



CLNCC COUNTY COMMENTS

NEXT MEETING 7:00 P.M October 20, 2015

WORKSHOP TO DEBATE ORDINANCES REVISING THE UNIFIED DEVELOPMENT CODE

Christiana Presbyterian Church Meeting Hall
15 North Old Baltimore Pike Christiana, DE 19702

All members of Civic League, its umbrella groups and residents of civic associations and maintenance corporations are welcome. Your views are important

COUNCIL GETS UNIFIED DEVELOPMENT CODE REVISIONS

Shaping your future

Three ordinances (O15-096, O15-097, O15-098) consisting of the first part of the consultants' proposed revisions to our planning and zoning code were introduced in Council Sept.29th. O15-096 is a set of Guiding Principles that are supposed to give developers a vision of what they are expected to create and what they must protect. With a complicated system of 8 newly titled categories into which they are placing the existing 6 zoning groupings, they try to describe how to build "vibrant" neighborhoods including office and commercial development without disturbing existing subdivisions. Much of the site design elements in this ordinance are directed toward new construction —primarily what they expect will be built below the Canal—but it will play a role in redevelopment also.

The best guidance in the document may be its instruction to scale down commercial and office buildings that will be next to residences. The lack of such a provision currently has caused problems in recent years for homes that now have light and air blocked by looming large buildings. While a new mixed use center plan may contain some larger buildings, as they approach nearby residential areas, they will have to become scaled in height and bulk to be compatible with the homes.

But that is only one small concept in 43 pages. The hard-working team of volunteers on the Civic League Board will try to keep you informed as we analyze them, but there is nothing better than a lot of brains in each region focused on something this important. County government needs a lot of reaction to their planning products to make changes or improve initial drafts.

You can be a part of this oversight by going calling County Council to obtain a copy of each ordinance or going online to download or read them. We sent out the list of Council Members and their email addresses last March, but you can also call 395-8383 to get copies mailed to you. You can not only find them online, there are boxes set up to obtain your comments. If you find that limiting, write to Reed MacMillan, Dept. of Land Use, New Castle County Government Center, 87 Reads Way, New Castle, DE 19720. Here is where to find the ordinances and other information online:

<http://www.nccde.org/DocumentCenter/View/12080> [others 12081, 12082]

More info is found at www.nccde.org/CivicAlert/#875_SingleEntryView

The timeline for what happens to the ordinances is important, because you can testify or write at stages in the process.

Ordinances go to the Office of State Planning. PLUS hearing October 28th. This is the opportunity for State agencies to criticize the ordinances.

Ord's sent to NCCo Planning Board. Hearing Dec. 1st, 7:00 P.M., Gov. Center The Dept. is also a party holding the hearing. Last chance to testify at Bd. Planning Board Business Meeting Dec. 15, 9:00 A.M. Board votes on whether to agree with the recommendation of the Department of Land Use.

This means the Council cannot have a Land Use Committee hearing on the ordinances before Dec. 22nd and vote on it Dec. 29th. This is standard operating procedure for anything controversial. Prepare to send them your thoughts well before

those dates because they count the number for and against what they will be voting on, but if you are in town, be sure to go.

Ord. 15-098 creates a new Article 17 on Economic Empowerment Districts to facilitate primarily non-retail employment uses. They want to locate corporate headquarters, high technology offices, research facilities, and light assembly businesses in these. They also intend to allow the applicants to create a district to write the standards for each one separately. Some UDC standards will be preserved: Environmental in Art. 10, Transportation in Art. 11, Sewer and water in Art. 12, and bufferyards along residential boundaries.

Ord. 15-097 will be used to establish Neighborhood Preservation Overlay Districts. In the first 3 years, these will have to be supported by a WILMAPCO study. It appears to be an attempt to make new infill compatible in size with existing areas. This, like the other two, requires careful study to see what else will be swept into it. To qualify for this district a residential neighborhood must have been built prior to 1997, but it should promote the new Guiding Principles.

Your future is on the line. Pay attention.

CLNCC Individual Membership Dues Only \$25.00

- Nonprofit Organization \$25 Business 99 or fewer employees \$25 - 100+ employees \$50

Name : _____

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** Please make checks payable to CLNCC & send to PO Box 5562 Marshallton DE 19808**

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CLNCC Meeting

10/20/15 7-9 PM

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