



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

August 24, 2016

Bill Barthel
City of New Castle
220 Delaware Street
New Castle, DE 19720

RE: PLUS review 2016-07-06, City of New Castle Comprehensive Plan Amendment

Dear Mr. Barthel,

Thank you for having your consultant meet with State agency planners on July 27, 2016 to discuss the proposed comprehensive Plan Amendment for the City of New Castle. This amendment will change the Suggested Land Use Zoning Map, and Vacant Land Suggested Uses Table for a parcel in the City.

Please note that changes to the plan could result in additional comments from the State. Additionally, the comments below reflect only issues that are the responsibility of the agencies that were represented at the meeting.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact Herb Inden 739-3090

- The OSPC has no objection to this particular request. However, in looking at this request, we noticed that your **Suggested Land Use Zoning** Map of your 2009 comprehensive plan has a great deal of land without any “suggested zoning” attached to the parcels. It is possible that the thinking at the time the plan was adopted was that the current underlying zoning is the suggested zoning for the parcels that currently don’t reflect any particular use on this map (as noted by being left white and labeled “parcels”)? In any event, we would suggest that the map be completed, identifying what the “suggested” use is for each parcel on this map. Since it appears that we have not received a five year update review as of yet (see Del. Code Title 22, Chapter 7 Section 702 (e)), we suggest that you do this review and make the map changes with this review as a plan amendment. Please give our office a call if you have any questions.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- While DelDOT has no regulations or code requirements relating to the Comprehensive Plan amendment, we offer two comments in anticipation of the eventual redevelopment of the subject lands:
 - When redevelopment is proposed, access to the new development will need to be determined. Possibilities we would want the developer to evaluate include an access on Route 273 opposite a re-opened School Lane (right-of-way still exists although the south part of the road has been closed for some years) and an access on 14th Street, if site conditions, e.g. wetlands, allow for it.
 - Bellanch (Bellanca?) Street does not, according to the tax maps, have a right-of-way associated with it. Any plan for redevelopment of the parcel should include dedication of a right-of-way for the existing street and/or relocation of the street into a new right-of-way.

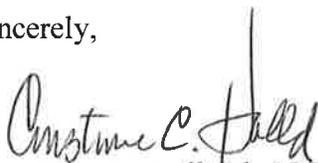
State Historic Preservation Office – Contact Terrence Burns 736-7404

- There are no known archaeological sites or listed National Register properties on this parcel. If any development proceeds in the future, the City should require some landscaping protection for the Air Services Hanger at Bellanca (N-402), which is adjacent to this parcel and is listed in the National Register of Historic Places.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include a revised version of any maps that were updated as well as any text that was approved in amending the comprehensive plan.

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

Sincerely,



Constance C. Holland, AICP

Director, Office of State Planning Coordination