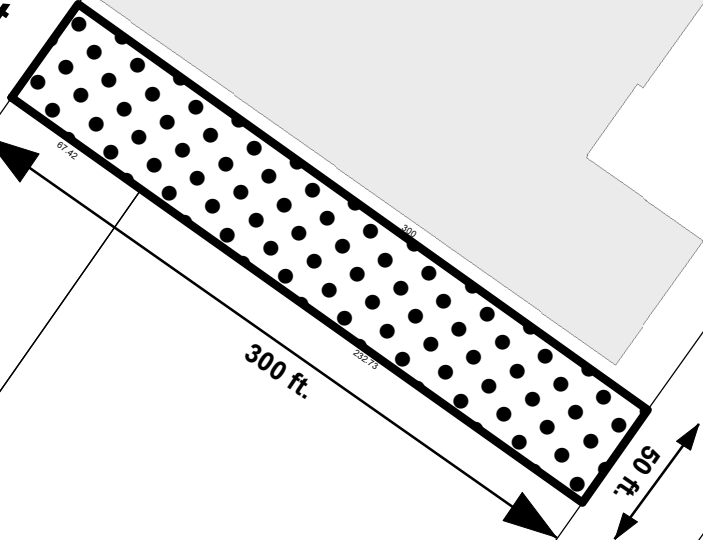
S Van Buren St

Lower Oak St


Anchorage St

Lower Beech St

Marshall St



CPC RESOLUTION 10-20
A Proposal to Remove a Portion
of Anchorage Street from the
Official City Map



Portion of Anchorage Street
 Subject to Removal

