

**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.

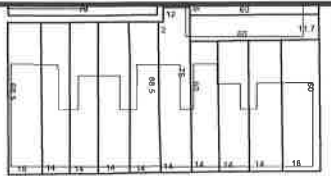
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Mayor

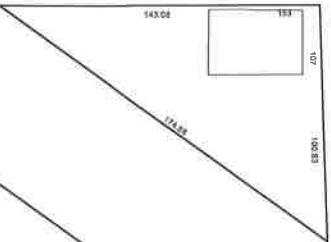
**SYNOPSIS:** This Ordinance authorizes the removal of a portion of Anchorage Street, located between Lower Oak and Lower Beech Streets, from the Official City Map.

W0111495

**EXHIBIT A**



S Van Buren St



Columbia Ave

Maryland Ave

Lower Beech St

Lower Oak St

Anchorage 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

50 ft.

300 ft.



April 2020

