

AN ORDINANCE TO APPROVE AMENDMENTS TO THE LARGE-SCALE REDEVELOPMENT PROJECT KNOWN AS “THE WILMINGTON FLATS”

#0398

Sponsor:

Council
Member
Johnson

WHEREAS, Section 48-476 of the City Code authorizes (i) the submission of applications to the City for approval of large-scale redevelopment projects and (ii) City Council, after review by the City Planning Commission (the “Planning Commission”), to approve, with or without revisions, or disapprove such applications and the accompanying site plans, after holding a public hearing; and

WHEREAS, in 2013, Woodlawn Trustees, Inc. (the “Applicant”) submitted an application and an accompanying site plan to the City for a seven-phased large-scale redevelopment project named “The Wilmington Flats,” being located generally upon the lands bounded by Fourth, Ferris, Seventh, Grant, and Union Streets (the “Project”); and

WHEREAS, the Planning Commission, via its Resolution 9-13, recommended approval of the Project subject to various conditions contained in such Resolution; and

WHEREAS, on December 12, 2013, City Council, after holding a duly advertised public hearing, approved the Project via Ordinance Nos. 13-040 and 13-041, subject to the conditions set forth in Planning Commission Resolution 9-13; and

WHEREAS, since 2013, Phases I, II, and III of the Project have been completed and are occupied; and

WHEREAS, pursuant to City Code Section 48-476, any modification of a site plan approved by City Council requires a new application to be processed in accordance with the same procedure as the original application, including review by the Planning Commission and approval by City Council after a public hearing; and

WHEREAS, in September 2023, the Applicant submitted an application (the “Application”) for approval of amendments to the site plan for the Project, namely, (i) minor

amendments to site and building layout to Blocks E/F, G and H, (ii) a redesign of Block M (Phase V of the Project) from 6 (six) buildings to one (1) single apartment building, and (iii) the elimination of two parking garages originally planned for construction on Blocks E/F and I/J, all as indicated on the August 24, 2023 site plans prepared by Landmark Science and Engineering that are attached hereto and incorporated herein as Exhibit "A" (collectively, the Amendments"); and

WHEREAS, at its November 21, 2023 meeting, the Planning Commission adopted Planning Commission Resolution 10-23, which recommends the approval of the Amendments; and

WHEREAS, City Council deems it necessary and appropriate to approve the Amendments as recommended by the Planning Commission and as depicted on Exhibit "A," which is attached hereto and incorporated herein.

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

SECTION 1. The Amendments (i) contained in the Application and the approval of which was recommended by the Planning Commission in its Resolution 10-23 and (ii) depicted on Exhibit "A", which is attached hereto and incorporated herein, are hereby approved.

SECTION 2. The Department of Licenses and Inspections is hereby authorized to issue any and all building permits in accordance with the Amendments.

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

First Reading..... March 7, 2024
Second Reading..... March 7, 2024
Third Reading.....

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ___ day of _____, 2024.

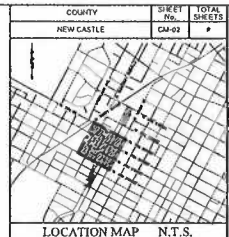
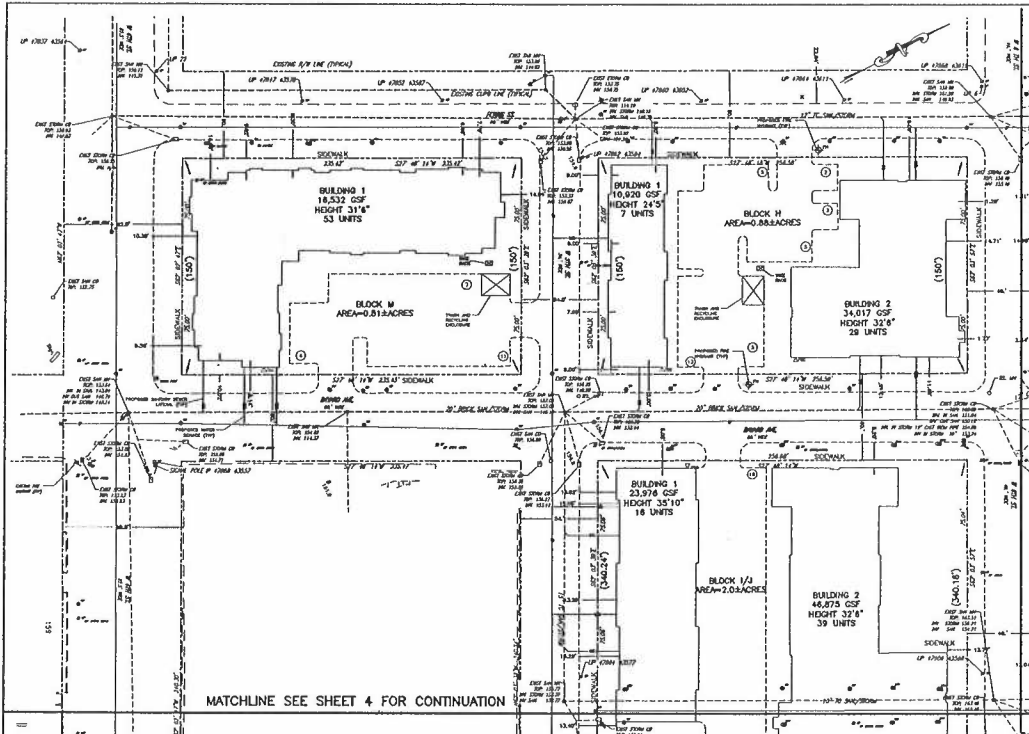
Mayor

SYNOPSIS: This Ordinance approves the Woodlawn Trustees, Inc.’s application for amendments to the site plan for the large-scale redevelopment project known as “The Wilmington Flats.”

FISCAL IMPACT STATEMENT: This Ordinance has no anticipated negative fiscal impact.

W0123972

EXHIBIT A



COUNTY	SHEET No.	TOTAL SHEETS
NEW CASTLE	CM-02	#

SITE PLAN FOR
WILMINGTON FLATS
 CITY OF WILMINGTON - NEW CASTLE COUNTY, DELAWARE

Landmark
 Science & Engineering

MATCHLINE SEE SHEET 4 FOR CONTINUATION

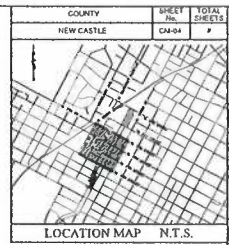
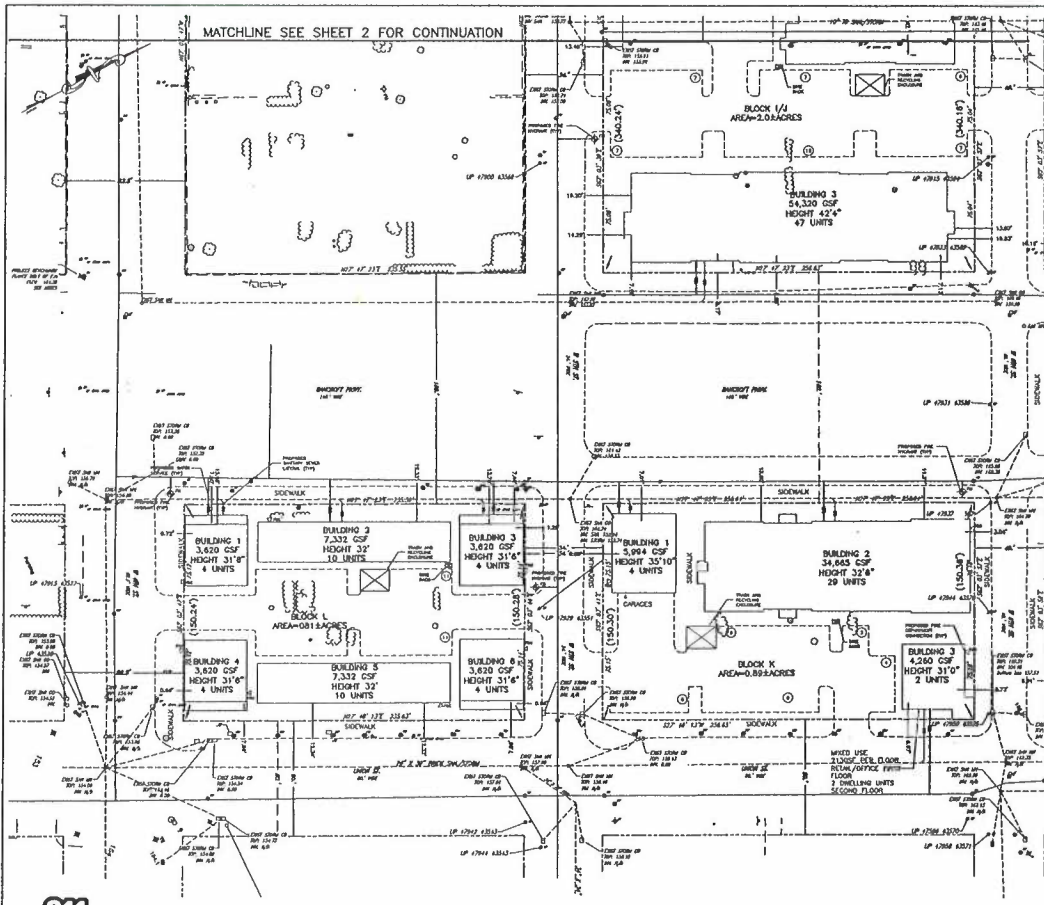
MATCHLINE SEE SHEET 3 FOR CONTINUATION

UNIT TABLE

BLOCK	AREA	BUILDING AREA	FAR	TOTAL DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
M	0.81ACRES	40,480 GSF	1.33	36	36	36
H	0.88ACRES	44,937 GSF	1.17	36	36	36
I/J	2.02ACRES	125,171 GSF	1.44	102	102	61



DATE	BY	SCALE	1"=40'
DESIGNED BY	DATE	DATE	12/17/23
DRAWN BY	DATE	DATE	12/17/23
CHECKED BY	DATE	DATE	12/17/23
APPROVED BY	DATE	DATE	12/17/23
PROJECT NO.	CM-02	SHEET NO.	1 of 1



COUNTY	SHEET	TOTAL
NEW CASTLE	CA-04	#

WILMINGTON FLATS
 CITY OF WILMINGTON - NEW CASTLE COUNTY, DELAWARE

Landmark
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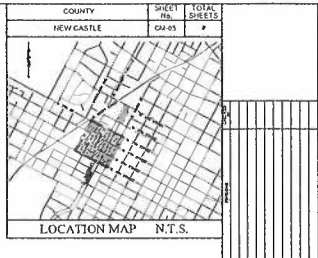
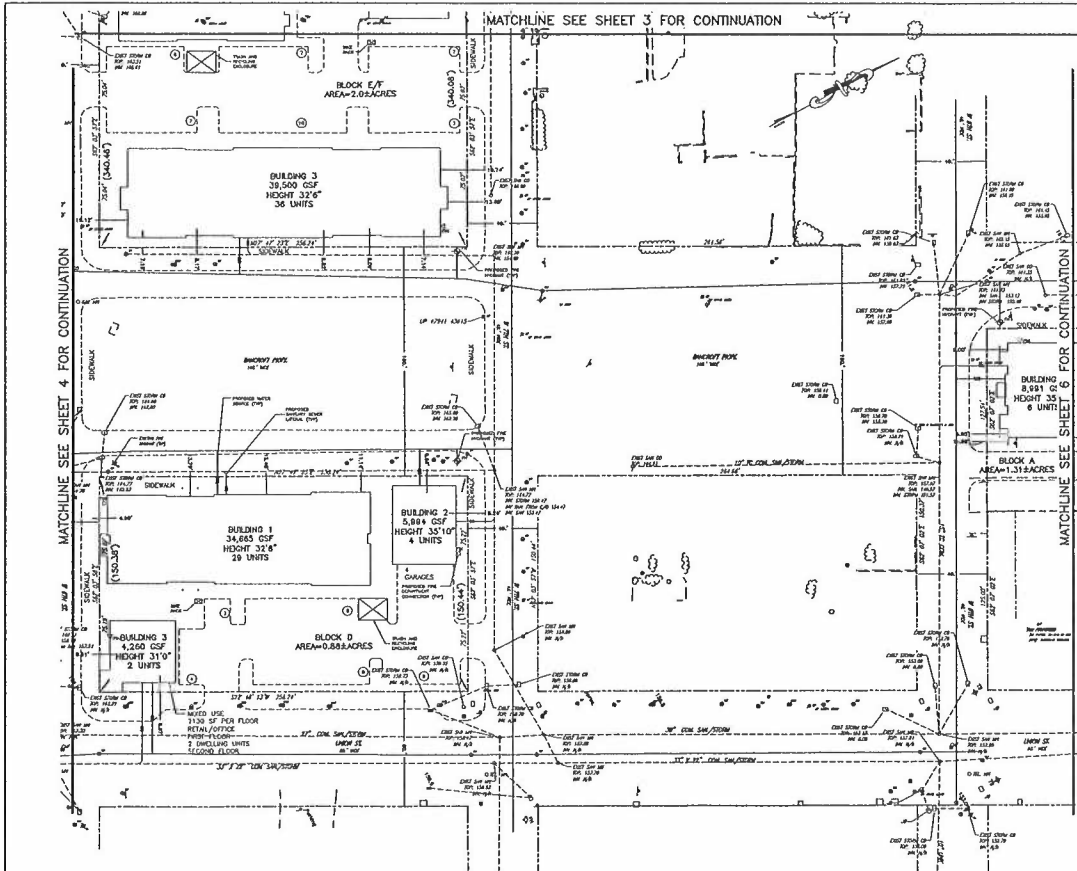
UNIT TABLE

BLOCK	AREA	BUILDING AREA	FAR	TOTAL DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
J/J	2.002 ACES	125,171 CSF	1.44	102	102	61
K	0.814 ACES	29,144 CSF	0.83	35	35	22
K	0.893 ACES	44,919 CSF	1.16	35	35 SPACES + (1 SPACE/500SF X 2130SF FOR RETAIL OFFICES)	34



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DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: CA-04
 TOTAL SHEETS: [Number]
 SCALE: N.T.S.
 CITY: WILMINGTON, DE
 COUNTY: NEW CASTLE
 PROJECT: WILMINGTON FLATS
 CLIENT: [Name]
 ENGINEER: [Name]
 LICENSE NO: [Number]
 STATE: DE



COUNTY SHEET TOTAL
NEW CASTLE 04-03 7

WILMINGTON FLATS
CITY OF WILMINGTON - NEW CASTLE COUNTY, DELAWARE

UNIT TABLE

BLOCK	AREA	BUILDING AREA	FAR	TOTAL DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED
E/F	2.02ACRS	120,351 GSF	1.27	91	91	91
D	0.88ACRS	44,819 GSF	1.17	35	35 + 5 SPACES (1 SPACE/500SF X 2130SF)	34
A	1.318ACRS	37,501 GSF	0.98	36	36	43



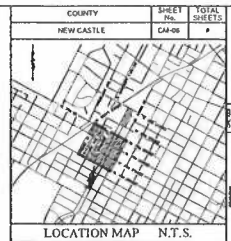
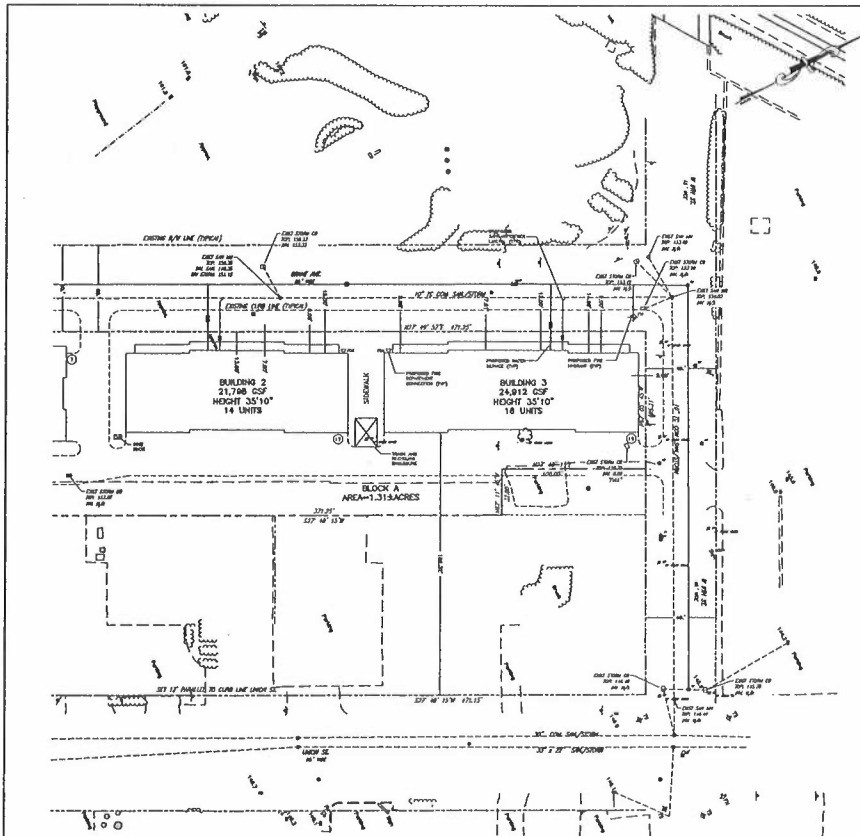
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DATE PLAN FOR
WILMINGTON FLATS
CITY OF WILMINGTON - NEW CASTLE COUNTY, DELAWARE

PROJECT NO. 04-03
SHEET NO. 04-03
TOTAL SHEETS 7

CM-05



COUNTY	SHEET No.	TOTAL SHEETS
NEW CASTLE	CM-06	6

SITE PLAN
WILMINGTON FLATS
 CITY OF WILMINGTON - NEW CASTLE COUNTY, DELAWARE

Landmark
 Science & Engineering
 1000 N. MARKET ST., SUITE 200
 WILMINGTON, DE 19801
 TEL: 302-441-1111
 FAX: 302-441-1112
 WWW: WWW.LANDMARK-DE.COM

DATE	BY	REVISION
11/11/11	CM	ISSUED FOR PERMIT
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811
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CM-06
 1 of 6