

Civil/Site Engineering + Land Planning + Stormwater Management

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April 29, 2022

VIA HAND DELIVERY

The Honorable Michael Platt
City of New Castle Council President
220 Delaware Street
New Castle, DE 19720

Mrs. Gail Seitz, Chairperson
City of New Castle Planning Commission
220 Delaware Street
New Castle, DE 19720

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

**Subject: The Flats at Riveredge (Mixed-Use Concept Plan & Rezoning)
Concept Plan Application Submitted Pursuant to Section 230-46 of the City Code**

Dear Chairperson Seitz:

On behalf of Owner, Parkway Gravel, Inc., CDA Engineering is pleased to submit the enclosed Concept Plan submission for the proposed Mixed-Use Development of two (2) tax parcels (Zoning: IOP "Industrial Office Park") located off Lukens Drive: tax parcels 21-022.00-001 (5.44 acres) and 21-022.00-002 (163.32 acres).

This project proposes to subdivide and re-zone the two existing IOP-zoned parcels to reconfigure and create two new parcels: 163.04-acre Lot 1 (proposed zoning: R-3/GC) and 5.72-acre Lot 2 (proposed zoning: IOP).

For the 163.04-acre Lot 1, the Applicant proposes to re-zone a 149.08± acre portion to R-3, utilizing the City Code's Planned Development (PD) option, and re-zone the remaining 13.96 acres to GC (General Commercial). For the 5.72-acre Lot 2, the Applicant proposed to retain the existing IOP zoning.

With the proposed rezoning for Lot 1, the Applicant proposes a mixed-use development of 451 residential units comprising 46 single family detached units, 26 twin units, 107 townhomes and 11 apartment buildings with a total of 272 apartment units. Included with this mixed-use development, within the GC portion, Applicant is proposing 12,000 square feet retail (on ground floor of two of the apartment buildings), a restaurant (open to public), and a community clubhouse. As part of the

overall mixed-use development, the Applicant is proposing community open spaced interspersed throughout the development.

Should you have any questions, please do not hesitate to contact me at 302 998 9202.

Sincerely,

Colmille DeAscanis

Colmille DeAscanis, PE LEED AP

Enclosures:

Cc : Michael J. Quaranta, Mayor, w/ enclosures
Daniel Losco, Esquire, City Solicitor, w/enclosures
Jeffrey Bergstorm, City Building Official, w/enclosures
Parkway Gravel, Inc., w/enclosures
Shawn P. Tucker, Barnes & Thornburg, LLC, w/enclosures