



# New Castle Crier

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## Development proposals reviewed by Planning Commission and City Council

Members of the Planning Commission and City Council have reviewed several recent proposals for development within the City. Most requests

have been for housing units - apartments and townhomes versus single-family dwellings or other non-residential developments.

The City approval process requires applicants with requests for subdivision of any property to first make a presentation to the Planning Commission. After a proper review at a public meeting, the Planning Commission members vote on a recommendation to be made to the

City Council. That recommendation is then forwarded from the Planning Commission Chair to the President of the City Council.

For minor subdivisions which conform to the current comprehensive plan and underlying zoning, a resolution is all that is required, which is normally a process that takes one meeting before the City Council. Council members vote on a resolution to approve a subdivision, which in order to pass must be adopted by a majority vote of the Council members (at least three of five).

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**City Offices are closed with no trash pickup Christmas Day, Thursday, Dec. 25 and the day after Christmas, Friday, Dec. 26.**

## A Bright Idea!

The Municipal Services Commission (MSC) has a limited supply of Compact Fluorescent Lamp (CFL) lightbulbs they are selling at cost for \$2.06. They are 13 watts, which is equivalent to a regular 60 watt bulb. Go green, save energy and the planet. Hurry in today to get yours, while supplies last!



### Important Note!

Recycle your used CFLs at MSC. Drop used bulbs off during business hours, weekdays 7:30 a.m. to 4 p.m. at 216 Chestnut Street.

### CFL Fast Facts

Did you know the average (old style) incandescent bulb has a lifespan of about 1,500 hours, compared with 10,000 hours for a CFL lightbulb? Not only that, but on average, each CFL will save about \$30 in energy costs over the expected lifetime of the bulb.

**Be sure to attend the Spirit of Christmas Celebration in New Castle. Events are around the City December 13 from 10 a.m. to 5 p.m. Many homes in Historic New Castle will be open and decorated for the holidays!**

# New Castle - The First Capital City!

## Development proposals

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Major subdivisions and any subdivision which does not conform with the current Comprehensive Plan, are required to be approved by ordinance of the City Council. This requires a public hearing before the Council and afterwards three readings of the proposed ordinance. That process is at least two City Council meetings, as a public hearing and the first and second reading may all occur at the same meeting. The third read of an ordinance, however, must be done at a meeting subsequent to the second reading.

Once a subdivision is approved, if the proposal is for multi-family residential or a

non-residential development, a specific site plan further detailing the development must be prepared by the property



owner or applicant and presented to the Planning Commission for review and approval. During this process, Planning Commission members may require changes to the plan, or they may accept the plan as presented.

### *Following are a few recent development proposals:*

- Plans for a six-story, 72-unit apartment building to be constructed as Phase II of the Deemer's Landing complex. The building will be

across 9 Street from the current complex, near the intersection of Washington Street. The building is oriented to run perpendicular to 9 Street, with parking and landscaping on the remainder of the now-vacant lot.

- Plans for 14 one-story, semi-detached, single-family dwellings (a.k.a. townhomes), to be constructed as part of a new subdivision to be called Buttonwood Village. The proposal is for the homes to front on Buttonwood Avenue and be built between New Castle and Meehan Avenues.
- Plans for fewer than 50 townhome units, to be constructed as part of a new subdivision on existing vacant properties behind New Castle Middle School, one of which had been the site of the historic Hermitage building, which was destroyed by fire in February, 2006 and subsequently demolished. An added step in the approval process for this proposal includes that the properties are currently zoned Open Space & Recreation (OS&R) and are requested to be rezoned to R3 Residential so that the townhomes could be built there. The process for a rezoning request to be considered is the same as a major subdivision. That is, the City Council must hold a public hearing and have three readings of a proposed ordinance. The minimum time frame would be two meetings.
- Plans for fewer than 10 townhomes to built on 7th Street, across from what had been the Gambacorta car dealership. This is a minor subdivision, however the proposal does not conform with the current Comprehensive Plan. Therefore, the approval must be by ordinance of the City Council.

**The next  
regular  
City Council  
meeting is 7 p.m.,  
Tues., Dec. 9 at  
Town Hall**

## Code Enforcement Corner

The City of New Castle Board of Health strives to keep properties in conformance with adopted rules and codes. To report any problems or file a complaint, call Code Enforcement Officer John Lloyd at 221-6507. The entire City Code and Complaint Forms are also available on the City Web site at [www.NewCastleCity.org](http://www.NewCastleCity.org).

### *This month's reminders*

- Clean up after animals;
- All properties require routine, regular maintenance
- Remove vehicles from property which are: unregistered, inoperable, dismantled, wrecked, missing major components;
- To discourage animals from scattering trash, please place trash in rigid containers for pickup;
- Please review the following Code Chapters: 140, 141, 172, 204 and 226, on line at [www.NewCastleCity.org](http://www.NewCastleCity.org).