

MINUTES
CITY PLANNING COMMISSION
December 17, 2019

Present: Desmond Baker (Acting Chair), Tanya Washington, Jennifer Adkins, Anthony J. Hill, Lloyd Budd, and Brett Taylor (Commission Members); and Herb Inden, Tim Lucas, and Dorien Snyder (Planning).

The meeting was convened at 6:02 p.m. by Desmond Baker.

REGULAR MEETING

A. Approval of the minutes of the October 8, 2019 Planning Commission Meeting.

Mr. Baker asked the Commission to make a motion on the minutes of the October 8, 2019 City Planning Commission meeting. Mr. Taylor made a motion to approve the minutes and Mr. Hill seconded the motion. All members voted to approve the minutes.

B. NEW BUSINESS

Resolution 16-19: A proposal to dedicate new City streets, located in South Wilmington and the Wilmington Riverfront, to name portions of existing and proposed City streets, and to add the named streets to the Official City Map.

Prior to the presentation by Mr. Lucas of the Department of Planning and Development, Mr. Baker informed Commission Members that he serves on the Riverfront Development Corporation (RDC) Board, and due to a previous legal opinion from counsel, he can participate on Resolution 16-19.

Mr. Tim Lucas from the Department of Planning and Development presented the report for Resolution 16-19; a proposal to dedicated new City streets, located in South Wilmington and the Wilmington Riverfront, to name portions of existing and proposed City streets, and to add the named streets to the Official City Map. This presentation was accompanied by a series of slides.

Mr. Lucas stated that in late November of 2019, the Riverfront Development Corporation, or RDC, petitioned the City and requested that a proposed street, extending from Beech Street at the Wilmington Waterfront and terminating at the City/County boundary in South Wilmington, south of Garasches Lane, be named "Peterson Drive" in honor of Delaware Governor Russell W. Peterson. In order to facilitate their request, Mr. Lucas stated that the Department of Planning and Development proposes to dedicate and add to the Official City Map, all new and relocated streets as outlined in the Christina River Bridge and Bridge Approaches Town Agreement to include South Madison Street, Shipyard Drive, and Frawley Drive.

Mr. Lucas presented an aerial photo of the general location and provided an overview of the 4 streets to be dedicated and named as follows:

- South Madison Street will be extended to the southwest from its intersection with Beech Street to the proposed four-way intersection with Frawley Drive and Shipyard Drive and that South Madison Street will end at the intersection.

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- Shipyard Drive will continue southwest from the same intersection and that the northern-most sections of this street are being relocated from its current intersection with Justison Street. The street will continue south, to a proposed three-way intersection with Frawley Drive.
- Frawley Drive will be a new street, running east-west from Peterson Drive to Justison Street.
- Peterson Drive will be assembled from the following existing and proposed street segments:
 - a. The first section of Peterson Drive will consist of the former Delmarva Lane street bed. Peterson Drive will begin at the existing three-way intersection with Beech Street, where Beech Street passes under I-95. The majority of Delmarva Lane was a private street until its recent purchase by DelDOT. A section of the former Delmarva Lane is being removed. From the intersection with Beech, Peterson Drive will extend southwest to the City/County line.
 - b. A 750-foot section of the proposed street will extend south and east, through the County, to the City/County Line to a three-way intersection with Shipyard Drive.
 - c. From Shipyard Drive, Peterson Drive will extend east across the Christina River, via the new Christina River Bridge, to a proposed four-way signaled intersection with South Market Street.
 - d. Peterson Drive will continue east and then south to a three-way intersection with Garasches Lane, adjacent to the 76ers Sports Complex, on an existing unnamed street.
 - e. The final section will extend south and then southwest to the City/County line. This unnamed street bed is currently being dedicated to the City by a major subdivision, entitled the “South Road Connector”, which the Planning Commission Members addressed in February of 2019 by Resolution 2-19.

Mr. Lucas stated that the responsibilities for the creation and maintenance of the streets are described in the Town Agreement and further stated that DelDOT is responsible for the acquisition of land and construction of the streets.

Mr. Lucas reported that the Planning Department compared the proposed street names to the Planning Commission’s 14 guidelines for the naming and renaming of City streets and that the new sections of South Madison Street and Shipyard Drive are extensions of existing named public streets, so the proposal to retain the current names is a pragmatic choice and would retain continuity of the street segments. Mr. Lucas also stated that no property owners or street addresses will be affected by the naming of these streets.

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Mr. Lucas said the name “Frawley Drive” is proposed for the new street directly adjacent to the Daniel S. Frawley Baseball Stadium and that the stadium was named in 1994 after the late Daniel S. Frawley who served as Mayor of the City of Wilmington from 1989 to 1993. He also stated that the name is therefore geographically appropriate and helps provide a sense of place and that “Frawley Drive” meets all the relevant Commission’s Guidelines. He further stated that no property owners or addresses will be affected by the naming of the street.

Mr. Lucas stated that the proposed name “Peterson Drive” will be named after Russell W. Peterson, the 66th Governor of Delaware, since the western segment of the proposed Peterson Drive is located directly adjacent to portions of the Russell W. Peterson Urban Wildlife Refuge. He also stated that the name is therefore geographically appropriate and helps provide a sense of place. He further stated that the proposed name “Peterson Drive” meets all the relevant Commission’s Guidelines and no property owners or addresses will be affected by the naming of the street.

Mr. Lucas stated that the Commissioner of Public Works, the Division Director of Transportation and the Deputy Chief/Fire Marshal are in support of the street dedications and have no objections to the proposed street names.

Mr. Lucas confirmed that the Department of Planning and Development supports the street dedications and adoption of street names as proposed, as there are no findings to suggest that the proposal would create any detriment to the surrounding properties or to the general public and that the new streets, bridge, and improvements to the traffic circulation patterns will be of great benefit to the local business, property owners, and the City.

The Department of Planning and Development recommends that the Planning Commission and City Council approve the dedication of the new proposed city streets, approve the street names as proposed, and add the named streets to the Official City Map.

Mr. Baker asked the Commissioners whether they had any questions or comments. Mr. Hill asked about the ownership of the road and maintenance. Brian Mitchell of the Transportation Division for the Department of Public Works replied that the maintenance would be managed by the City of Wilmington, as stated in the agreement between DelDOT, the City and the Riverfront Development Corporation.

Mr. Hill asked how many lanes would be provided for the two-way traffic. Ms. Megan McGlinchey, Executive Director, of the Riverfront Development Corporation replied by stating that there is one lane in each direction.

Mr. Baker asked Commission Members if there were any additional questions and/or comments. There being none; Mr. Baker asked for a motion for the approval of Resolution 16-19: A proposal to dedicate new City streets, located in South Wilmington and the Wilmington Riverfront, to name portions of existing and proposed City streets, and to add the named streets to the Official City Map. Mr. Taylor made a motion to approve Resolution 16-19. This motion was second by Mr. Hill. With all members in favor, Resolution 16-19 was approved.

Resolution 17-19; MS-19-05: Major Subdivision application from VanDemark & Lynch, Inc., on behalf of the Wilmington Housing Authority, which proposes to subdivide one existing noncontiguous parcel, located at 1400 Todds lane, into four new parcels.

Mr. Tim Lucas from the Department of Planning and Development presented the report for Resolution 17-19; MS-19-05; Major Subdivision application from VanDemark & Lynch, Inc., on behalf of the Wilmington Housing Authority, which proposes to subdivide one existing noncontiguous parcel, located at 1400 Todds lane, into four new parcels. This presentation was accompanied by a series of slides.

Mr. Lucas reported that the proposal is considered a major subdivision, and is subject to review by the Planning Commission, because the site is greater than 2.5 acres and occupies more than one full city block.

Mr. Lucas stated that the site is generally bounded by East 27th Street, Todds Lane, North Claymont Street, and Rosemont Avenue and the entire site is zoned R-5-A (Low Density Apartment Houses) and is almost 8.8 acres in size (8.763 acres).

Mr. Lucas stated that the subdivision plan proposes to divide the parcel into four new parcels: Parcels A, B, C, and D. He further stated that Parcels A, B, and C will each occupy one city block and that Parcel D will remain noncontiguous and will consist of "Parcel D Part 1 and Part 2", occupying one city block each. Mr. Lucas also mentioned that no construction is proposed by this plan.

Mr. Lucas stated that the subdivision plan was circulated to City Departments for comment and that only one comment was provided by the Department of Public Works Water Engineer as follows:

- All five blocks are currently served by one domestic and one fire service. Once the parcel is subdivided, the Department of Public Works requires one domestic and one fire service for each parcel.

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Mr. Lucas reported that the Department of Planning had no comments to the plan; therefore, the Department of Planning and Development recommends approval of Resolution 17-19, which recommends approval of the preliminary major subdivision plan for 1400 Todds Lane, as submitted by VanDemark & Lynch, Inc., on behalf of Wilmington Housing Authority. He also stated that the final subdivision plan may be prepared for recordation.

Mr. Baker asked the Commissioners whether they had any questions or comments. Mr. Baker asked if the submittal is a part of the Reach Riverside Project by Kingwood Community Center. Both Andrew Johnson, Executive Director, and Will Pass, Chief Financial Officer (CFO), for the Wilmington Housing Authority replied yes.

Mr. Taylor asked if the original piece of land was one parcel. Both Mr. Lucas and Mr. Johnson, CFO for WHA confirmed that the land was one parcel. Mr. Taylor also asked if the original site is served by one water meter. Mr. Lucas stated that Luis Camacho, Water Engineer, for the Public Works Department confirmed that the original site is served by one water service. Mr. Taylor commented that the site is broken into 4 separate lots and asked if they will be served by individual water and utility meters. Mr. Lucas confirmed that each parcel will require its own service.

Mr. Lucas also stated that this plan is a simple land division plan and that all site development plans will be reviewed by the Department of License and Inspections and the Department of Public Works.

Mr. Baker asked Commission Members whether they had any additional questions or comments. There being no additional questions, Mr. Baker asked for a motion to approve Resolution 17-19; MS-19-05: Major Subdivision application from VanDemark & Lynch, Inc., on behalf of the Wilmington Housing Authority, which proposes to subdivide one existing noncontiguous parcel, located at 1400 Todds lane, into four new parcels. Mr. Hill made a motion to approve Resolution 17-19 and it was second by Ms. Tanya Washington. With all members being in favor, Resolution 17-19 was approved.

C. ADJOURNMENT 

Mr. Baker called for a motion to adjourn the meeting. Mr. Hill moved to adjourn, and Mr. Taylor second the motion. All members being in favor, the meeting was adjourned at 6:28 p.m.