

**AN ORDINANCE TO APPROVE THE ANCHORAGE OVERLOOK MAJOR SUBDIVISION PLAN AND AUTHORIZE THE CITY TO REMOVE A SEGMENT OF ANCHORAGE STREET FROM THE OFFICIAL CITY MAP, IMPROVE A SEGMENT OF ANCHORAGE STREET AND NAME IT ANCHORAGE STREET EXTENDED, CREATE A NEW STREET NAMED LEVI LANE, AND ACCEPT THE DEDICATION OF ANCHORAGE STREET EXTENDED AND LEVI LANE AS PUBLIC RIGHTS-OF-WAY AND ADD THEM TO THE OFFICIAL CITY MAP**

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**#0119**

**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

**WHEREAS**, Apex Engineering, Inc., on behalf of Brown Town, LLC (collectively, the "Applicants"), has requested that the City approve and adopt the major subdivision plan known as "Anchorage Overlook", which is attached hereto and incorporated herein as Exhibit "A" (the "Plan"); and

**WHEREAS**, as part of the Plan, the Applicants have requested that three (3) tax parcels known as 10 Seventh Avenue, 1400 Anchorage Street, and 1315 Brown Street (being Tax Parcel Nos. 26-048.20-271, 26-048.20-044, and 26-048.20-042, respectively) be subdivided into thirty-eight (38) new parcels for the purpose of creating a new 38-unit townhouse development; and

**WHEREAS**, as part of the Plan, the Applicants have requested the removal from the Official City Map of an approximately 120 feet long by 40 feet wide segment of a paper street called "Anchorage Street" where such street meets Seventh Avenue (the "Street Bed"); and

**WHEREAS**, while it has been determined that the City owns the 20 feet wide portion of the Street Bed that is northwesterly of the center line of such Street Bed, the current

ownership of the 20 feet wide portion of the Street Bed that is southeasterly of the center line of such Street Bed is unknown; and

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

**WHEREAS**, there is a lack of public interest in the Street Bed; and

**WHEREAS**, as part of the Plan and as further depicted on Exhibit “B” attached hereto and incorporated herein, the Applicants have requested (i) that the City retain and improve to City standards, at Brown Town, LLC’s expense, an approximately 80 feet long by 40 feet wide segment of Anchorage Street where such street meets Eighth Avenue to allow for ingress and egress for the proposed townhouse development and (ii) to name such segment “Anchorage Street Extended”; and

**WHEREAS**, as part of the Plan and as further depicted on Exhibit “B” attached hereto and incorporated herein, the Applicants have requested (i) that the City build to City standards, at Brown Town, LLC’s expense, a new L-shaped street of varying widths that would connect Brown Street with Seventh Avenue and (ii) to name such street “Levi Lane”; and

**WHEREAS**, as part of the Plan and as further depicted on Exhibit “B” attached hereto and incorporated herein, the Applicants have requested for the City to accept the dedication of “Anchorage Street Extended” and “Levi Lane” as public rights-of-way and add them to the Official City Map; and

**WHEREAS**, there are no findings to suggest that the acceptance of “Anchorage Street Extended” and “Levi Lane” would be detrimental to the surrounding properties, the public, or public safety; and

**WHEREAS**, the Department of Land Use and Planning has reviewed the proposed street names of “Anchorage Street Extended” and “Levi Lane” in accordance with the City Planning Commission’s “Guidelines for the Naming and Renaming of Streets” and has found that the proposed names meet such guidelines; and

**WHEREAS**, the development proposed in the Plan, including the removal of the Street Bed and the acceptance and dedication of “Anchorage Street Extended” and “Levi Lane”, is consistent with the recommendations of the Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”; and

**WHEREAS**, the approval of the Plan is conditioned upon the incorporation of certain revisions requested by the Department of Land Use and Planning and the satisfaction of certain requirements of the Department of Public Works and the Fire Marshal’s Office as stated in the Department of Land Use and Planning’s August 15, 2025 Memorandum to the City Planning Commission and City Planning Commission Resolution 9-25 (collectively, the “Conditions”); and

**WHEREAS**, the City Planning Commission has adopted Planning Commission Resolution 9-25, which recommends the approval of the Applicants’ Plan, including the removal of the Street Bed from the Official City Map, the naming of “Anchorage Street Extended” and “Levi Lane”, the acceptance of the dedication of “Anchorage Street Extended” and “Levi Lane” as public rights-of-way, and their addition to the Official City Map, subject to the satisfaction of the Conditions; and

**WHEREAS**, City Council deems it necessary and appropriate to approve the Applicants’ Plan, including the removal of the Street Bed from the Official City Map, the naming of “Anchorage Street Extended” and “Levi Lane”, the acceptance of the dedication

of “Anchorage Street Extended” and “Levi Lane” as public rights-of-way, and their addition to the Official City Map, subject to the satisfaction of the Conditions.

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

**SECTION 1.** The Plan (being the major subdivision plan known as “Anchorage Overlook”) is hereby approved as depicted on Exhibit “A” attached hereto and incorporated herein, subject to satisfaction of the Conditions.

**SECTION 2.** The removal of the Street Bed from the Official City Map, which is depicted on Exhibit “A” attached hereto and incorporated herein, is hereby approved.

**SECTION 3.** The property rights to the portion of the Street Bed not owned by the City shall be determined judicially in accordance with applicable State statutes.

**SECTION 4.** The naming of “Anchorage Street Extended” and “Levi Lane”, as depicted on Exhibits “A” and “B” attached hereto and incorporated herein, is hereby approved.

**SECTION 5.** The acceptance of the dedication of “Anchorage Street Extended” and “Levi Lane” as public rights-of-way and their addition to the Official City Map, as depicted on Exhibits “A” and “B” attached hereto and incorporated herein, is hereby approved.

**SECTION 6.** All City Departments are hereby authorized to take any and all necessary actions required for the execution and recordation of the Plan; the removal of the Street Bed from the Official City Map, the naming of “Anchorage Street Extended” and “Levi Lane”, the acceptance of the dedication of “Anchorage Street Extended” and “Levi Lane”, and the addition of “Anchorage Street Extended” and “Levi Lane” to the Official City Map.

**SECTION 7.** This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....October 2, 2025  
Second Reading.....October 2, 2025  
Third Reading.....

Passed by City Council,

\_\_\_\_\_  
President of City Council

ATTEST: \_\_\_\_\_  
City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

**SYNOPSIS:** This Ordinance approves the “Anchorage Overlook” major subdivision plan and authorizes the City to (i) remove a portion of Anchorage Street from the Official City Map, (ii) improve a portion of Anchorage Street and name it Anchorage Street Extended, (iii) create a new street and name it Levi Lane, and (iv) accept the dedication of Anchorage Street Extended and Levi Lane as public rights-of-way and add them to the Official City Map.

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

W0130073

# EXHIBIT A



1. 324 PINEHILL, NUMBER 1	20-5463-3-54-1	20-5463-3-54-2
2. 324 PINEHILL, NUMBER 2	20-5463-3-54-3	20-5463-3-54-4
3. 324 PINEHILL, NUMBER 3	20-5463-3-54-5	20-5463-3-54-6
4. 324 PINEHILL, NUMBER 4	20-5463-3-54-7	20-5463-3-54-8
5. 324 PINEHILL, NUMBER 5	20-5463-3-54-9	20-5463-3-54-10
6. 324 PINEHILL, NUMBER 6	20-5463-3-54-11	20-5463-3-54-12
7. 324 PINEHILL, NUMBER 7	20-5463-3-54-13	20-5463-3-54-14
8. 324 PINEHILL, NUMBER 8	20-5463-3-54-15	20-5463-3-54-16
9. 324 PINEHILL, NUMBER 9	20-5463-3-54-17	20-5463-3-54-18
10. 324 PINEHILL, NUMBER 10	20-5463-3-54-19	20-5463-3-54-20
11. 324 PINEHILL, NUMBER 11	20-5463-3-54-21	20-5463-3-54-22
12. 324 PINEHILL, NUMBER 12	20-5463-3-54-23	20-5463-3-54-24
13. 324 PINEHILL, NUMBER 13	20-5463-3-54-25	20-5463-3-54-26
14. 324 PINEHILL, NUMBER 14	20-5463-3-54-27	20-5463-3-54-28
15. 324 PINEHILL, NUMBER 15	20-5463-3-54-29	20-5463-3-54-30
16. 324 PINEHILL, NUMBER 16	20-5463-3-54-31	20-5463-3-54-32
17. 324 PINEHILL, NUMBER 17	20-5463-3-54-33	20-5463-3-54-34
18. 324 PINEHILL, NUMBER 18	20-5463-3-54-35	20-5463-3-54-36
19. 324 PINEHILL, NUMBER 19	20-5463-3-54-37	20-5463-3-54-38
20. 324 PINEHILL, NUMBER 20	20-5463-3-54-39	20-5463-3-54-40
21. 324 PINEHILL, NUMBER 21	20-5463-3-54-41	20-5463-3-54-42
22. 324 PINEHILL, NUMBER 22	20-5463-3-54-43	20-5463-3-54-44
23. 324 PINEHILL, NUMBER 23	20-5463-3-54-45	20-5463-3-54-46
24. 324 PINEHILL, NUMBER 24	20-5463-3-54-47	20-5463-3-54-48
25. 324 PINEHILL, NUMBER 25	20-5463-3-54-49	20-5463-3-54-50
26. 324 PINEHILL, NUMBER 26	20-5463-3-54-51	20-5463-3-54-52
27. 324 PINEHILL, NUMBER 27	20-5463-3-54-53	20-5463-3-54-54
28. 324 PINEHILL, NUMBER 28	20-5463-3-54-55	20-5463-3-54-56
29. 324 PINEHILL, NUMBER 29	20-5463-3-54-57	20-5463-3-54-58
30. 324 PINEHILL, NUMBER 30	20-5463-3-54-59	20-5463-3-54-60
31. 324 PINEHILL, NUMBER 31	20-5463-3-54-61	20-5463-3-54-62
32. 324 PINEHILL, NUMBER 32	20-5463-3-54-63	20-5463-3-54-64
33. 324 PINEHILL, NUMBER 33	20-5463-3-54-65	20-5463-3-54-66
34. 324 PINEHILL, NUMBER 34	20-5463-3-54-67	20-5463-3-54-68
35. 324 PINEHILL, NUMBER 35	20-5463-3-54-69	20-5463-3-54-70
36. 324 PINEHILL, NUMBER 36	20-5463-3-54-71	20-5463-3-54-72
37. 324 PINEHILL, NUMBER 37	20-5463-3-54-73	20-5463-3-54-74
38. 324 PINEHILL, NUMBER 38	20-5463-3-54-75	20-5463-3-54-76
39. 324 PINEHILL, NUMBER 39	20-5463-3-54-77	20-5463-3-54-78
40. 324 PINEHILL, NUMBER 40	20-5463-3-54-79	20-5463-3-54-80
41. 324 PINEHILL, NUMBER 41	20-5463-3-54-81	20-5463-3-54-82
42. 324 PINEHILL, NUMBER 42	20-5463-3-54-83	20-5463-3-54-84
43. 324 PINEHILL, NUMBER 43	20-5463-3-54-85	20-5463-3-54-86
44. 324 PINEHILL, NUMBER 44	20-5463-3-54-87	20-5463-3-54-88
45. 324 PINEHILL, NUMBER 45	20-5463-3-54-89	20-5463-3-54-90
46. 324 PINEHILL, NUMBER 46	20-5463-3-54-91	20-5463-3-54-92
47. 324 PINEHILL, NUMBER 47	20-5463-3-54-93	20-5463-3-54-94
48. 324 PINEHILL, NUMBER 48	20-5463-3-54-95	20-5463-3-54-96
49. 324 PINEHILL, NUMBER 49	20-5463-3-54-97	20-5463-3-54-98
50. 324 PINEHILL, NUMBER 50	20-5463-3-54-99	20-5463-3-54-100

PRELIMINARY PLAT  
MAJOR SUBDIVISION PLAN  
FOR  
ANCHORAGE OVERLOOK

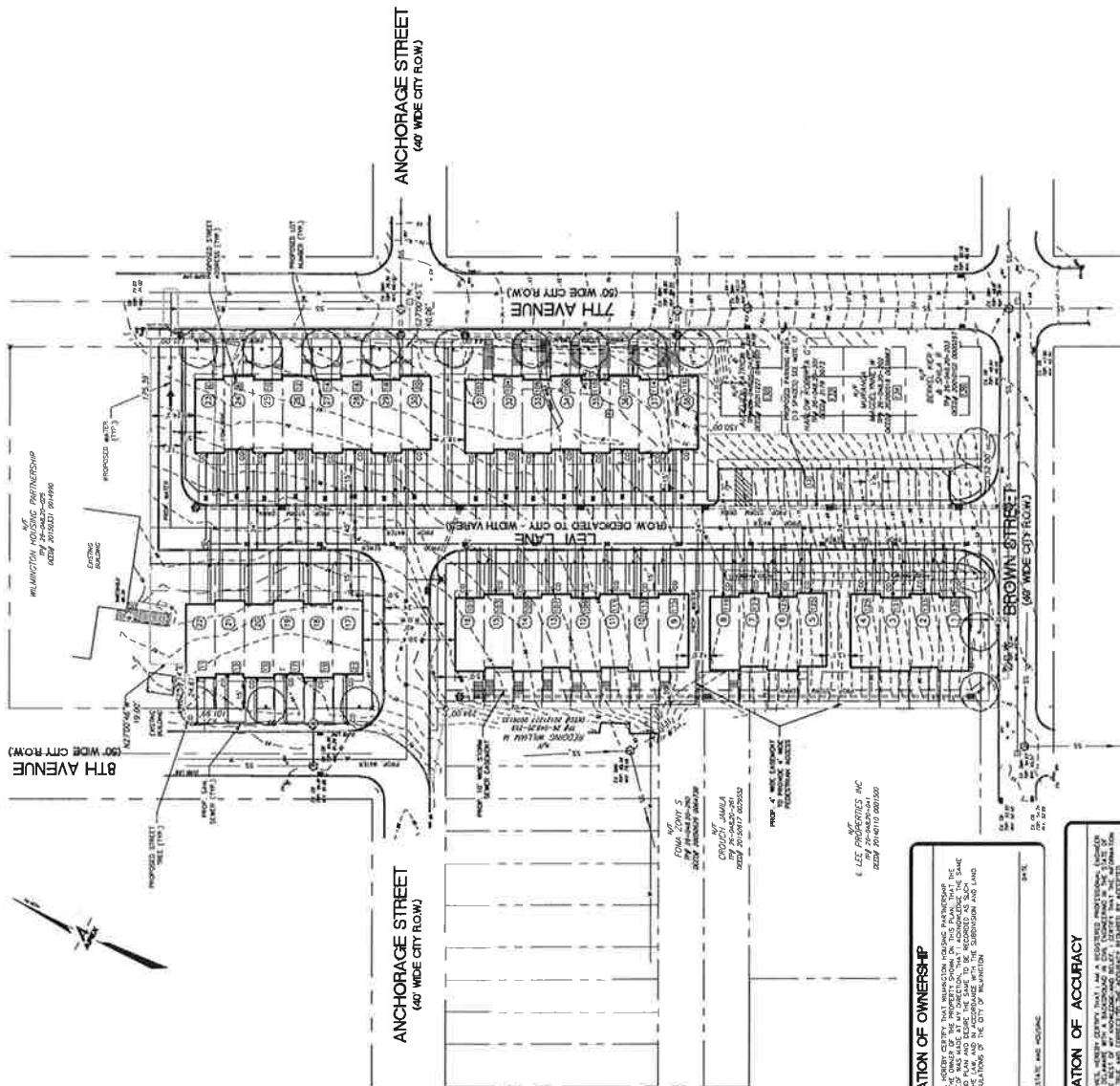
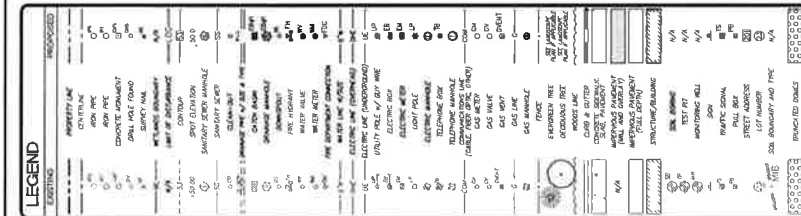
[illegible]

### PURPOSE OF PLAN

**APPROVED FOR RECORDATION**

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SUBJECT: THE BUCKLE UP CAMPAIGN  
 DATE: 06/18/97  
 BY: [Signature]  
 TITLE: [Signature]

[illegible][illegible]





## **EXHIBIT B**

## Anchorage Street Extended

