

# DEPARTMENT OF LAND USE PLANNING BOARD SPECIAL PUBLIC HEARING AGENDA

Tuesday, June 5, 2018

7 p.m

Multi-Purpose Room

James H. Gilliam, Jr. 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, June 5, 2018**, in the Multi-Purpose Room of the Gilliam Building, 67 Reads Way, New Castle, DE, beginning at **7:00 p.m.** to consider the following applications. The order in which the applications are listed is subject to change.

**App. 2018-0290-SV:** North, southeast and southwest sides of the intersection of Lorewood Grove Road and Ratledge Road (TP: 13-003.00-001). Subdivision Variances requesting relief from Section 40.25.137.C – (1) to permit 18-foot wide driveways in the first layer in T3 and T4 Transect Zones (10-foot maximum); from Section 40.25.126.C.3.a – (2) to permit front loaded lots in the T4 Transect Zone (rear lanes or rear alleys required) for 73 lots [(19) single family detached lots - 11-21, 26-33; (32) townhouse lots – 280-287, 293-316; (22) twin lots – 34-39, 68-83]; from Section 40.25.137.D – (3) to permit parking areas in the first layer in a T4 Transect Zone (parking areas are permitted in the second or third layer of a T4 Transect Zone for 73 lots [(19) single family detached lots - 11-21, 26-33; (32) townhouse lots – 280-287, 293-316; (22) twin lots – 34-39, 68-83]; from Section 40.25.137.A.2 – (4) to provide limited or no streetscreen for open parking areas in T3 and T4 Transect Zones (open parking areas shall be masked from the frontage by a building or streetscreen); from Section 40.25.137.B.1 – (5) to permit open parking areas in the first layer in the T3 Transect Zone (open parking areas are required to be located in the second and third lot layers); and from Section 40.25.137.B.2 – (6) to permit garages to be located in the second layer of the T3 Transect Zone (garages are required to be located in the third lot layer). The requested variances are associated with the **Whitehall – Hamlet 4** Major Subdivision (App. 2015-0366-S). S Zoning. CD 12.

**App. 2018-0134-T:** Text amendment to the Amend New Castle County Code Chapter 40, Article 3 ("Use Regulations"), Article 4 ("District Intensity And Bulk Standards"), Article 5 ("Site Capacity And Concurrency Calculations"), Article 7 ("Transfer Of Development Rights And Other Incentives And Bonuses"), Article 10 ("Environmental Standards"), Article 20 ("Subdivision And Land Development Design Principles"), Article 21 ("Improvement And Design Standards"), Article 22 ("Drainage, Utilities, Septic Systems, Parking, Loading, And Lighting"), Article 23 ("Landscaping, Trees, And Erosion"), Article 33 ("Definitions"), And Appendix 3 ("Plant Lists") addressing site design. **Ord. 18-021 is a text amendment to enhance and improve overall site design for applications submitted to the Department of Land Use.**

**App. 2018-0135-T:** Text amendment to Amend the New Castle County Code Chapter 40, Regarding Article 1 ("Title And Applicability"), Article 3 ("Use Regulations"), Article 10 ("Environmental Standards"), Article 12 ("Sewer And Water Impact"), Article 20 ("Subdivision And Land Development Design Principles"), Article 22 ("Drainage, Utilities, Septic Systems, Parking, Loading, And Lighting"), Article 27 ("Maintenance Organizations, Open Space, And Common Facilities"), Article 31 ("Procedures And Administration"), Article 33 ("Definitions"), Appendix 1 ("Application And Plan Requirements") And Appendix 2 ("Fees") to address the Subdivision and Land Development review and approval process. **Ord. 18-020 is a text amendment designed to enhance and improve the land development plan review process.**

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### **Business Meeting**

**To follow immediately after the hearing, but no sooner than 7:15 p.m.**

**App. 2018-0268-SV:** South side of Churchmans Road at terminus of Addison Drive (TPs: 09-024.00-013, 09-025.00-008 - 011). Subdivision Variance requesting relief from Section 40.21.162.D of the New Castle County Code to locate a pedestrian way through an openspace zero (0) feet from side and rear lot lines twenty (20) foot minimum. The requested variance is associated with the **Cavaliers Country Club** Major Subdivision and Rezoning subdivision (App. 2017-0537-S/Z). S Zoning. CD 1.

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

General Manager - Department of Land Use