



City Planning Commission

- **Resolution 6-26:** A request from Delmarva Power and Light Company to remove Mabel Street, located between Vandever Avenue and 86 Race Street (Tax Parcel 26-029.10-185, owned by the Wilmington Urban Development Action Grant Corporation), from the Official City Map

April 21, 2026

Proposed Street Removal Area



Legend



Vandever Ave



Palmers Row



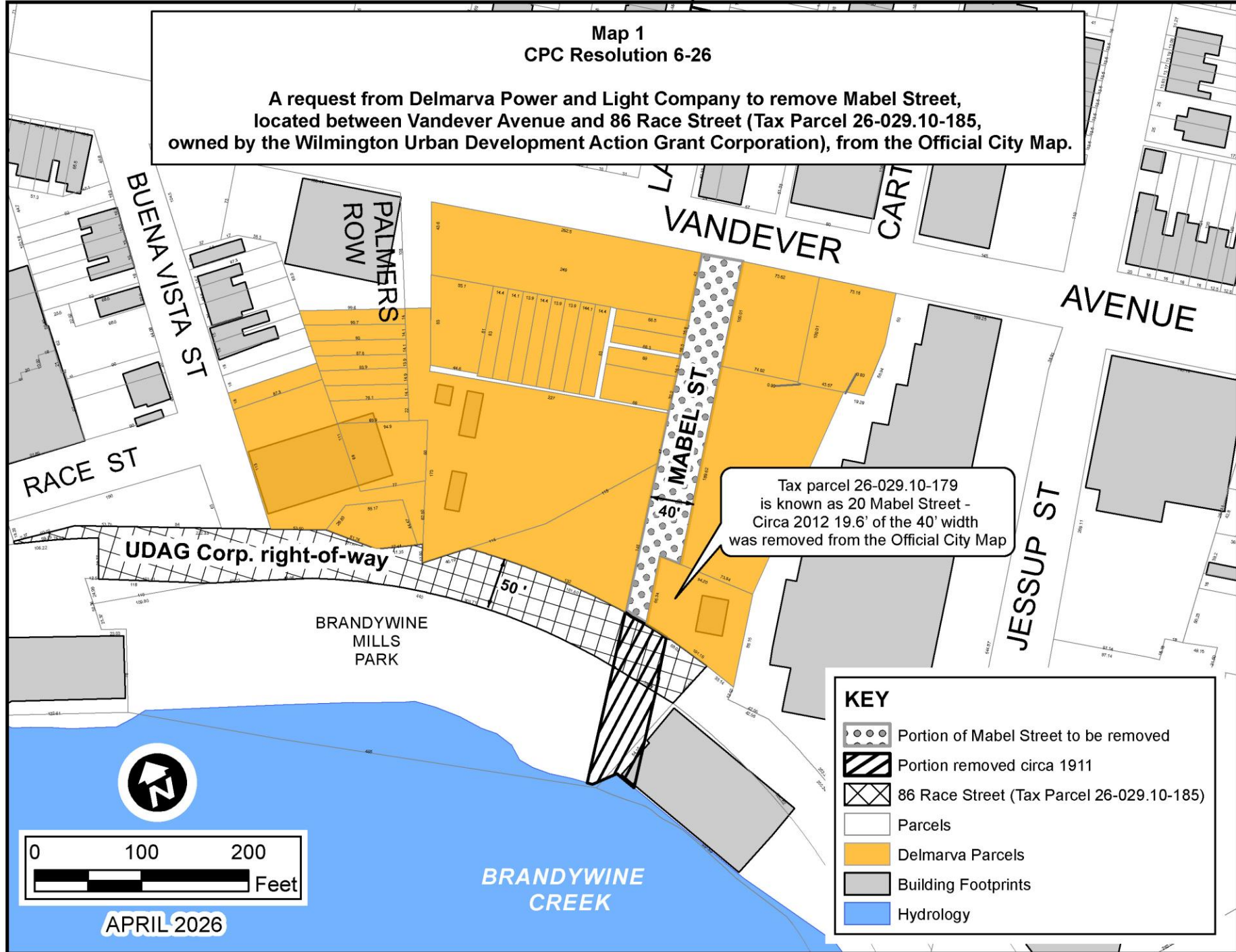
Mabel Street

Detail from Baist's Atlas, 1887 Red Arrow = Unnamed 40' Wide Right-Of-Way to be Known as Grubb's Lane / Mabel Street



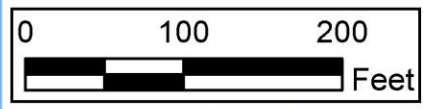
Map 1
CPC Resolution 6-26

A request from Delmarva Power and Light Company to remove Mabel Street, located between Vandever Avenue and 86 Race Street (Tax Parcel 26-029.10-185, owned by the Wilmington Urban Development Action Grant Corporation), from the Official City Map.



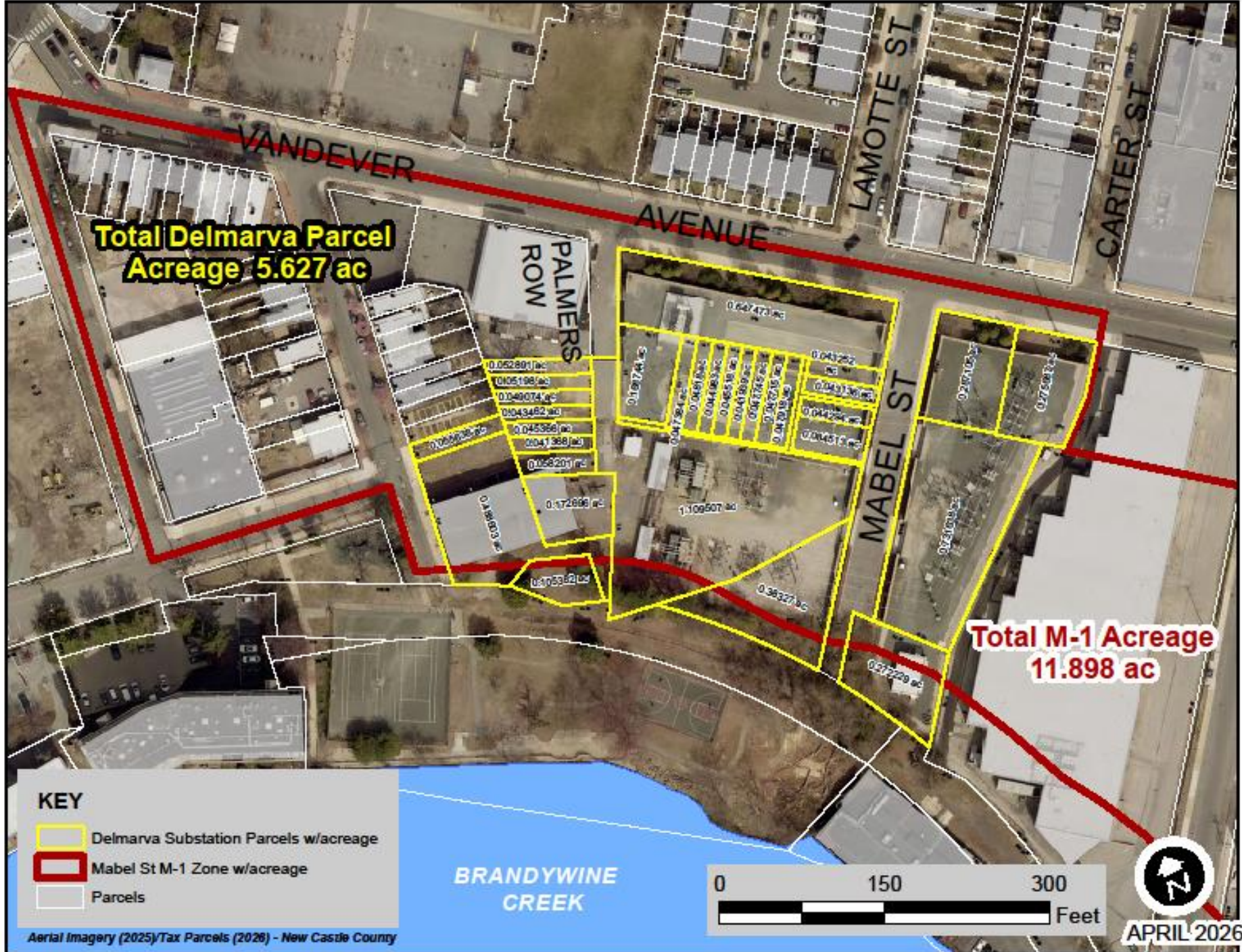
Tax parcel 26-029.10-179 is known as 20 Mabel Street - Circa 2012 19.6' of the 40' width was removed from the Official City Map

KEY	
	Portion of Mabel Street to be removed
	Portion removed circa 1911
	86 Race Street (Tax Parcel 26-029.10-185)
	Parcels
	Delmarva Parcels
	Building Footprints
	Hydrology



APRIL 2026







PROPOSED VIEW FROM BRANDYWINE MILLS PARK
LOOKING NORTH ON BUENA VISTA ST.

BRANDYWINE SUBSTATION GIS BUILDING

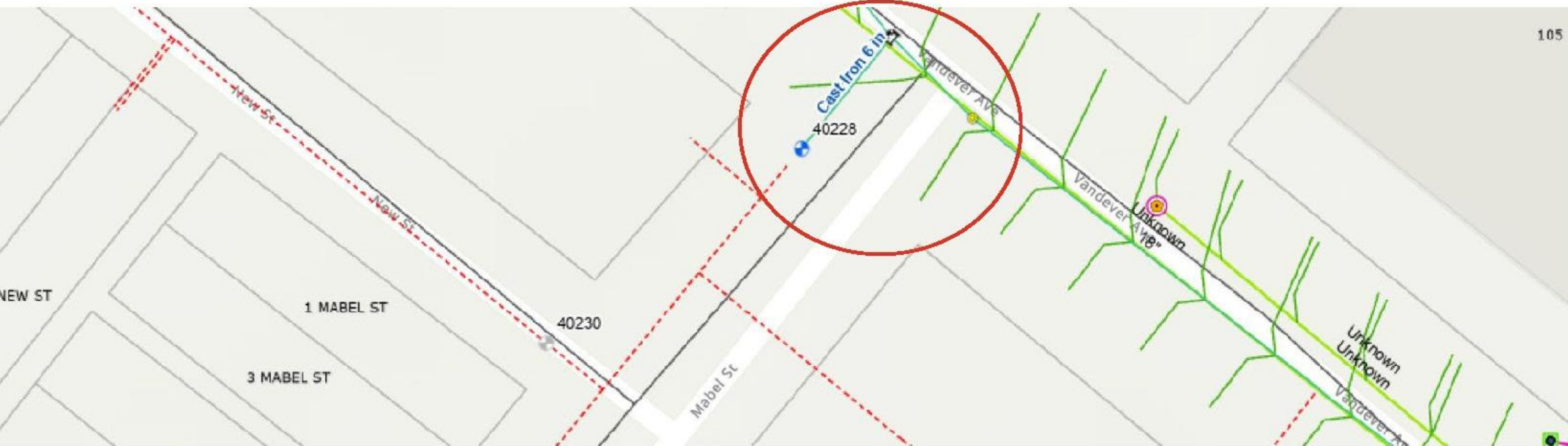
JUNE 2023



delmarva
power
light

delmarva.com

**Detail of City of Wilmington Water and Sanitary Sewer Lines
Formerly Serving Mabel Street Capped Off Near Vandever Avenue**



- Truncated Blue Line = Water Line**
- Truncated Green Line = Sanitary Sewer Line**
- Dashed Red Line = Underground Utility Lines Abandoned and Removed**



CITY OF WILMINGTON
DEPARTMENT OF LAND USE AND PLANNING
800 N. FRENCH STREET
WILMINGTON, DELAWARE 19801


CITY PLANNING COMMISSION

Tuesday, April 21, 2026 @ 6:00 P.M.

3rd Floor Land Use and Planning Conference Room with Microsoft Teams Webinar Option

AGENDA

REGULAR MEETING

- A. Approval of the minutes of the March 17, 2026, Planning Commission Meeting.
- B. New Business
 - 1. **Resolution 6-26:** A request from Delmarva Power and Light Company to remove Mabel Street, located between Vandever Avenue and 86 Race Street (Tax Parcel 26-029.10-185), owned by the Wilmington Urban Development Action Grant Corporation, from the Official City Map.
 - 2. **Resolution 7-26:** A proposal to dedicate the bed of Howard Street, situated between South Market Street and South Walnut Street, to the City of Wilmington and to add it to the Official City Map.
 - 3. **Resolution 8-26:** Planning Commission Review of the Riverside Redevelopment Project (Phase 6), 1301 East 29th Street, which is located within an R-5A (Low Density Apartment House) zoning district and requires the approval of proposed garden apartment developments in accordance with Section 48-136(c)(4) of the Zoning Code.
- C. Adjournment 

Microsoft Teams Meeting instructions:

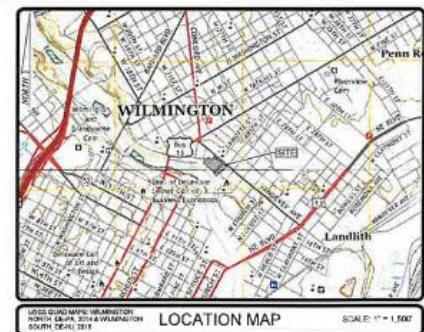
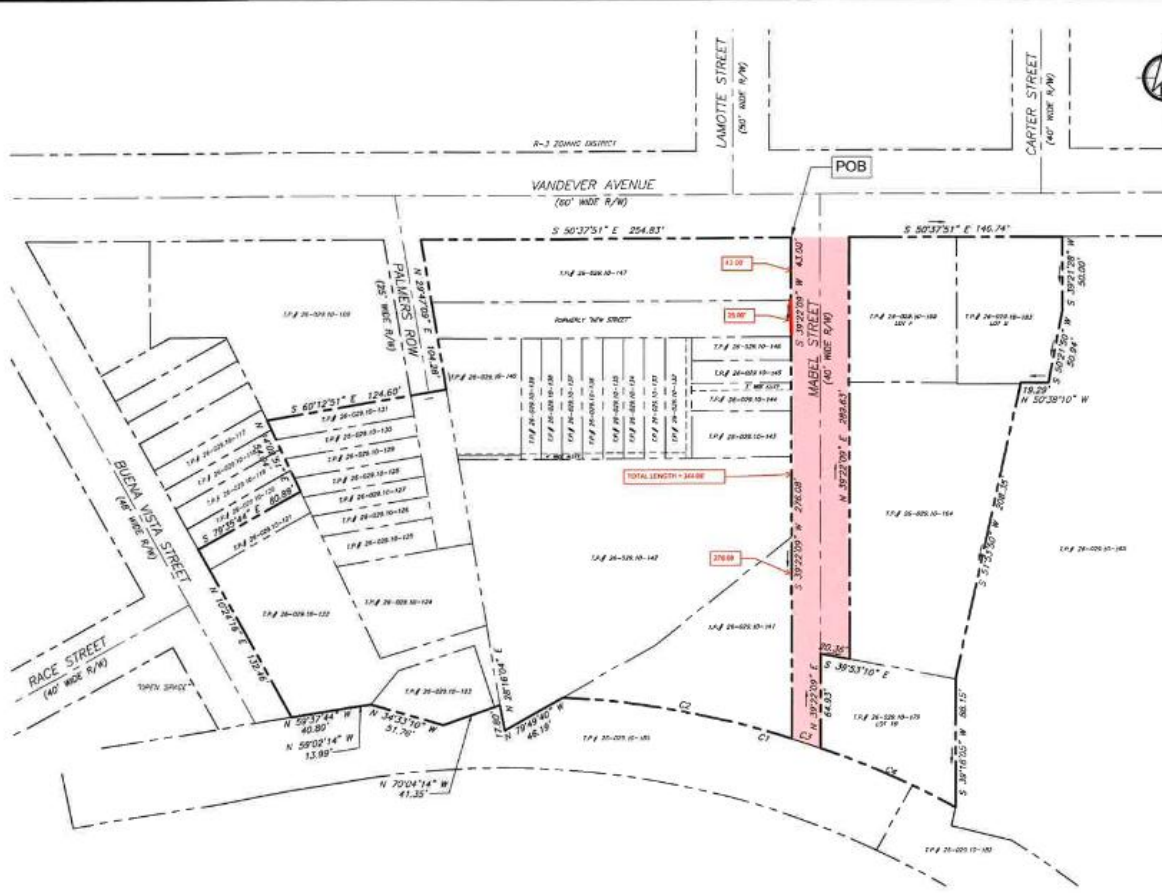
This meeting of the Planning Commission shall be held virtually on April 21, 2026, at 6:00 p.m. with an anchor location in the 3rd Floor Conference Room of the Louis L. Redding City/County Building, 800 N. French Street, Wilmington, Delaware.

Please click on the following link to join:

<https://teams.microsoft.com/meet/25826952507523?p=BqvroPHLuhEqdOhFD2>

Meeting ID: 258 269 525 075 23

Passcode: mD6Gp3GN



- SITE DATA**
- APPLICATION: SEE TABLE
 - TAX PARCEL NOS: SEE TABLE
 - PROPERTY OWNER: DELMARVA POWER & LIGHT CO. NAL STOP 7904S P.O. BOX 823 NEWARK, DE 19714-823
 - SOURCES OF TITLE: SEE TABLE
 - ZONING: 26A1 (LIGHT MANUFACTURING)
 - SETBACKS: 3.56 ACRES
 - SANITARY SERVICE: CITY OF WILMINGTON
 - WATER SUPPLY: CITY OF WILMINGTON
 - SEWER DRAIN: HORIZONTAL (SEWERAGE STATE PLANNED) VERTICAL - 18" DIA
 - BECHMARK: FOUNDED CONCRETE MONUMENT, SURV. ST. 80 (H/474)
 - LIMIT OF DISTURBANCE: 72,665 SF - 1.67 ACRES
- PURPOSE OF PLAN**
 THE PURPOSE OF THIS PLAN TO SHOW THE DEMOLITION OF THE FOLLOWING ITEM(S):
- A PORTION OF A MASONRY BUILDING
 - A CONCRETE HOUSE
 - PAVING & CURBING
 - FENCE
 - WALL
 - STREET LIGHTS AND
 - ELECTRICAL EQUIPMENT
- CONSTRUCTION OF THE FOLLOWING ITEM(S):**
- A 5,484 SF TWO-STORY BUILDING
 - NEW PAVING AND CURB
 - RETAINING WALL
 - BOLLARDS
 - FENCE
 - CEMETIAL AREAS, AND
 - ELECTRICAL EQUIPMENT
- NOTES:**
- THE BOUNDARY, TOPOGRAPHY AND EXISTING SITE FEATURES DEPICTED ON THIS PLAN ARE BASED ON THE AS-BUILT SURVEY PLAN FOR BRANDYWINE SUBSTATION, PREPARED BY PARKER AND ASSOCIATES, DATED 8-25-2013.
 - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NOS. 150502004A & 150502004B, EFFECTIVE DATE JANUARY 22, 2008, THE SITE DOES NOT LIE WITHIN A FEMA DESIGNATED FLOODPLAIN.
 - ACCORDING TO THE MAP "WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE", MAP 1 OF 3, LAST REVISED MARCH 2002, THE SITE DOES NOT LIE WITHIN A WPPA.
 - ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006, THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
 - NO DARRIES TO BE DEMED ON THIS SITE.
 - FOR THE NATIONAL METRIC SURVEY (NAD 83) MAPS, THERE ARE NO NEIGHBORS ON THIS SITE.
 - ALL FIVE LINES, FIVE HYDRANT, STANDOFFS, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2017 FPE AND THE DELAWARE STATE FIRE PREVENTION REGULATIONS, (29 CFR PART 7, CHAPTER 6), WHICHEVER IS MORE RESTRICTIVE, AND AS AMENDED.
 - THE TOTAL LAND DISTURBANCE INDICATED BY THIS PLAN IS 14,827.00 SQ. FT.
 - STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SCHEMATIC AND CONCEPT APPLICATION MUST BE SUBMITTED TO THE DELAWARE DEPARTMENT OF ENVIRONMENTAL CONTROL. THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
 - ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON STANDARDS FOR DELDOT STANDARDS, AS APPLICABLE.
 - THE NOTICES OF INTENT OR STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY UNDER A WPPA GENERAL PERMIT FOR THIS PROJECT IS # 2017-001. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORITY AND/OR CO-PERMITTE APPLICATION MUST BE SUBMITTED TO THE DELAWARE DEPARTMENT OF ENVIRONMENTAL CONTROL. THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
 - ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON STANDARDS FOR DELDOT STANDARDS, AS APPLICABLE.
 - THE LOCATIONS OF EXISTING UTILITIES THAT ARE INDICATED ON THESE PLANS ARE TAKEN FROM AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PREPARED. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY OF DELAWARE TELEPHONE (484) 380-8556 NO LESS THAN 72 HOURS PRIOR TO INITIATING EXISTING WORK. THE CONTRACTOR SHALL CONTACT THE OPERATOR OF UTILITIES AND ALL A RESULT OF CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR SHALL CONSULT WITH UTILITY OWNERS TO OBTAIN THE MOST ACCURATE INFORMATION AVAILABLE WITH REGARD TO UTILITY ELEVATION AND LOCATION.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, FEDERAL AND OSHA REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY, INCLUDING MAINTAINING STABLE EARTHWORKS DURING THE PERIOD OF CONSTRUCTION.
 - THIS PLAN DOES NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, CONSTRUCTION SAFETY PLAN, OR THE RESPONSIBILITY OF THE CONTRACTOR.

PROPERTY INFORMATION (PARCELS WITHIN BOUNDARY)

TAX PARCEL NUMBER	OWNER	DEED RECORD	RECORD PLAN	ZONE
26-029-10-121	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-122	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-123	DELMARVA POWER & LIGHT COMPANY	056-183	N/A	M-1
26-029-10-124	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-125	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-126	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-127	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-128	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-129	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-130	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-131	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-132	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-133	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-134	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-135	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-136	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-137	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-138	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-139	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-140	DELMARVA POWER & LIGHT COMPANY	20111915-026746	N/A	M-1
26-029-10-141	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-142	DELMARVA POWER & LIGHT COMPANY	N/A	N/A	M-1
26-029-10-143	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-144	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-145	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-146	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-147	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-148	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-149	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-150	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-151	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-152	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-153	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-154	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-155	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-156	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-157	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-158	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-159	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-160	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-161	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-162	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-163	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-164	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-165	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-166	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-167	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-168	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-169	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-170	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-171	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-172	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-173	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-174	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-175	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-176	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-177	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-178	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-179	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-180	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-181	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-182	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-183	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-184	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-185	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-186	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-187	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-188	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-189	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-190	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-191	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-192	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-193	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-194	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-195	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-196	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-197	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-198	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-199	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1
26-029-10-200	DELMARVA POWER & LIGHT COMPANY	20110322-0268282	N/A	M-1

PROPERTY INFORMATION (ADJOINING PROPERTIES)

TAX PARCEL NUMBER	OWNER	DEED RECORD	RECORD PLAN	ZONE
26-029-10-109	KAPPA MARKS TRAW LEADERSHIP, INC.	78967	N/A	M-1
26-029-10-110	JAMES D. COX & TAMLA KOPRAWA	2009091-0043555	N/A	M-1
26-029-10-111	HARRIS M. LEVINS	A-103-331	N/A	M-1
26-029-10-112	WILMINGTON NEGRO BROTHOOD	2011702-2-035392	N/A	M-1
26-029-10-113	CONSERVANCY LAND BANK CORP.	N/A	N/A	M-1
26-029-10-120	CITY OF WILMINGTON	2006021-051056	N/A	M-1
26-029-10-165	WHITEWILE PARTNERSHIP	833-266	18-1017	M-1, C-2
26-029-10-182	UNITED NATIONWIDE EXPRESS, LLC	2002112-0110477	2011009-0204744	W-4
26-029-10-185	WILMINGTON LOG CORPORATION	892-297	2011689-0204744	D, M-1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	662.27'	282.87'	288.73'	S 34°49'27" E	34°38'21"
C2	662.27'	155.48'	156.86'	N 48°01'41" W	17°42'54"
C3	662.27'	31.98'	31.98'	N 52°10'00" W	01°49'27"
C4	662.27'	181.33'	181.33'	N 35°52'17" W	08°46'36"

CERTIFICATION OF OWNERSHIP

I, SCOTT H. PARKER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION ON THIS PLAN, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF WILMINGTON CODES AND REGULATIONS.

CERTIFICATION OF ACCURACY

I, SCOTT H. PARKER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION ON THIS PLAN, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF WILMINGTON CODES AND REGULATIONS.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS / DEMOLITION PLAN
- CONSTRUCTION PLAN
- UTILITIES AND GRADES PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- CONSTRUCTION DETAIL SHEET
- DEMO DETAIL SHEET

DUFFIELD ASSOCIATES
 CIVIL, SURVEYING & ENVIRONMENTAL
 4810 LAMARSTONE ROAD
 WILMINGTON, DE 19806-1331
 TEL: 302.236.6424
 FAX: 302.236.6485
 WWW.DUFFIELDASSOCIATES.COM
 EMAIL: DUFFIELD@DUFFIELDASSOCIATES.COM

PRELIMINARY NOT FOR CONSTRUCTION

**SITE CONSTRUCTION PLANS
 COVER SHEET**

**BRANDYWINE SUBSTATION
 DELMARVA POWER & LIGHT CO.**
 CITY OF WILMINGTON - NEW CASTLE COUNTY - DELAWARE

DATE: 10 JULY 2025
SCALE: 1" = 40'
PROJECT NO.: 12700.CJ
SHEET: 1 OF 8