STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

March 25, 2026

Councilman Kevin Caneco
New Castle County Government Center
87 Reads Way
New Castle, DE 19720

RE: PLUS review – 2026-02-03; NCC Rezoning Ord. 26-001

Dear Councilman,

Thank you for meeting with State agency planners on March 4th, 2025 to discuss the proposed ordinance to rezone nine parcels in Council District 12 from Commercial Neighborhood (CN) and Neighborhood Conservation (NC15) to Suburban (S). In addition to the rezoning this change requires an amendment to the New Castle County Comprehensive Plan Future Land Use Map to change the future land use from Business Flex to Residential Developed.

The Office of State Planning Coordination acknowledges the work that has been put into this ordinance. The comments below reflect only issues that are the responsibility of the agencies that were represented at the meeting.

Office of State Planning Coordination – Contact: Samantha Bulkilvish 302-739-3090

This project is located in a Level 1 investment area, which is consistent with the *2025 Strategies for State Policies and Spending*. A portion of the northern edge of the parcel is located in an Out of Play Area according to the 2025 State Strategies.

"Out of Play" areas are generally not expected to be the location of private development activities, such as residential subdivisions or commercial shopping centers. However, "Out of Play" does not mean that there will never be any changes or development on those lands. Government entities, private property owners, and conservation organizations are still expected to invest in these areas for the purposes in which they are acquired and preserved. Each agency or entity has their own policies and procedures for the management of "Out of Play" lands.

Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Because development in Level 1 is consistent with the 2020 Strategies for State Policies and Spending, the Office of State Planning Coordination supports this rezoning and corresponding Comprehensive Plan Amendment to the Future Land Use Map. Any future development of this site should remain out of the "Out of Play" area.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- DelDOT has no comments on the proposed rezoning itself. DelDOT notes that any development to occur in the subject area in the future will still require all applicable reviews and permits.

- The parcels identified in the application are identified as being in Investment Levels 1 and Out of Play according to the 2025 version of State Strategies for State Policies and Spending. In investment level 1 DelDOT prioritizes improving safety; expanding access to transit, pedestrian, and bicycle facilities; supporting economic development; and strengthening connections among existing, redeveloping, and new neighborhoods, public facilities, and commercial areas. DelDOT encourages any future development in this location to align with the stated Departmental policy priorities.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

- DNREC reviewers have no objections or concerns at this time on the proposal to rezone this parcel from Commercial Neighborhood (CN) and Neighborhood Conservation (NC15) to Suburban (S).

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

- DEMA has no comments or objections regarding the rezoning and Comprehensive Plan Amendment. DEMA supports future planning in all its aspects.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- The Delaware SHPO has no comments.

Delaware Department of Agriculture – Milton Melendez 302 698-4534

- The Delaware Department of Agriculture has no restrictive comments regarding this PLUS project.

Delaware State Fire Marshall's Office – Contact Duane Fox 739-4394

- This Agency has no objection and submits no comments for projects that involve only zoning or rezoning issues

Once a decision has been reached on this proposed ordinance, please forward a copy of the final ordinance and adopting resolution to the Office of State Planning Coordination for our records.

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

Sincerely,



David L. Edgell, AICP
Director, Office of State Planning Coordination