

# City of Wilmington



**MICHAEL S. PURZYCKI**  
Mayor

## PUBLIC NOTICE

**TO:** Affected Property Owners and Interested Parties

**FROM:** Wilmington Department of Planning and Development

**DATE:** April 4, 2018

**RE:** **Resolution 12-18:** A proposal to annex and rezone eight (8) parcels of land located outside the City as follows: (a) **Territory 1**, approximately 4.51 acres contiguous to the South Wilmington Analysis Area, being 800 South Market Street (Tax Parcel 10-001.00-015); 810 South Market Street (Tax Parcel 10-001.00-016); 800 South Walnut Street (Tax Parcels 10-001.00-077, 10-001.00-019, and 10-001.00-020); 0 Garasches Lane (Tax Parcel 10-001.00-022); and a separate but adjacent property also known as 0 Garasches Lane (Tax Parcel 26-057.00-050), from New Castle County H I (Heavy Industrial) zoning to City of Wilmington M-1 (Light Manufacturing) zoning; and (b) **Territory 2**, approximately 3.72 acres contiguous to the Browntown Hedgeville Analysis Area, at 787 South Madison Street (Tax Parcel 07-040.30-001), from New Castle County H I (Heavy Industrial) zoning to City of Wilmington W-2 (Waterfront Commercial / Manufacturing) zoning. Zoning Action 549-18.

The Wilmington City Planning Commission will hold public hearings on **Tuesday, April 17, 2018 at 6:00 P.M. in the Council Chambers, First Floor, Louis L. Redding City/County Building, 800 North French Street, Wilmington, Delaware.** At that time, the Commission will receive public comment regarding Resolution 12-18, a proposal to annex eight (8) parcels of land within two (2) separate territories, as follows: **Territory 1**, approximately 4.51 acres contiguous to the South Wilmington Analysis Area, being 800 South Market Street (Tax Parcel 10-001.00-015); 810 South Market Street (Tax Parcel 10-001.00-016); 800 South Walnut Street (Tax Parcels 10-001.00-077, 10-001.00-019, and 10-001.00-020); 0 Garasches Lane (Tax Parcel 10-001.00-022); and a separate but adjacent property also known as 0 Garasches Lane (Tax Parcel 26-057.00-050), and **Territory 2**, approximately 3.72 acres contiguous to the Browntown Hedgeville Analysis Area, at 787 South Madison Street (Tax Parcel 07-040.30-001), into the City's corporate limits. See attached maps.

The proposed annexation of **Territory 1** will facilitate the development plans for the 76ers Fieldhouse, scheduled to break ground in April 2018. The annexed land will provide area that will become part of the 521-space surface parking lot and an outdoor athletic field that will support the fieldhouse, as well as a new street network that allows vehicular and emergency vehicle access to this sports complex.

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**April 4, 2018**  
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The proposed M-1 (Light Manufacturing) zoning for **Territory 1** is meant to provide large, low-density development areas where scientific research, light manufacturing or fabrication and wholesale storage or warehousing activities are encouraged. Public facilities and private utilities necessary to support light manufacturing may be located in an M-1 district, but new residential development in these districts is not permitted. This zoning is consistent with the zoning of the portions of the contiguous properties located in the City of Wilmington's South Wilmington Analysis Area.

The proposed annexation of **Territory 2** will correct the current condition in which a completely isolated portion of Christiana Hundred, New Castle County is surrounded by the City of Wilmington's corporate limits. It will also provide land for an expansion of the surface parking lot serving the adjacent Daniel S. Frawley Stadium and other nearby Riverfront attractions, as well as land for necessary street improvements.

The proposed W-2 (Waterfront Commercial / Manufacturing) zoning for **Territory 2** is meant to provide for areas where manufacturing uses are well established and where commercial development is suitable because of locations near arterial highways. This zoning is consistent with the zoning of the Christina Riverfront, which completely surrounds the subject parcel within the Browntown Hedgeville Analysis Area.

Both **Territory 1** and **Territory 2** are proposed to be added to the 4<sup>th</sup> Councilmanic District of the City of Wilmington.

In order to move forward with the annexation request, the Commission will also consider amendments to the Neighborhood Comprehensive Development Plans of the South Wilmington (**Territory 1**) and Browntown Hedgeville (**Territory 2**) Analysis Areas for the purposes of amending their boundaries to include the territories and to recommend the appropriate land use classifications and zoning categories (Resolution 10-18 and Resolution 11-18).

If you have any questions or comments regarding this proposed annexation, please contact John Kurth, Planner II, at (302) 576-3118.

cc: Honorable Members, Wilmington City Council  
Honorable Jea Street, New Castle County Council  
Honorable Penrose Hollins, New Castle County Council  
Tanya Washington, Chief of Staff, Wilmington Office of the Mayor  
Aundrea Almond, Chief Administrative Officer, New Castle County

attachments

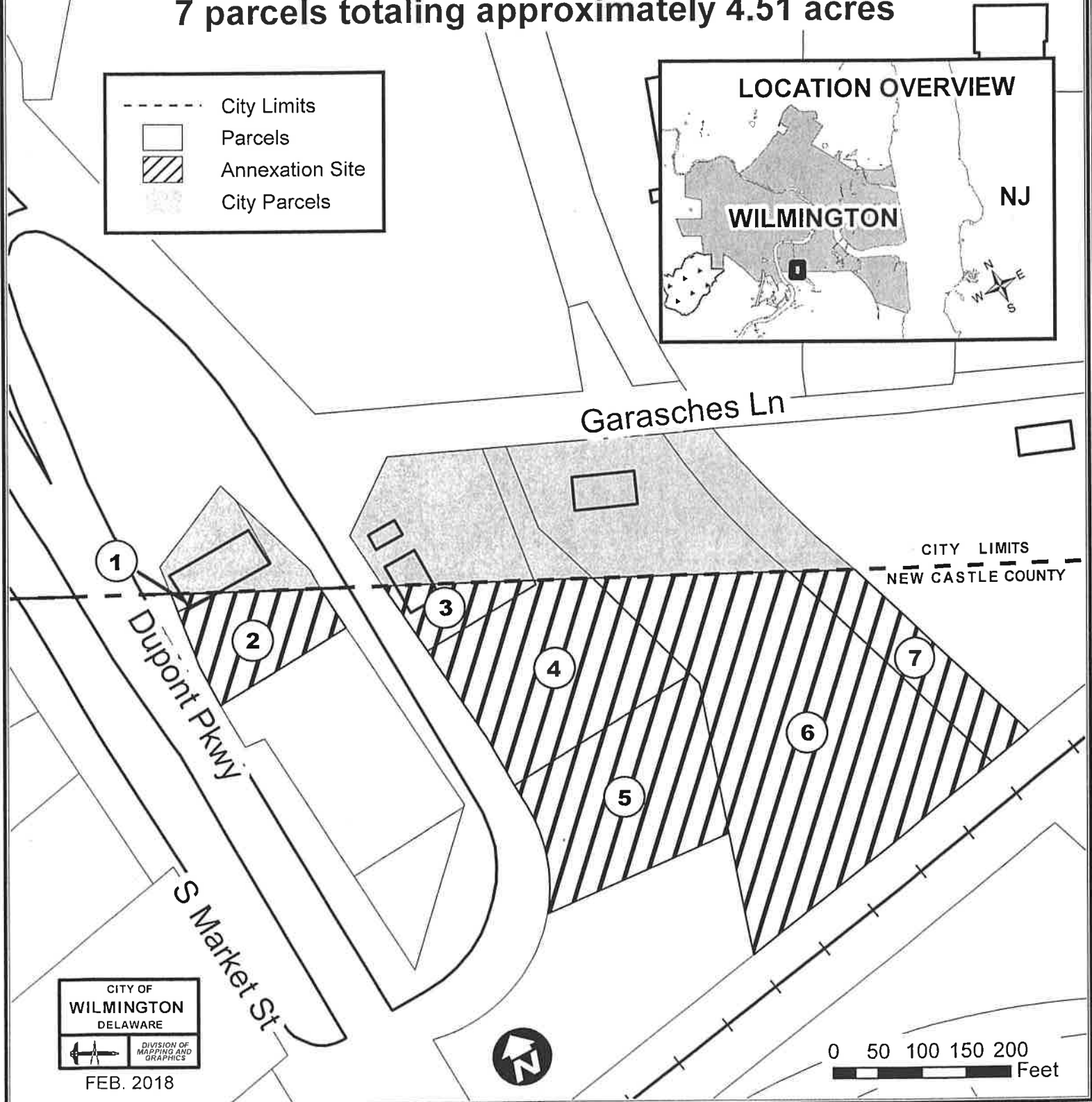
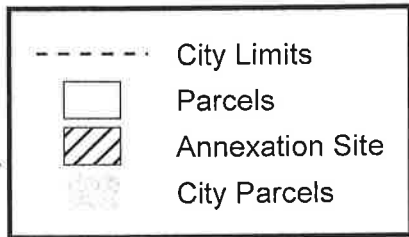
# TERRITORY 1

## PROPOSED AREA OF ANNEXATION S. Walnut Street and Garasches Lane

⑦ Tax Parcels:

- 1.) 10-001.00-015, 2.) 10-001.00-016, 3.) 10-001.00-077, 4.) 10-001.00-019,  
5.) 10-001.00-020, 6.) 10-001.00-022, 7.) 26-057.00-050

**7 parcels totaling approximately 4.51 acres**



FEB. 2018



0 50 100 150 200  
Feet

# TERRITORY 2

## PROPOSED AREA OF ANNEXATION S. Madison Street and Interstate 95

Tax Parcel: 07-040.30-001

1 parcel totaling approximately 3.72 acres

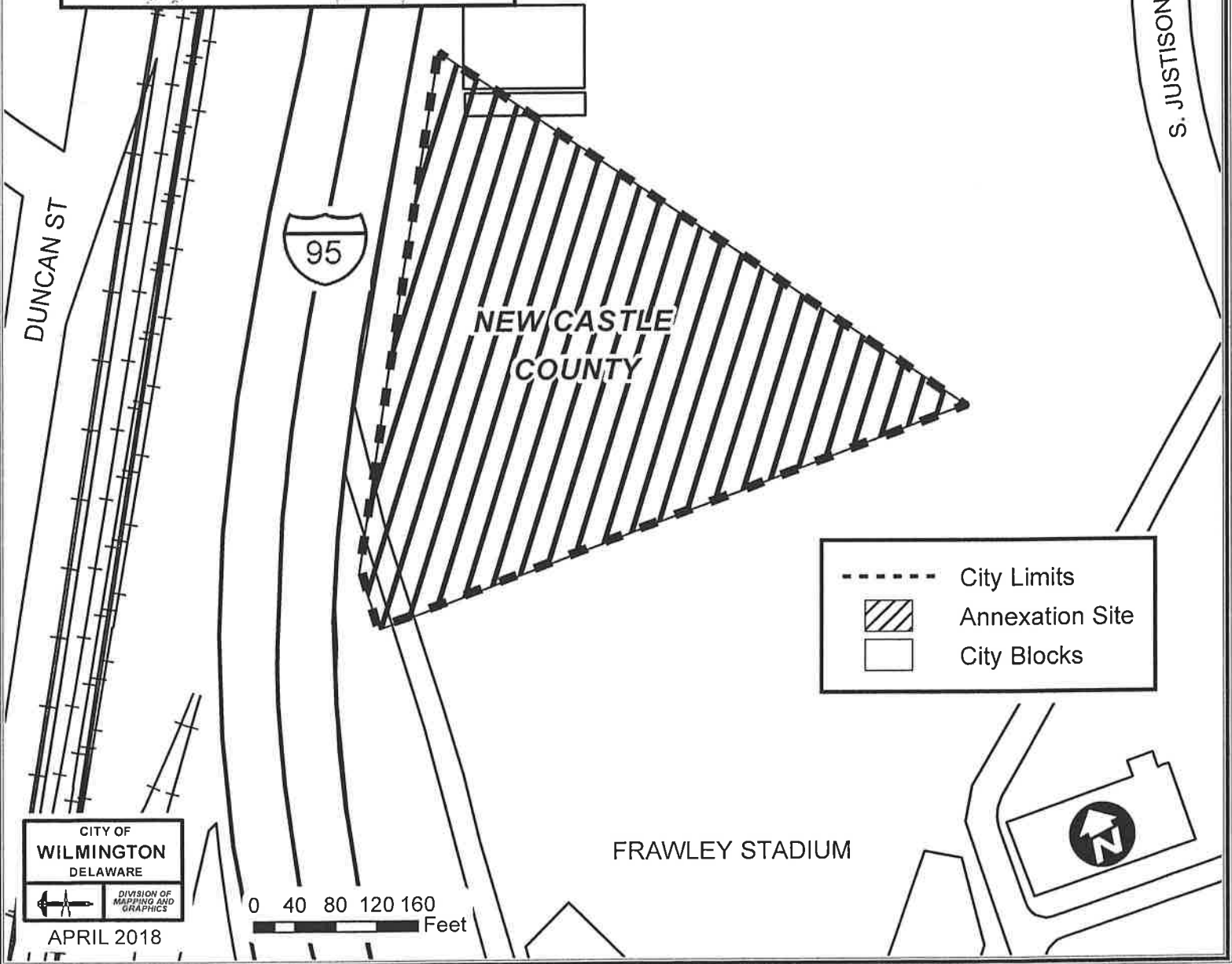
HOLLINGSWORTH AVE

S. JUSTISON ST

S. MADISON

BEECH ST

S. JUSTISON ST



-----	City Limits
	Annexation Site
	City Blocks

CITY OF  
WILMINGTON  
DELAWARE

DIVISION OF  
MAPPING AND  
GRAPHICS

APRIL 2018

