

# DEPARTMENT OF LAND USE PLANNING BOARD PUBLIC HEARING AGENDA

Tuesday, February 6, 2018

7 p.m

Multi-Purpose Room

Gilliam Building

67 Reads Way, New Castle

The DEPARTMENT OF LAND USE AND PLANNING BOARD of New Castle County will hold a public hearing on Tuesday, February 6, 2018, in the Multi-Purpose Room of the Gilliam Building, 67 Reads Way, New Castle, DE, beginning at 7 p.m. to consider the following applications. The order in which the applications are listed is subject to change.

[App. 2017-0545-S](#): East side of Bellecor Drive, 1900 feet north of W. Basin Road. Exploratory Major Land Development Plan, and PLUS Review for **Bellecor Drive** proposes to develop the property with five (5) 10,000 S.F. and two (2) 3,000 S.F. one-story flex warehouse buildings and associated improvements. I Zoning. CD 7.

[App. 2017-0577-Z](#). West side of North DuPont Highway (Rt. 13), north of Central Avenue and south of Lovelace Avenue, New Castle Hundred. This is a County Initiated rezoning at **2101 North DuPont highway** to change the zoning of the site to permit commercial uses on the property. **Ord. 17-117 will rezone 0.23 acre from NC6.5 (Neighborhood Conservation) to CR (Commercial Regional)** and to amend the 2012 Comprehensive Development Plan consistent therewith. CD10.

[App. 2017-0730-S/Z](#): South side of Garden of Eden Road, approximately 800 feet west of Route 202. Exploratory Resubdivision Plan and Rezoning Review for **Columbia Place**. The purpose of this plan is to revise a previously approved and recorded Major Land Development Plan with Rezoning (App. 2009-0201-S/Z) and to reconfirm the ST zoning approved by County Council in February 2010 by Ord. 09-090 (reconfirmed in June 2012 by Ord. 12-019). Former Section 40.31.114 of the *New Castle County Code* (which applies to former process plans) requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in strict conformity with the plan that was relied upon by County Council when it granted the rezoning. This plan proposes to revise the previous plan by altering the layout of the former development, increasing the number of condominium from 82 to 88 and decreasing the number of townhouse units from 50 to 44. **Ord. 17-116 will approve a revised exploratory plan for Columbia Place to supersede the existing record plan (20130612-0037649) and reconfirm the rezoning of 15.39 acres from S (Suburban) to ST (Suburban Transition).** CD 2.

[App. 2017-0674-T](#): To Amend Chapter 40 of the *New Castle County Code* (also known as the

Unified Development Code or "UDC"), Article 7 ("Transfer of Development Rights and Other Incentives and Bonuses"), regarding the Traditional Neighborhood Housing Program. **Ord. 17-094 is a text amendment that will revise provisions relating the percentage of housing units in a development required to be Moderately Priced Dwelling Units.** CC Sponsor: Mr. Hollins.

Considerations of rezonings may include zones other than those specified in the ordinances, and considerations for all other applications, including text amendments, may include changes other than those specified or requested in the proposals. Time limitations will be imposed on speakers. Information on all applications is available for public review in the Land Use Department, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE, from 8:00 A.M. to 4:00 P.M., Monday through Friday.

Individuals needing reasonable accommodations according to the Americans with Disabilities Act, call 395-5400 (TT/TRY/T.D.: D.S., 1-800-232-5460) at least five business days before the meeting/hearing.

Sandra D. Anderson, Acting Chairperson

Richard E. Hall, AICP

Planning Board  
Land Use

General Manager - Department of