



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

April 20, 2010

Mr. David Culver  
New Castle County  
87 Reads Way  
New Castle, DE 19720

RE: PLUS review – 2010-03-05; New Castle County

Dear Mr. Culver:

Thank you for meeting with State agency planners on March 24, 2010 to discuss the proposed New Castle County ordinance number 10-018 to allow college use as a limited use in the ON-Office Neighborhood district and CN-Commercial Neighborhood district and will require colleges to use existing structures and buildings in ON and CN districts. The Office of State Planning Coordination is supportive of this ordinance to make colleges more accessible to New Castle County residents.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

**Code Requirements/Agency Permitting Requirements**

There are no State code requirements for the adoption of this ordinance.

**Recommendations/Additional Information**

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

The Department of Transportation suggested that the County give further consideration to their proposed requirement that colleges be required to use existing structures and buildings. While they can appreciate that the County may wish to keep a consistent external appearance between the buildings used by colleges and the existing buildings around them, we suggest that the requirement to use existing buildings may prove overly restrictive to the colleges that the County wishes to allow in such districts. It is suggested that the County provide an alternative means of development, subject to appropriate specific restrictions, or perhaps to a design review process.

Thank you for the opportunity to review this proposed ordinance. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name.

Constance C. Holland, AICP  
Director