



Dear Neighbor,

I hope this message finds you well. As always, I am eager to hear your thoughts about how we can improve our district, and our County. Please feel free to contact my office by phone anytime at 302-395-8362. **Please share this with your friends and neighbors.**

Sincerely,

Robert S. Weiner

Bob Weiner, your County Councilman
www.bobweiner.com

Councilman Bob Weiner's Land Use Update October 19, 2016.

1. Wilmington University

- Proposed university campus;
- 41.17 acres;
- Zoned ST;
- 3 three-story buildings;
- 200,000 sq. ft;
- Exploratory Sketch Plan submitted (12/22/14);
- PLUS meeting held (1/28/15);
- HRB public hearing held (3/17/15);
- Planning Board public hearing held (4/7/2015);
- HRB business meeting (5/5/15)
- TIS scoped with DeIDOT and NCCo;
- A TIS waiver has been requested –traffic impact to be mitigated by utilizing off-hour/staggered class schedules & public transit;
- Traffic Mitigation Agreement submitted (1/11/16);
- Construction plans pending;



2. Rocky Run Parkway Wawa/Leon's Garden World

- Proposed minor redevelopment plan;
- 2.12 acres;
- Zoned CR;
- 4,622 sq. ft. convenience store with gasoline pumps;
- 2,500 sq. ft. bank w/drive-thru;
- Community meeting (8/27/15) and working group (10/7/15) meetings held;
- After community input, the applicant agreed to a front/back store design, signage and buildings with an architectural style reflective of Brandywine Hundred, and a stone wall frontage that creates a gateway, all of which contributes to a sense of place;
- Exploratory Sketch Plan submitted (11/12/15);
- Department awaiting an executed Roadway Maintenance Agreement to maintain access to the subject parcel from Rocky Run Parkway and DeIDOT approval to maintain the existing drive from Concord Pike;
- Applicant to work with Wilmington University to ensure that multi-modal connections are made along both Rocky Run Parkway and Concord Pike



3. Brandywine Country Club

- Proposed residential community;
- 111.79 acres;
- Potential rezoning from S to ST;
- Potential mix of apartments, townhouse, duplexes and singles;
- Community meeting held (12/10/15);
- TIS scoped with DeIDOT and NCCo;
- No formal application to date;



4. Concord Plaza

- Mixed-use redevelopment of portion of the Concord Plaza office park;
- 41.85 acres;
- Zoned OR;
- 12 existing buildings to remain;
- 8 existing buildings to be demolished;
- 7 new buildings – 4 to 5 stories;
- 341 apartments;
- 38,000 sq. ft. retail;
- 60,000 sq. ft. office;
- 6,000 sq. ft. clubhouse/leasing center;
- Community meeting held (12/7/15);
- Exploratory Sketch Plan submitted (11/25/15);
- PLUS meeting held (1/27/2016);
- TIS scoped with DeIDOT and NCCo;
- Planning Board Public Hearing in April or May 2016;



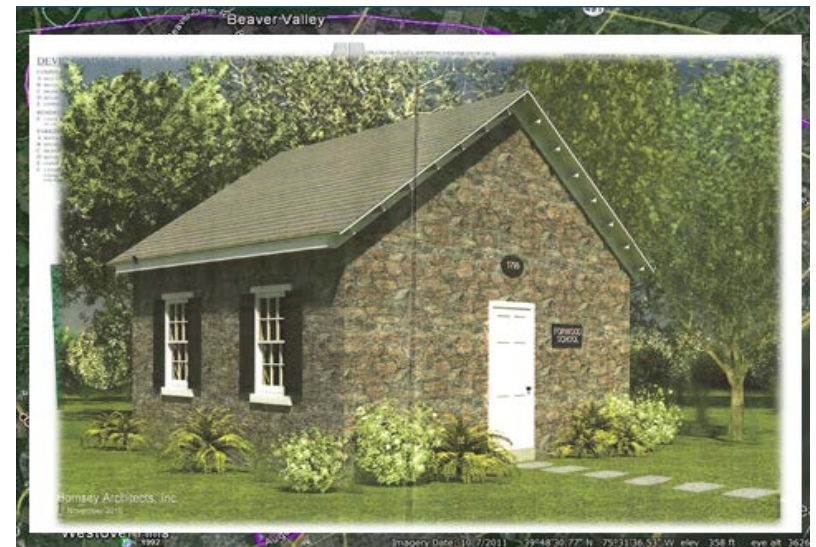
5. Chase/Martine's Nursery

- Proposed assisted-living center;
- 8.42 acres;
- Rezoning from S to ST;
- 100,000 sq. ft. building;
- 2 stories;
- Providing shared parking to Lane Swim Club;
- Walking/exercise trail around periphery of site;
- Community meeting held (8/26/2015);
- Exploratory Sketch Plan submitted (6/9/15);
- PLUS meeting held (7/22/2015);
- Planning Board public hearing held (10/6/2015);
- Planning Board business meeting held (11/17/2015);
- County Council approval for rezoning held (1/12/2016);
- Construction drawings are being finalized;



6. Branmar Commons/Forwood Property

- Infill mixed-use redevelopment of a conglomeration of parcels;
- 11.46 acres;
- Rezoning from NC15 and NCsd to CN;
- 38 townhouses;
- 32,000 sq. ft. retail;
- 1-3 story buildings;
- Historic Forward School to be demolished with a full-sized replica constructed on-site;
- TIS scoped with DeIDOT and NCCo;
- Community meeting held (7/8/15);
- Exploratory Sketch Plan submitted (2/8/16);
- PLUS meeting scheduled (3/23/16);
- Planning Board Public Hearing in May or June 2016;



7. Incyte

- New 154,000 sq. ft. office building and 119,500 sq. ft. parking garage;
- 16.80 acres;
- Zoned OR;
- Existing Wanamaker Building to remain as mostly laboratory space;
- Exploratory Sketch Plan submitted (7/28/15);
- Community meeting held (8/20/16);
- PLUS meeting held (8/26/15);
- BOA approved variances relating to parking reduction, paving setbacks and bufferyards (11/1/15);
- Planning Board public hearing held (12/1/15);
- TIS approved by DeIDOT and NCCo;
- Augustine Cut-off to be modified to 3-lanes with better bicycle and pedestrian access into the City of Wilmington;
- Extensive landscaping and a two-story green roof on the parking garage;
- Construction Plans are being finalized;
- Record Plan approval pending before County Council in March or April;



8. 141 Corridor – 20-Year Land Use and Transportation Plan

- Funded by WILMAPCO
- Will present draft ideas for land use and transportation;
- May likely serve as a future growth area for office campus development;
- Future 3rd public hearing may be scheduled for Spring/Summer 2016.



9. Country House

- **Project ID: 20160375**
- **West side of Kennett Pike directly across from Dairy Barn Road.**
- **Major Land Development Plan to develop site for institutional housing Type II; 20 independent dwellings, 1,200 square foot common food service, nursing or healthcare service building. Charis Property – 4832 Kennett Pike. SE Zoning. (App. 2016-0375-S)**

- **Project ID: 20160376**
- **West side of Kennett Pike, 480 feet south of Old Gatehouse Road.**
- **Major Land Development Plan to expand facilities by 210,716 square feet to include 55 additional independent living apartments with parking garage. 4830 Kennett Pike. S Zoning. (App. 2016-0376-S)**

- **Plan to develop the site for institutional housing. The plan is to expand facilities by 210,716 square feet to include 55 additional independent living apartments with parking garage West side of Kennett Pike, 480 feet south of Old Gatehouse Road**

10. Intercollegiate Studies Institute – Bean Conference Center.

- **Project ID: 20160623**
- **West side of Centerville Road, 700 feet south of Hillside Road.**
- **Minor Land Development Plan to construct a 12,880 square foot addition with associated improvements. Intercollegiate Studies Institute – Bean Conference Center. H and SE Zoning. (App. 2016-0623-S)**
- **The proposed 13,000 sq. ft. addition will consist of a 9,044 ft.² conference center and a 3,800 ft.² library/museum. The library museum and resource materials and collectibles to be displayed in the conference center will enable ISI to host events that have in the past had to be held off-site. ISI hopes to host special events on-site that will be attended by a maximum of 120 people for evening reception, dinner, and presentation starting as early as 6 PM and going no later than 10 PM. An event like this could take place 6 to 8 times a year.**
- **The request for the parking reduction is due to infrequent use of the additional parking that would be required to meet the UDC requirements. Currently on-site there are 56 parking spaces, which include 12 spaces dedicated to the office located on parcel number two. The parking required for both parcels would be 67 spaces based on the square footage of the existing structure. During those difficult days, the parking lot is 80% full.**
- **With the site being located adjacent to Hoopes Reservoir and the site having some protected resources, including mature woods, steep slopes, Wellhead Class A protection, and Reservoir Watershed protection, it will be environmentally insensitive to construct additional parking that was utilized all but a few times a year.**

11. 2925 Shipley Road

- **Project ID: 20160669**
- **East side of Shipley Road at Morningside Road intersection.**
- **Minor Subdivision Plan to subdivide existing parcel into five lots. 2925 Shipley Road. NC10 Zoning. (App. 2016-0669-S)**
- **The owner of 2925 Shipley Road (Parcel No. 06-030.00-103), Ralph H. Lipford, Jr. and the equitable owner/applicant, The ReDevelopment Co., are proposing a five (5) lot minor subdivision of the 2.0 acre parcel. The parcel is located on the eastern side of Shipley Road, across from Morningside Road. The existing parcel consists of a single family dwelling on the southern half and an open area of grass and trees on the northern portion. The parcel fronts on Shipley Road, and the existing dwelling has access to & from Shipley Road.**
- **The proposed Minor Subdivision will consist of one (1) 1 acre lot for the existing dwelling and four (4) minimum 10,618 sf (0.24 ac) lots for single family detached dwellings. Three (3) of the lots will require a dimensional variance from the Board of Adjustment for 0 (zero) lot frontage. The proposed four (4) lots will access Shipley Road via a private shared driveway and will each have a single family detached dwelling with a footprint of no greater than 2000 sf.**
- **The present site is relatively flat with a high spot/ridge through the center of the parcel and**
- **runoff appears to drain toward the east (Shipley Woods) & west (Shipley Road). The site drains to the Shellpot Creek. There are no protected resources on this parcel.**
- **The proposed site is being designed in accordance with the New Castle County UDC & Drainage Code and the Delaware Sediment and Stormwater Regulations while adhering to the required building setbacks and stormwater management requirements. The proposed grading within the limits of the lots will maintain the existing drainage patterns and direction of flow. The**
- **roof drains will discharge to grade to allow overland flow through grass.**

For a further list of all pending project in Council District 2, please insert this in your web browser <http://www.nccde.org/410/Active-Plans>

For the benefit of all residents, I am providing background for review. This county link, accessed via www.nccde.org posts all documents of record for legislative initiatives, studies and applications already in the system.

For projects not yet in the system, I provide links to the recent articles, which I have posted on my website under the “Latest News” link: <http://www.bobweiner.com/news.asp?NewsID=642> .

It will be helpful for all residents to familiarize yourselves with the data rich websites. I am providing you with perhaps more information than you wish to transmit; so please feel free to edit liberally.