



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District
Co-Chair: Janet Kilpatrick, Third District

February 20, 2024
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801**

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R24-: TO AMEND THE CENTREVILLE COMMUNITY REDEVELOPMENT PLAN AND MANUAL OF DESIGN GUIDELINES TO CREATE A COTTAGE COMMUNITY DEVELOPMENT OPTION Introduced by: Ms. Durham

D. Review/Discussion of Ordinance(s)

°23-142: REVISE PREVIOUSLY APPROVED MAJOR LAND DEVELOPMENT PLAN WITH REZONING FOR PROMENADE AT CHRISTIANA; WHITE CLAY CREEK HUNDRED; WEST SIDE OF EAGLE RUN ROAD, APPROXIMATELY 2,000 FEET NORTH OF CHRISTIANA ROAD (ROUTE 273); TAX PARCEL NO. 09-030.00-001, (VMDT PARTNERSHIP) (The plan for Promenade at Christiana proposes to revise the previously approved design of the major land development plan to allow for 140,940 square feet of vehicle sales, rental, and service facilities GFA; 19,280 square feet of commercial retail sites GFA; and 3,200 square feet of office site GFA. This new plan will supersede the previously approved major land development plan with rezoning. Section 40.31.113 of the New Castle County Code requires that the submitted record plan be in general conformance with the development on the approved plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 08-003 in July 2008. CR (Commercial Regional) zoning district. App. 2023-0397-S/Z.) Introduced by: Mr. Toole

E. Presentations

F. Other

G. Public Comment

H. Adjournment**AGENDA POSTED: February 20, 2024**

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

RESOLUTION NO. 24-

**TO AMEND THE CENTREVILLE COMMUNITY REDEVELOPMENT PLAN
AND MANUAL OF DESIGN GUIDELINES TO CREATE A COTTAGE
COMMUNITY DEVELOPMENT OPTION**

1 **WHEREAS**, the 1997 New Castle County Comprehensive Plan Update identified
2 that the existing patterns of development and community design within older
3 communities were unable to be perpetuated by current zoning standards; and
4

5 **WHEREAS**, the 1997, 2002, 2007 and 2023 New Castle County Comprehensive
6 Development Plan Updates recommended that these traditional communities need to
7 be protected and enhanced; and
8

9 **WHEREAS**, in 2002 New Castle County initiated a community planning program
10 within the Land Use Department to work with communities on local planning initiatives;
11 and
12

13 **WHEREAS**, the Centreville Hometown Overlay Text Amendment (Ord. 07-093)
14 was adopted on September 28, 2007 to further support community planning initiatives
15 by providing enabling legislation for the creation of community redevelopment plans and
16 design guidelines to modify existing development standards to better fit each individual
17 community and also to encourage redevelopment by eliminating the need for variance
18 applications when reusing existing properties; and
19

20 **WHEREAS**, Centreville, as one of the first communities in the County's
21 community planning program, adopted its Community Redevelopment Plan and Manual
22 of Design Guidelines by Resolution 07-183 (as amended by Oral Amendment No. 1) on
23 October 9, 2007; and,
24

25 **WHEREAS**, Substitute No. 1 to Ordinance No. 07-093, adopted on October 9,
26 2007 (App. 07-0594Z) as companion legislation to the Resolution, revised the Official
27 Zoning Maps of New Castle County and established the Centreville Hometown Zoning
28 Overlay; and,
29

30 **WHEREAS**, the most recent New Castle County Comprehensive Plan Update
31 reinforced the desirability of allowing hometown overlay districts to pursue amendments
32 to guidelines to facilitate the goals of the hometown overlay; and,
33

34 **WHEREAS**, it is now desirable to amend the Centreville Hometown Zoning
35 Overlay to modify the design guidelines to allow for the construction of cottage
36 communities within the Village of Centreville; and

37 **WHEREAS**, the Department of Land Use in its role as the Centreville Design
38 Review Advisory Committee has recommended approval of the modified Design
39 Guidelines Manual pursuant to New Castle County Code Section 40.30.450.
40

41 **NOW, THEREFORE, BE IT RESOLVED** by the County Council in and for New
42 Castle County that the County Council of New Castle County hereby approves the
43 modifications to the Centreville Community Manual of Design Guidelines in order to
44 accommodate the development of cottage communities therein.

Adopted by County Council of
New Castle County on:

Karen Hartley-Nagle
President of County Council
Of New Castle County

SYNOPSIS: This Resolution approves the modification of the Centreville Manual of Design Guidelines in order to incorporate Cottage Community Design Guidelines.

FISCAL IMPACT: There is no discernable fiscal impact upon the adoption of this legislation.

PROPOSED AMENDMENTS TO THE CENTREVILLE VILLAGE PLAN/HOMETOWN ZONE (HT) OVERLAY*

Cottage Community

- A. *Purpose.* The purpose of this section is to establish guidelines for the development of a Cottage Community or Communities within the Village of Centreville to:
 - 1. Provide housing types that are responsive to changing household demographics (e.g., retirees, young people entering the workforce, small families, single parent households, single person households, dual owner households);
 - 2. Provide more opportunities for housing alternatives within the Village of Centreville;
 - 3. Encourage creation of additional functional usable open space within Centreville;
 - 4. Promote neighborhood interaction and safety through design; and
 - 5. Ensure compatibility with neighboring uses within the Village of Centreville.
- B. *Applicability.* The New Castle County Department of Land Use may approve a Cottage Community in all Zoning Districts within the Village of Centreville (Hometown Overlay).
- C. *Procedures.* Applications for Cottage Community approval shall be made in accordance with the procedures for approval of plans under the New Castle County Unified Development Code.
- D. *Density Requirements*
 - 1. The maximum density shall be ten (10) cottage units per developable acre of land.
- E. *Dimensional Requirements*
 - 1. A Cottage Community may be developed with dwelling units on separate lots, a single lot, or a combination thereof, and may establish the ownership by lot, condominium or a combination thereof.

*These guidelines are intended to supplant and/or supplement the UDC and specifically HT Overlay Community Redevelopment Plan and Design Guidelines for Centreville adopted by New Castle County by Resolution 07-183 (as amended by Oral Amendment No. 1).

2. Dwelling units shall be separated by a minimum of ten (10) feet from the side edge of one building to another. Where attached architectural features such as eaves, window bays, etc. project into the space between residences, the ten (10) foot separation shall be measured from the outside edge of these features.
3. Dwelling units not abutting or oriented towards a right-of-way shall front the common open space.
4. The first floor area of each cottage unit shall not exceed 1150 gross square feet (footprint) not inclusive of any garage, porch or deck area. Total gross floor area of each unit shall not exceed 2050 square feet.
5. Dimensional requirements for porches shall comply with Subsection H.2. *Porches*.
6. The distance between the front building edge and the right of way or the edge of the common space shall be at least ten (10) feet.
7. The building height for all structures shall not exceed thirty-five (35) feet.
8. Dwelling units shall have a minimum 6:12 roof pitch. Portions of a roof with a pitch less than 6:12 shall be limited to architectural features such as dormers, porch roofs, and shed roofs.
9. Accessory dwelling units are not allowed within a Cottage Community.

F. *Common Open Space*

1. A minimum of 250 square feet of common open space shall be provided per dwelling. However, not less than 3,000 square feet of common area shall be provided regardless of number of dwelling units.
2. No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than 20 feet, unless part of a pathway or trail.
3. Required common open space shall be divided into no more than two separate areas per cluster of dwelling units.
4. Common open spaces shall have dwelling units that face each other across the common open space.
5. Common open space shall be designed for passive or active recreational use. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, or gardens. Where feasible, common open space shall include amenities such as seating, landscaping, trails, gazebos, outdoor cooking facilities, covered shelters, or ornamental water features.

6. Stormwater drainage facilities, wells and/or septic system(s) may be located within the common open space so long as same meet applicable state and local standards.
7. All dwelling units shall have dedicated access ways to the common open spaces.

G. *Private Open Space.*

1. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A 'front' yard creates a transition between public and private spaces, while a 'side' or 'back' yard offers increased seclusion.
2. Location. A semi-public transition zone and semi-private porch shall separate the main entrance to the dwelling from the common open space or street. This transition zone should include some combination of fencing, plantings, and or railings, none of which may exceed 36 inches in height. Private open space may be located in the side and/or rear yards.
3. Size. Each residential unit shall be provided with a minimum of 200 square feet of usable private open space. Such open space requirements may be met with a combination of front, side or rear yard locations.

H. *Cottage Building and Fence Design Standards.* In addition to the dimensional regulations set forth herein.

1. Variety in Building Design. The same combination of building elements, features, and treatments shall not be repeated on individual dwelling units for more than one-third of the total dwelling units in a Cottage Community. Dwelling units with the same combination of features and treatments shall not be located adjacent to each other. The following building design features are required:
 - Variation in general architectural elevation and size
 - Predominant wall materials shall be or have the appearance of wood, brick or stone, or stucco, shall be made of a paintable material, and may be painted or coated in a nonmetallic finish. Vinyl siding materials are prohibited unless such products have the appearance of natural wood (i.e. CertainTeed Signature Cedar Impressions Siding products or AZEK paintable trim material)
 - Visual variety shall be created between adjacent structures by varying elements such as roof brackets, dormers, bay windows and attached trellis elements.
2. Porches
 - a) Cottage housing units shall have a covered porch off the primary entrance oriented to the common open space or the public street right of way as applicable.

b) The required front porch shall have a minimum sixty (60) square feet in area with a minimum dimension of eight (8) feet.

c) Open, covered porches may encroach the required front yard and common space setbacks for a maximum of eight (8) feet.

3. All mechanical equipment shall be located along either the rear or side façade of a cottage dwelling unit. Screening is required on all exposed sides using continuous shrubs or fences that complement the materials, colors, and finishes of the dwelling unit. Fences shall be at least six (6) inches higher than the equipment being screened.

4. Fences. All fences interior to the development shall be no more than thirty-six (36) inches in height. Fence materials shall be or have the appearance of natural materials, such as wood, brick or stone, shall be made of a paintable material (i.e. Azek, Walpole Outdoor Fence products), and may be painted or coated in a nonmetallic finish. Chain link fencing is prohibited. Fencing for mechanical screening may exceed this height requirement, but in no case shall the fence exceed six (6) feet in height.

I. Parking

1. A minimum of 1 parking space per dwelling unit shall be provided for the entire cottage community. A maximum of 2 parking spaces per dwelling unit is allowed. Parking spaces located within garages and driveways may count towards this requirement. Any parking spaces in excess of 1 per dwelling unit shall be designed with pervious materials such as pervious pavement, porous asphalt, gravel surfaces, grass or other similar pervious options.

2. Parking for individual dwelling units shall be combined into an individual facility or into a parking cluster of two or more spaces in order to facilitate housing clusters that are oriented to common open space areas.

3. Garage doors shall not be oriented towards a public right-of-way (i.e. street).

4. Garages and carports shall not be located between the common open space and the dwelling units.

5. Surface parking lots shall be broken into sub-lots where feasible and appropriately include landscape islands within and between them.

6. Parking in the form of garages, carports, or surface lots may occupy no more than 40 percent of site frontage on a public right-of-way, except in the case of an alley, in which case no restriction applies.
7. Where a parking space is provided in a garage driveway, such as a tandem parking space, the minimum dimension required is nine (9) feet by twenty (20) feet. Parking is not permitted in a garage driveway if this dimension is not provided.

J. *Common Area Maintenance*

1. Cottage developments shall be required to form a maintenance association and establish a maintenance declaration in accordance with provisions of the UDC applicable to residential subdivisions. All common areas shall be protected against further development and unauthorized alteration in perpetuity by appropriate plan notations.

- K. *Stormwater Management.* All applications shall be required to meet State of Delaware Stormwater Management Regulations unless variances thereto have been sought and secured.

January 29, 2024

Ms. Nellie Manlove Hill
Clerk of New Castle County Council
800 N. French St.
8th Floor
Wilmington, DE. 19801
Nellie.Hill@newcastlede.gov

RE: Resolution to Amend the Centreville Community
Redevelopment Plan and Manual of Design Guidelines to
Create a Cottage Community Development Option
Resolution No. 24-_____

Dear Ms. Hill,

I am pleased to submit herewith the following documents in connection with the proposed resolution described above:

1. Resolution to Amend the Centreville Community Redevelopment Plan and Manual of Design Guidelines to Create a Cottage Community Development Option;
2. Proposed Amendments to the Centreville Hometown Village Plan/Hometown Zone Overlay;
3. A Visual Guide to Cottage Communities;
4. Letter of Support from the Centreville Civic Association;
5. Letter of Support from the Kennett Pike Association.

By way of background, my client is Spanos LLC, a local, family-owned real estate investment company that has adaptively developed many historic properties in the Centreville Community. The adoption of this Resolution and associated Hometown Village guidelines (the "Guidelines") will allow them (and potentially others) to implement a new "cutting edge" development option, commonly referred to as a "pocket community" which will provide a smaller,

attractive, alternative housing option in Centreville to address the needs of “boomers”, aging adults, young families and others. Because, like Claymont and Hockessin, Centreville has a “hometown zone overlay”, the mechanism to allow this development option to be implemented is to amend the Guidelines, rather than to amend the Unified Development Code. I am pleased to report that while there is not an active Design Review Advisory Committee in Centreville, we worked through the local civic associations, the resident Council Person, Dee Durham, and the Land Use Department, (all of which have been tremendously supportive of the project) in order to develop the parameters of this development option and to draft the necessary revisions to the Guidelines. This interaction and collaboration has been ongoing for over a year, and has culminated in the proposal Council has before it.

We look forward to presenting this Resolution to Council at the Land Use Committee Workshop on February 20, 2024 in advance of the Council meeting on February 27, 2024 and answering any questions at that time. I will also be reaching out to schedule meetings with any Council members who may have questions and/or to meet individually. I also plan to bring along a PowerPoint presentation should Council be interested in viewing it. Finally, I understand that the Department will separately be forwarding its favorable recommendation in connection with this proposed Resolution and associated amended Guidelines.

Thank you so much in advance for your assistance with this matter, and please do not hesitate to call should you have any questions.

Very truly yours,



Wendie C. Stabler

cc: President Hartley-Nagle and Members of New Castle County Council
The Hon. Dee Durham
Charuni Patibanda, General Manager New Castle County Department of Land Use
Michael Migliore, Counsel to New Castle County Council
Janet Vinc, Senior Planner
Antoni Sekowski, Asst. General Manager New Castle County Department of Land Use
Spanos LLC

Enclosures

TAB 1

Introduced by: Ms. Durham

Date of introduction: _____

RESOLUTION NO. 24-

**TO AMEND THE CENTREVILLE COMMUNITY REDEVELOPMENT PLAN
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COMMUNITY DEVELOPMENT OPTION**

WHEREAS, the 1997 New Castle County Comprehensive Plan Update identified that the existing patterns of development and community design within older communities were unable to be perpetuated by current zoning standards; and

WHEREAS, the 1997, 2002, 2007 and 2023 New Castle County Comprehensive Development Plan Updates recommended that these traditional communities need to be protected and enhanced; and

WHEREAS, in 2002 New Castle County initiated a community planning program within the Land Use Department to work with communities on local planning initiatives; and

WHEREAS, the Centreville Hometown Overlay Text Amendment (Ord. 07-093) was adopted on September 28, 2007 to further support community planning initiatives by providing enabling legislation for the creation of community redevelopment plans and design guidelines to modify existing development standards to better fit each individual community and also to encourage redevelopment by eliminating the need for variance applications when reusing existing properties; and

WHEREAS, Centreville, as one of the first communities in the County's community planning program, adopted its Community Redevelopment Plan and Manual of Design Guidelines by Resolution 07-183 (as amended by Oral Amendment No. 1) on October 9, 2007; and,

WHEREAS, Substitute No. 1 to Ordinance No. 07-093, adopted on October 9, 2007 (App. 07-0594Z) as companion legislation to the Resolution, revised the Official Zoning Maps of New Castle County and established the Centreville Hometown Zoning Overlay; and,

WHEREAS, the most recent New Castle County Comprehensive Plan Update reinforced the desirability of allowing hometown overlay districts to pursue amendments to guidelines to facilitate the goals of the hometown overlay; and,

WHEREAS, it is now desirable to amend the Centreville Hometown Zoning Overlay to modify the design guidelines to allow for the construction of cottage communities within the Village of Centreville; and

WHEREAS, the Department of Land Use in its role as the Centreville Design Review Advisory Committee has recommended approval of the modified Design Guidelines Manual pursuant to New Castle County Code Section 40.30.450.

NOW, THEREFORE, BE IT RESOLVED by the County Council in and for New Castle County that the County Council of New Castle County hereby approves the modifications to the Centreville Community Manual of Design Guidelines in order to accommodate the development of cottage communities therein.

Adopted by County Council of
New Castle County on:

President of County Council of
New Castle County

SYNOPSIS: This Resolution approves the modification of the Centreville Manual of Design Guidelines in order to incorporate Cottage Community Design Guidelines.

FISCAL IMPACT: There will be no discernable fiscal impact upon the adoption of this legislation.

TAB 2

PROPOSED AMENDMENTS TO THE CENTREVILLE VILLAGE PLAN/HOMETOWN ZONE (HT) OVERLAY*

Cottage Community

- A. *Purpose.* The purpose of this section is to establish guidelines for the development of a Cottage Community or Communities within the Village of Centreville to:
 - 1. Provide housing types that are responsive to changing household demographics (e.g., retirees, young people entering the workforce, small families, single parent households, single person households, dual owner households);
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 - a) Cottage housing units shall have a covered porch off the primary entrance oriented to the common open space or the public street right of way as applicable.

b) The required front porch shall have a minimum sixty (60) square feet in area with a minimum dimension of eight (8) feet.

c) Open, covered porches may encroach the required front yard and common space setbacks for a maximum of eight (8) feet.

3. All mechanical equipment shall be located along either the rear or side façade of a cottage dwelling unit. Screening is required on all exposed sides using continuous shrubs or fences that complement the materials, colors, and finishes of the dwelling unit. Fences shall be at least six (6) inches higher than the equipment being screened.

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I. Parking

1. A minimum of 1 parking space per dwelling unit shall be provided for the entire cottage community. A maximum of 2 parking spaces per dwelling unit is allowed. Parking spaces located within garages and driveways may count towards this requirement. Any parking spaces in excess of 1 per dwelling unit shall be designed with pervious materials such as pervious pavement, porous asphalt, gravel surfaces, grass or other similar pervious options.

2. Parking for individual dwelling units shall be combined into an individual facility or into a parking cluster of two or more spaces in order to facilitate housing clusters that are oriented to common open space areas.

3. Garage doors shall not be oriented towards a public right-of-way (i.e. street).

4. Garages and carports shall not be located between the common open space and the dwelling units.

5. Surface parking lots shall be broken into sub-lots where feasible and appropriately include landscape islands within and between them.

6. Parking in the form of garages, carports, or surface lots may occupy no more than 40 percent of site frontage on a public right-of-way, except in the case of an alley, in which case no restriction applies.
7. Where a parking space is provided in a garage driveway, such as a tandem parking space, the minimum dimension required is nine (9) feet by twenty (20) feet. Parking is not permitted in a garage driveway if this dimension is not provided.

J. *Common Area Maintenance*

1. Cottage developments shall be required to form a maintenance association and establish a maintenance declaration in accordance with provisions of the UDC applicable to residential subdivisions. All common areas shall be protected against further development and unauthorized alteration in perpetuity by appropriate plan notations.

- K. *Stormwater Management.* All applications shall be required to meet State of Delaware Stormwater Management Regulations unless variances thereto have been sought and secured.

TAB 3

A VISUAL GUIDE TO COTTAGE COMMUNITIES:

PURPOSE

The purpose of this guide is to visually demonstrate the intent of the Cottage Community Development Ordinance. The following imagery and diagrams are intended to provide insight into the character of a cottage community as well as provide clarity to the zoning documentation.

Right: The cottage community of Riverwalk in Concord, MA. These cottages center on a common green which incorporates social gathering spaces, gardens, and stormwater management.



COTTAGE COMMUNITY DESIGN STANDARDS:



FRONT PORCHES:

Front porches face the common open space to create an active and welcoming environment.

COMMON BUILDINGS:

Include amenities to increase opportunity for community gathering such as pavilions, outdoor fireplaces, and seating.

COMMON OPEN SPACE:

Include elements such as courtyards or landscaped gardens with buildings oriented toward the common open space to create an 'outdoor room' and increase sense of place.

TRANSITION ZONES:

Semi-private planting areas between the cottage entry and edge of the common space provide a buffer between public and private zones, enhance privacy, and define outdoor spaces.

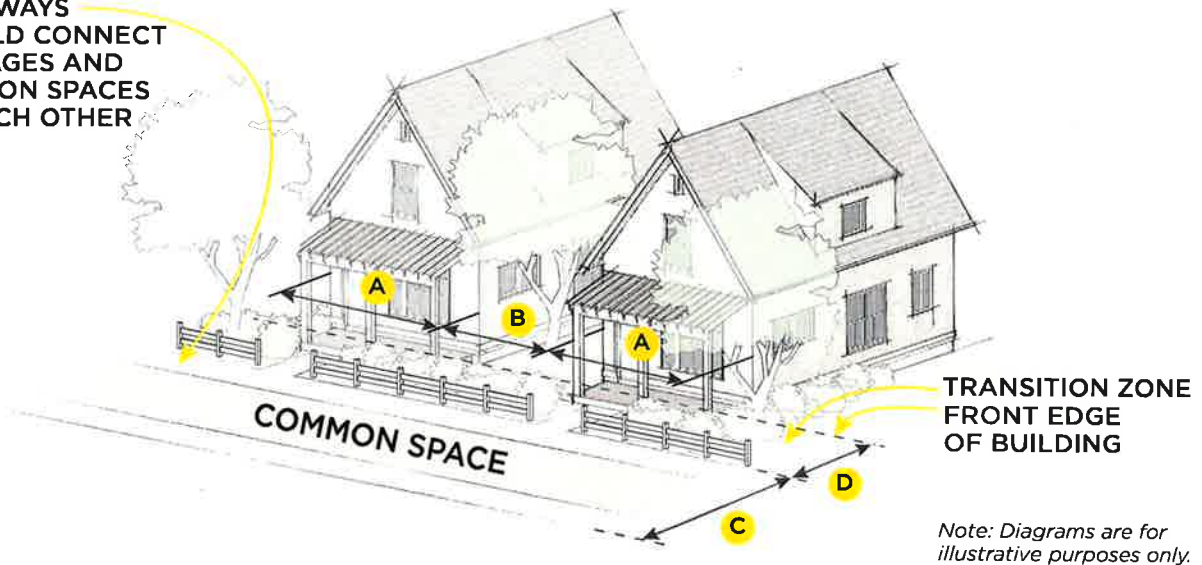
DESIGN VARIETY:

Provide limited variety through color, material, height, roof shape, or entries to create visual interest and blend infill development within its context.



DIMENSIONAL REQUIREMENTS:

WALKWAYS SHOULD CONNECT COTTAGES AND COMMON SPACES TO EACH OTHER



Building:

Cluster Size (suggested min - max)	6 - 12 units
Overall Height (max)	35 ft
A Dwelling Unit Width (min)	20 ft
B Distance Between Units (min)	10 ft
First Floor Height (max)	12 ft
Roof Pitch (min)	6:12
First Floor Gross Area* (max)	1,150 sf
Total Gross Floor Area (max)	2,050 sf
Dormer Roof Pitch (min)	4:12
Dormer Length (max)	75% of Roof

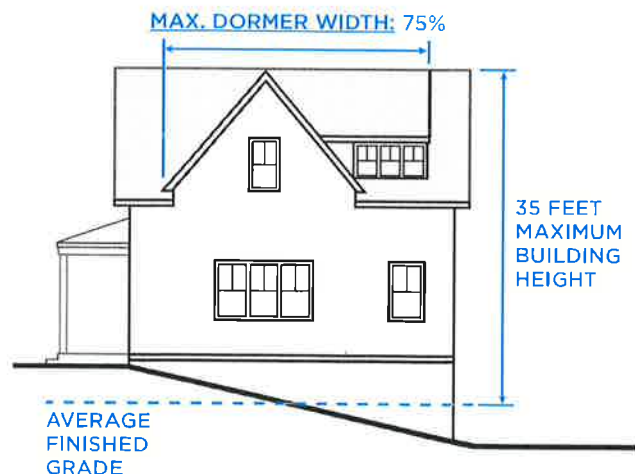
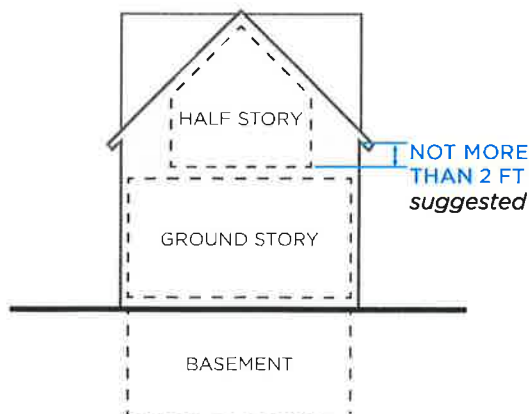
* Not inclusive of any porch or deck area.

Covered Front Porch:

Area (min)	60 sf
Depth (min)	8 ft

Open Space:

Total Common Space (min)	3,000 sf
Common Space per Unit (min)	250 sf
C Common Space Width (min)	20 ft
D Transition Zone Width (min)	10 ft
Private Open Space (min)	200 sf



TAB 4

Historic Centreville Delaware * Brandywine Valley

CENTREVILLE CIVIC ASSOCIATION



P.O. Box 4011, Wilmington, DE 19807

Board of Directors

Bayard Williams, President
Gaylan Crumley, Vice President
Peter Dietz, Treasurer
Tiffany Shrenk, Secretary
Gene Truono
Abby Fisher
John Bilek

22 January 2024

To Whom it May Concern,

On behalf of the Centreville Civic Association, I would like to express not only our support, but our enthusiasm, for the proposed residential pocket community in Centreville.

Mr. Livadas has been actively working with our community for over a year, keeping us informed, sharing proposed designs and renderings, and asking for our input. He has been active in responsibly developing numerous other projects and properties in Centreville and has a proven track record of commitment to quality development and to the community.

The option of small homes in a community setting, with open space and a neighborhood feel, will enhance the existing charm and character of the community, and will be consistent with the vision of the Centreville comprehensive plan.

With the current shortage of housing inventory, alternative housing options such as the proposed pocket community will help fulfill a real need, not only for young families just starting, but for seniors who are looking to right-size and simplify. We feel that additional residential units will also support the existing commercial, retail and restaurant businesses in our community.

In closing, I hope that you will give this project consideration. Please feel free to contact me if you have any additional questions.

Best regards,

Bayard Williams, President
Centreville Civic Association
302-743-0860

TAB 5

President Karen Hartley Nagle
and Members of New Castle County Council
800 N. French Street
8th Floor
Wilmington, DE 19801

January 22, 2024

Dear President Nagle and Members of County Council,

The Kennett Pike Association has worked since 1957 to preserve, protect and beautify the Kennett Pike and Route 100 corridors ---- the Brandywine Valley National Scenic Byway. We have at present 225 family members and 36 institutions, small businesses, and neighborhood associations who reside along these corridors.

The Board of Directors of the Kennett Pike Association have reviewed the proposed plans for a pocket community in Centreville, and we support the project. We believe it will fit nicely into the character of the village, and will mesh well with the intrinsic qualities of the Byway, while providing affordable housing to residents.

Thank you for the opportunity to comment on this proposed development.

Sincerely,

John Danzeisen

John Danzeisen, Vice President
On Behalf of the Directors of the Kennett Pike Association

ORDINANCE NO. 23-142

**REVISE PREVIOUSLY APPROVED MAJOR LAND DEVELOPMENT PLAN WITH
REZONING FOR PROMENADE AT CHRISTIANA; WHITE CLAY CREEK
HUNDRED; WEST SIDE OF EAGLE RUN ROAD, APPROXIMATELY 2,000 FEET
NORTH OF CHRISTIANA ROAD (ROUTE 273); TAX PARCEL NO. 09-030.00-001,
(VMDT PARTNERSHIP)**

(The plan for **Promenade at Christiana** proposes to revise the previously approved design of the major land development plan to allow for 140,940 square feet of vehicle sales, rental, and service facilities GFA; 19,280 square feet of commercial retail sites GFA; and 3,200 square feet of office site GFA. This new plan will supersede the previously approved major land development plan with rezoning. Section 40.31.113 of the *New Castle County Code* requires that the submitted record plan be in general conformance with the development on the approved plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 08-003 in July 2008. CR (Commercial Regional) zoning district. App. 2023-0397-S/Z.)

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The revised plan for Promenade at Christiana (area shown on Exhibits A and L, dated August 17, 2023) is approved and shall supersede the previously approved exploratory plan associated with the rezoning that was approved in July 2008 by Ordinance 08-003.

Section 2. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 *Del. C. § 1156*.

Adopted by County Council of
New Castle County on:

President of County Council
of New Castle County

Approved on:

County Executive
New Castle County

SYNOPSIS: Same as Title.

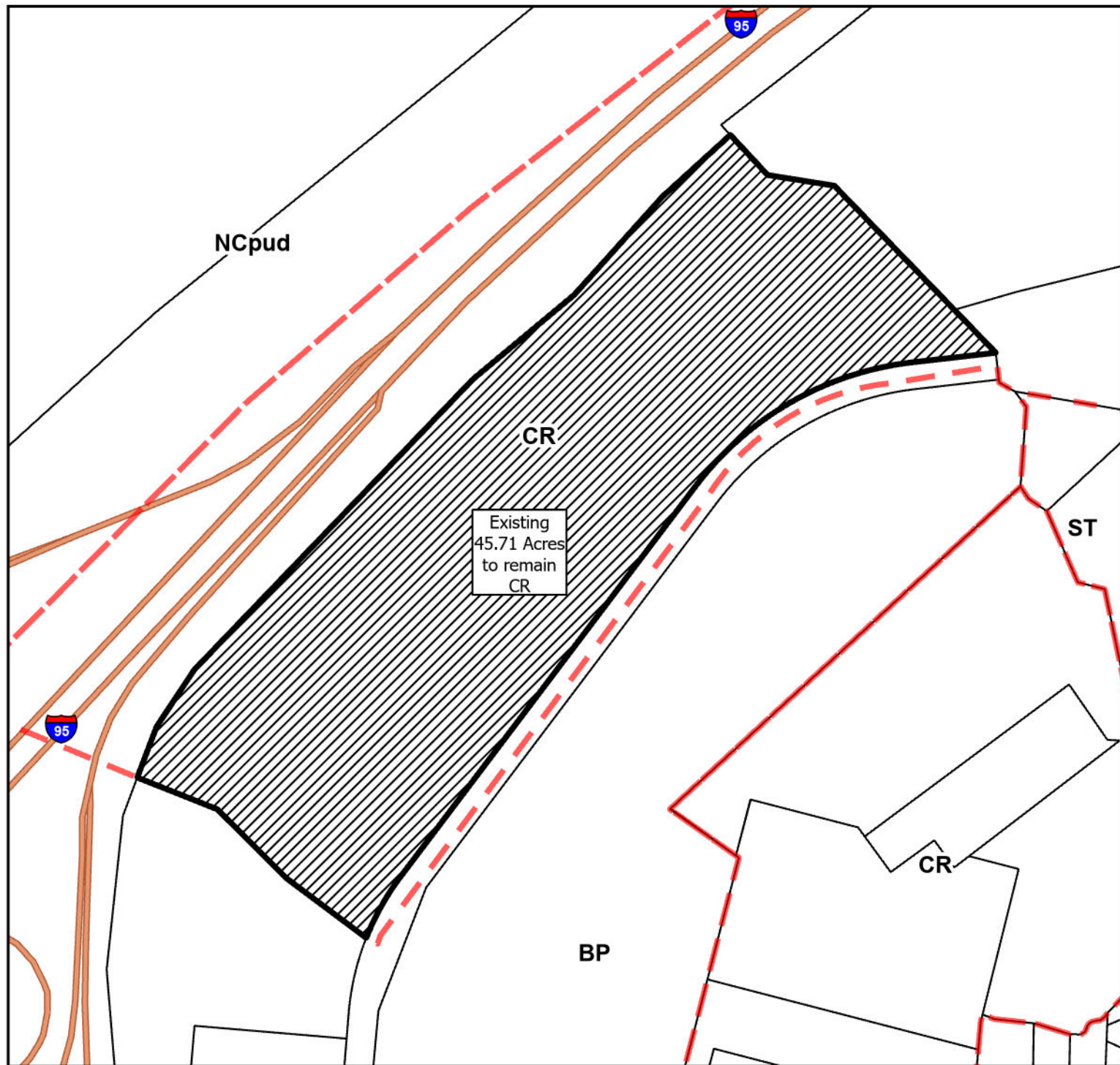
FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

PROPERTY MAP

EXHIBIT "A"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: VMDT PARTNERSHIP
PROPOSED REZONING: CR REMAINING CR

APPLICATION NO. 2023-0397-SZ
TAX PARCEL NO. 09-030.00-001



HUNDRED: WHITE CLAY HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:5,000

Prepared by: rose.n.zappacosta

Date: 8/17/2023



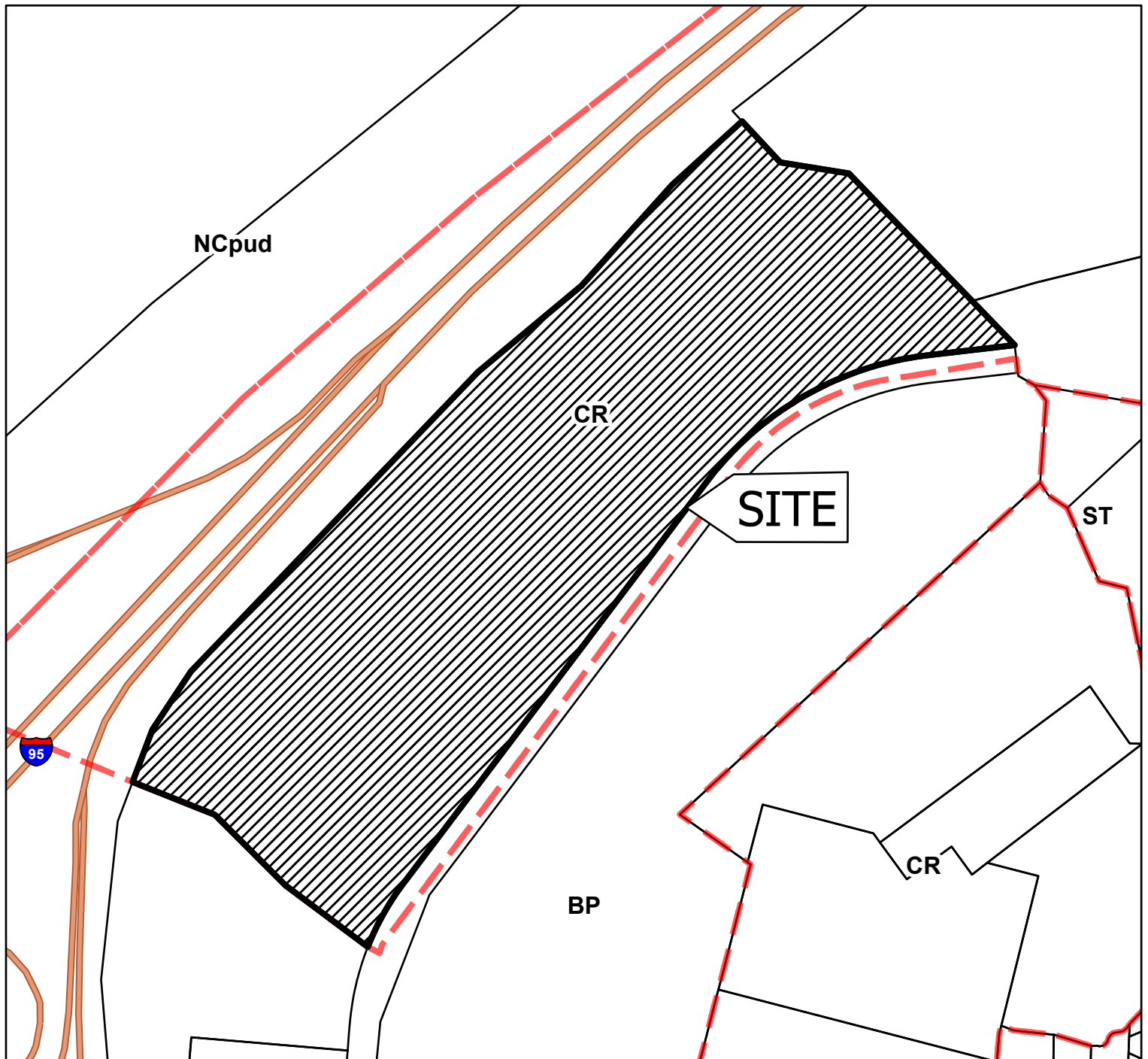
PERMANENT ORDINANCE NO. 23-142

Date Adopted by County Council _____

Date Approved by County Executive _____

APPLICANT: VMDT PARTNERSHIP
PROPOSED REZONING: CR REMAINING CR

APPLICATION NO. 2023-0397-SZ
TAX PARCEL NO. 09-030.00-001



HUNDRED: WHITE CLAY HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:5,000

Prepared by: rose.n.zappacosta

Date: 8/17/2023



PERMANENT ORDINANCE NO. 23-142

Date Adopted by County Council _____

Date Approved by County Executive _____