

RESOLUTION NO. 2026-21

**A Resolution Approving
a Subdivision Plan for
NCCo. Tax Parcel No. 21-014.00-190
(1004 Gray Street)**

WHEREAS, N&C LLC has applied to the City of New Castle for subdivision approval for the property located at 1004 Gray Street, known as New Castle County Tax Parcel Number 21-014.00-190; and

WHEREAS, the purpose of this subdivision is to combine the lots identified as Number 1 and Number 2 and subdivide the resulting property into six (6) lots for construction of six (6) semi-detached dwelling units as shown on that certain plan set prepared by Woodin + Associates last dated February 24, 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 recommended to City Council that the Subdivision Plan be approved; and

WHEREAS, the Planning Commission has also reviewed the application and determined that it 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.

NOW, THEREFORE BE IT RESOLVED that the application of N&C LLC for subdivision approval for the property located within the municipal limits of the City of New Castle at 1004 Gray Street, known as New Castle County Tax Parcel Number 21-014.190, as shown on that certain plat prepared by Woodin + Associates, last dated February 24, 2026, said plat being attached here as “Exhibit A” reflecting such subdivision, is approved and such plat 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 record the Subdivision within 45 days of the date of this Resolution and inform the Building Official of recordation. Failure to record the

Subdivision within the aforementioned time frame shall render this Resolution null and void.

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

a) The property owner, its successors and assigns, agrees to comply with applicable subdivision and zoning code regulations of the City of New Castle should it elect to build or alter improvements on any lot. Recording of this 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.

b) The sidewalks, curbing and pavement restoration as shown on the plans prepared by Woodin + Associates as approved by the City Engineer shall be installed to the satisfaction of the City of New Castle prior to the issuance of a Certificate of Occupancy for any of the units shown on the Subdivision Plan.

PASSED this ___ day of ____ 2026

VOTE: _____

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

Courtaney Taylor, City Clerk