



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

January 25, 2012

Mr. David Culver
New Castle County
Dept. of Land Use
87 Reads Way
New Castle, De 19720

RE: PLUS 2011-12-01; New Castle County Ord. 11-115

Dear Mr. Culver:

Thank you for meeting with State agency planners on December 28, 2011 to discuss the proposed draft ordinance number 11-115 which is a UDC text amendment to require a special use permit for institutional residential type II used when the proposed facility exceeds twenty-five hundred (2,500) square feet per bed of total gross floor area (GFA).

Please note that changes to the proposed amendment, 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.

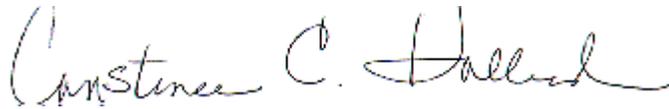
State agencies had no regulatory comments regarding the proposed ordinance; however, we did receive the following suggestion from the Department of Transportation:

- The subject ordinance would require that all institutional residential uses serving more than ten (10) residents take access only by means of collector and arterial roads, with no secondary access on “minor” roads, which DeIDOT understands to mean local roads. DeIDOT points out, that with regard to trip generation; the threshold of ten (10) residents is a relatively low one for most institutional uses. They see no technical obstacle to providing access to such uses on local roads and find that it would generally be safer and more efficient to provide it there.

If the reason for this requirement is that residents of adjoining properties find, or could find, institutional access on the same street to be objectionable, DelDOT suggests that a more straightforward approach might be to prohibit institutional residential uses in some residential zones.

If the ordinance is approved, please forward a copy of the approved ordinance to this office for our records. Thank you for the opportunity to review this project. 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 and title.

Constance C. Holland, AICP

Director, Office of State Planning Coordination