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January 31, 2014

Constance Holland, AICP
State Planning Director
122 Martin Luther King Jr., Blvd. South
3rd Floor
Dover, DE 19901

Re: Westhampton: Plus Application No. 2013-10-02/NCC Parcel No. 08-026.00-011 & 017/NCC Application No. 2013-0105

Dear Ms. Holland,

Thank you for taking the time to speak with me in regard to the above PLUS application for Westhampton that was reviewed by your Office at a meeting held on or about October 23, 2013.

As we discussed, the owner of Westhampton had original submitted a pre-exploratory plan to the New Castle County Department of Land Use utilizing the open space planed subdivision incorporating the workforce housing initiative. That plan proposed 105 new lots, and did not require a rezoning because the County's workforce housing ordinance permitted the density proposed by our client in its original plan.

By application dated, December 16, 2013 (copy attached), our client submitted a PLUS application for the same property but eliminated the workforce housing initiative and proposed a rezoning in the alternative in order to maintain the densities it had originally proposed at 105 new lots. **The revised plan our client submitted to PLUS still proposed 105 new lots. In particular, this revised plan proposed 81 single family attached townhouse lots and 24 single family semi-detached lots.**

On December 27, 2013, our client submitted another revised plan to New Castle County in which our client reincorporated the workforce housing initiative permitted by the County code which eliminated the need for a rezoning from New Castle County. **As was the case with the plan we submitted to PLUS originally, the plan still proposes 105 news lots with 24 singles family semi-detached homes and 81 single family attached townhouse lots.** I have attached a full size copy of this plan to my letter for your convenience which you can see is substantially the same plan your staff reviewed at our PLUS Meeting but without the rezoning component.

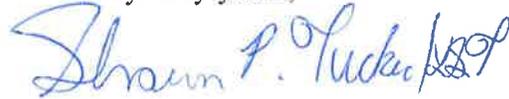
Pursuant to our call, I now write to simply confirm what you advised me by phone. Specifically, you advised that the Office of State Planning would not require a second PLUS meeting under the circumstances where, as here, the only significant

January 31, 2014
Page 2

modification between the PLUS plan and the revised plan attached hereto was the workforce housing component. You also advised, however, that if the County wanted to send this revised plan back through the PLUS process your Office would certainly schedule it for another review, but again, you made clear that a second review would not be required by your Office under the circumstances because the State's comments would not change given this type of Plan Revision.

Please let me know if you have any follow up questions about our client's revised plans, and if I have in any way misunderstood our conversation.

Very truly yours,

A handwritten signature in blue ink that reads "Shawn P. Tucker" with a stylized flourish at the end.

Shawn P. Tucker

SPT

cc: Jay Sonecha, Bleheim Homes
Dev Sitaram P.E., Karins & Associates