

RESOLUTION NO. 2026-15

A Resolution Approving a Subdivision Plan for NCCo. Tax Parcel Nos. 21-001.00-253, -254, and -007 (6, 8, and 10 Arbutus Avenue)

WHEREAS, the Feathers Group, LLC, care of Chris Feathers, has applied to the City of New Castle for subdivision approval for properties located at 6, 8, and 10 Arbutus Avenue, known as New Castle County Tax Parcel Numbers 21-001.00-253, -254, and -007; and

WHEREAS, the purpose of this subdivision is to combine and re-subdivide the existing three parcels into six parcels as shown on that certain Subdivision Plan prepared by Master Plan Engineering & Consulting, last dated January 5, 2026, which is attached here as “Exhibit A”; and

WHEREAS, the Building Official has determined that the application is in conformity with the Subdivision and Zoning Regulations of the City of New Castle and recommends to City Council that the Subdivision Plan be approved; and

WHEREAS, the Planning Commission has also reviewed the application and, during a public meeting on February 2, 2026, determined that it is in conformity with the Subdivision and Zoning Regulations of the City of New Castle and recommended to City Council that the subdivision final plat be approved.

NOW, THEREFORE BE IT RESOLVED that the application of the Feathers Group, LLC, care of Chris Feathers, for subdivision approval for properties located within the municipal limits of the City of New Castle at 6, 8, and 10 Arbutus Avenue, known as New Castle County Tax Parcel Numbers 21-001.00-253, -254, and -007, as shown on that certain Subdivision Plan prepared by Master Plan Engineering & Consulting, last dated February 5, 2026, said Plan and related material being attached here as “Exhibit A” reflecting such subdivision, is approved and such Plan shall be entitled to be recorded in the Office of the Recorder of Deeds, in and for New Castle County, State of Delaware. The applicant shall promptly record the subdivision final plat and inform the Building Official of recordation.

BE IT FURTHER RESOLVED that said approval is granted upon the following conditions:

a) The property owner, its successors and assigns, agree to comply with applicable subdivision and zoning code regulations of the City of New Castle should they elect to build or alter improvements on any lot. Recording of this subdivision final plat does not ensure or guarantee constructability. Complete building permit applications meeting all applicable City, State and Federal regulations must be submitted to and approved by the City prior to obtaining building permits.

PASSED this 10th day of February 2026

VOTE: _____

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

Diane Delgado, City Clerk