



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District

Co-Chair: Janet Kilpatrick, Third District

January 6, 2026

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)

R26- : PLAN OF 2701 CAPITOL TRAIL; MILL CREEK HUNDRED; NORTH SIDE OF CAPITOL TRAIL, 500 FEET WEST OF PIKE CREEK ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO DEMOLISH THE EXISTING STRUCTURES AND CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 179 APARTMENTS (237,400 SQUARE FEET) WITH A 5,500 SQUARE FOOT CLUBHOUSE AND 21,500 SQUARE FEET OF COMMERCIAL GROSS FLOOR AREA WITH ASSOCIATED IMPROVEMENTS; CR ZONING; [APPLICATION NO. 2022-0270-S](#); COUNCIL DISTRICT 9

Prime Sponsor(s): Mr. Sheldon

R26- : PLAN OF LOGISTICENTER AT NEW CASTLE COUNTY; ST. GEORGES HUNDRED; SOUTHWESTERLY CORNER OF ROUTE 301 AND JAMISON CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES A 1,409,850 SQUARE FOOT WAREHOUSE AND A 962,000 SQUARE FOOT WAREHOUSE WITH ASSOCIATED SITE IMPROVEMENTS; BP ZONING; [APPLICATION NO. 2021-0470-S](#); COUNCIL DISTRICT 6

Prime Sponsor(s): Mr. Carter

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

Hiring of District 6 Legislative Assistant

G. Public Comment

H. Adjournment**AGENDA POSTED: DECEMBER 30, 2025**

*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. 26-

**PLAN OF 2701 CAPITOL TRAIL; MILL CREEK HUNDRED; NORTH SIDE OF
CAPITOL TRAIL, 500 FEET WEST OF PIKE CREEK ROAD; MAJOR LAND
DEVELOPMENT PLAN THAT PROPOSES TO DEMOLISH THE EXISTING
STRUCTURES AND CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF
179 APARTMENTS (237,400 SQUARE FEET) WITH A 5,500 SQUARE FOOT
CLUBHOUSE AND 21,500 SQUARE FEET OF COMMERCIAL GROSS FLOOR
AREA WITH ASSOCIATED IMPROVEMENTS; CR ZONING; APPLICATION NO.
2022-0270-S; COUNCIL DISTRICT 9**

1 **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New
2 Castle County that County Council hereby approves the following major land
3 development plan, Plan of 2701 Capitol Trail (Application Number 2022-0270-S) as
4 heretofore approved by the Land Use Department, and the President of County Council
5 is hereby authorized to endorse County Council's approval upon the following plan.

**2701 Capitol Trail
Mill Creek Hundred**

Adopted by County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.



New Castle County Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application Number 2022-0270-S
2701 Capitol Trail
Major Land Development Record Plan

DATE: December 19, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Plan of 2701 Capitol Trail; Mill Creek Hundred; North side of Capitol Trail, 500 feet west of Pike Creek Road; Major land development plan that proposes to demolish the existing structures and construct a mixed-use development consisting of 179 apartments (237,400 sf) with a 5,500 sf clubhouse and 21,500 sf of commercial gross floor area with associated improvements; CR zoning; Council District 9.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

SITE DATA

1. OWNER ADDRESS:	CAPITOL TRAIL APARTMENTS LLC 2360 LAKEWOOD ROAD SUITE 3 #68 TOM'S RIVER, NJ 08755
2. PROPERTY ADDRESS:	2701 CAPITOL TRAIL NEWARK, DE 19711
3. TAX PARCEL NUMBER:	06-049-30-379
4. AREA OF PARCEL:	12.36± ACRES
5. ZONING:	CR - COMMERCIAL REGIONAL (MIXED USE)
6. SOURCE OF TITLE:	DEED INSTRUMENT #20251020-0075718
7. SURVEY:	FEBRUARY 2022 BY CDA ENGINEERING, INC.
DATUM:	VERTICAL - NAVD 88 HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS: DELAWARE STATE PLANE NAD 83/81
BENCHMARK:	MAG NAIL SET (POINT #14) NORTHING 622728.2672 EASTING 681145.0853 ELEVATION 87.18
MONUMENTATION:	4 (EXISTING)
8. LOTS:	EXISTING: 1 / PROPOSED: 1
9. GROSS FLOOR AREA:	EXISTING: 70,625± SF (UN-BUILT, RECORDED PER MF #12921) PROPOSED: 264,400± SF TOTAL GFA USE OF A BREAKDOWN:

NON-RESIDENTIAL:	21,500± SF (8%)
RESIDENTIAL:	237,400± SF (179 APARTMENTS)
TOTAL RESIDENTIAL:	5,500± SF CLUBHOUSE
TOTAL RESIDENTIAL:	242,900± SF (92%)

10. AREA BREAKDOWN:	EXISTING	PROPOSED
BUILDING COVERAGE:	0.39± AC. (3%)	1.89± AC. (15.3%)
OTHER IMPERVIOUS SURFACES:	4.41± AC. (36%)	4.85± AC. (39.3%)
OPEN SPACE:	7.56± AC. (61%)	4.99± AC. (40.4%)
STORMWATER MANAGEMENT AREAS:	0 AC. (0%)	0.63± AC. (5.1%)
TOTAL:	12.36± AC. (100%)	12.36± AC. (100%)

REQUIRED:	149 SPACES (99 1-BEDROOM UNITS @ 1.5 SPACES/UNIT) 160 SPACES (80 2-BEDROOM UNITS @ 2 SPACES/UNIT) 97 SPACES (21,500± SF SHOPPING CENTER @ 4.5 SPACES/1,000 SF) 406 SPACES REQUIRED
PROVIDED:	358 SPACES, INCLUDING 8 ADA SPACES 48 GARAGE SPACES
TOTAL PROVIDED:	406 SPACES, INCLUDING 8 ADA SPACES
BICYCLE PARKING:	REQUIRED: 20 PROVIDED: 20
LOADING BAYS:	REQUIRED: 2 PROVIDED: 2

12. WATER SUPPLY:	ARTESIAN WATER COMPANY - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
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13. SEWER:	NEW CASTLE COUNTY - SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS AT THE TIME OF APPROVAL OF THIS PLAN. SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. SEWER FLOW: EXISTING: 7,063 GPD (70,625± SF @ 0.1 GPD) PROPOSED: 1,500 GPD (15,000± SF RETAIL @ 0.1 GPD) 3,750 GPD (150 SEATS @ 25 GPD/SEAT) 35,600 GPD (179 APARTMENT UNITS @ 200 GPD) 550 GPD (5,500± SF CLUBHOUSE @ 0.1 GPD) TOTAL PROPOSED: 41,600 GPD (AVG.) / 186,400 GPD (PEAK) * NET INCREASE: 34,537 GPD (AVG.) / 131,148 GPD (PEAK)
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14. FLOODPLAIN:	THIS PROPERTY IS NOT WITHIN THE FEMA 100-YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP #100033013SL, PANEL 135 OF 475, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS APPLICATION.
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15. WETLANDS:	A WETLANDS INVESTIGATION WAS CONDUCTED BY WATERSHED ECO, LLC IN MARCH 2022 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (16-87-1) AND REGIONAL SUPPLEMENT. NO WETLANDS WERE PRESENT WITHIN THE SUBJECT PROPERTY.
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16. CRITICAL NATURAL AREA:	THE SITE IS NOT WITHIN A CNA PER THE DELAWARE INVENTORY OF NATURAL AREAS.
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17. WATER RESOURCE PROTECTION AREA (WRPA):	THE SITE DOES NOT LIE WITHIN A WRPA ACCORDING TO THE WRPA MAP PER MAP 1 OF 3, DELAWARE, DATED MARCH 2022.
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18. SUPERSEDES NOTE:	THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR NEW CASTLE COUNTY ENGINEERING BUILDING, DATED 5/31/1996, AND RECORDED ON 7/24/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN MICROFILM #12921.
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19. DEBRIS DISPOSAL:	NO DEBRIS SHALL BE BURIED ON THE SITE.
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20. LANDSCAPE PLAN:	A LANDSCAPE PLAN, PREPARED BY DESIGNS, ETC., LAST DATED 10/27/23 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
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21. DELDOT:	ALL ENTRANCES SHALL CONFORM TO DELDOT'S CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
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22. LIMIT OF DISTURBANCE:	11.5± ACRES
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23. LAND DEVELOPMENT IMPROVEMENT AGREEMENT:	ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LDA, AND THE PERFORMANCE GUARANTEE INCORPORATED HEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 12/16/25, AT INSTRUMENT NO. 20252126-0090331.
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24. DRAINAGE:	DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
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25. SIDEWALKS:	UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN AND SHALL BE A MINIMUM FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
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26. DEED RESTRICTIONS:	DECLARATION OF RESTRICTIONS, DATED 3/20/2000 AND RECORDED ON 3/23/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN DEED BOOK 2801, PAGE 286, AND AS REVISED BY THAT CERTAIN AMENDMENT TO DECLARATION OF RESTRICTIONS, DATED 4/7/2022 AND RECORDED ON 5/17/2022 AT INSTRUMENT #20251021-0052618 PROHIBITING SUBDIVISION OF THE PROPERTY (EXCEPT FOR TITLE SUBDIVISION) AND USE OF THE PROPERTY TO SUPPORT COMMERCIAL RETAIL AND SERVICE (EXCEPT AS PART OF A MIXED-USE DEVELOPMENT) THAT IS SUBJECT TO LIMITATIONS CONCERNING HEIGHT AND BUILDING SETBACKS, GAS STATIONS, AND STANDING ONE (1) PAD SITE RESTAURANTS. THESE RESTRICTIONS ALSO ESTABLISH A MINIMUM BUFFERARY OPACITY FOR THE PROPERTY AND PROHIBIT VEHICULAR INTERCONNECTION ONTO LARKSPUR ROAD.
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27. IMPACT FEES:	THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
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28. SWM MAINTENANCE FUND:	THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$8,600.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
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29. SWM ACCESS EASEMENT:	A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF THE NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSES OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL, ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
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30. RIGHT OF ACCESS:	NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
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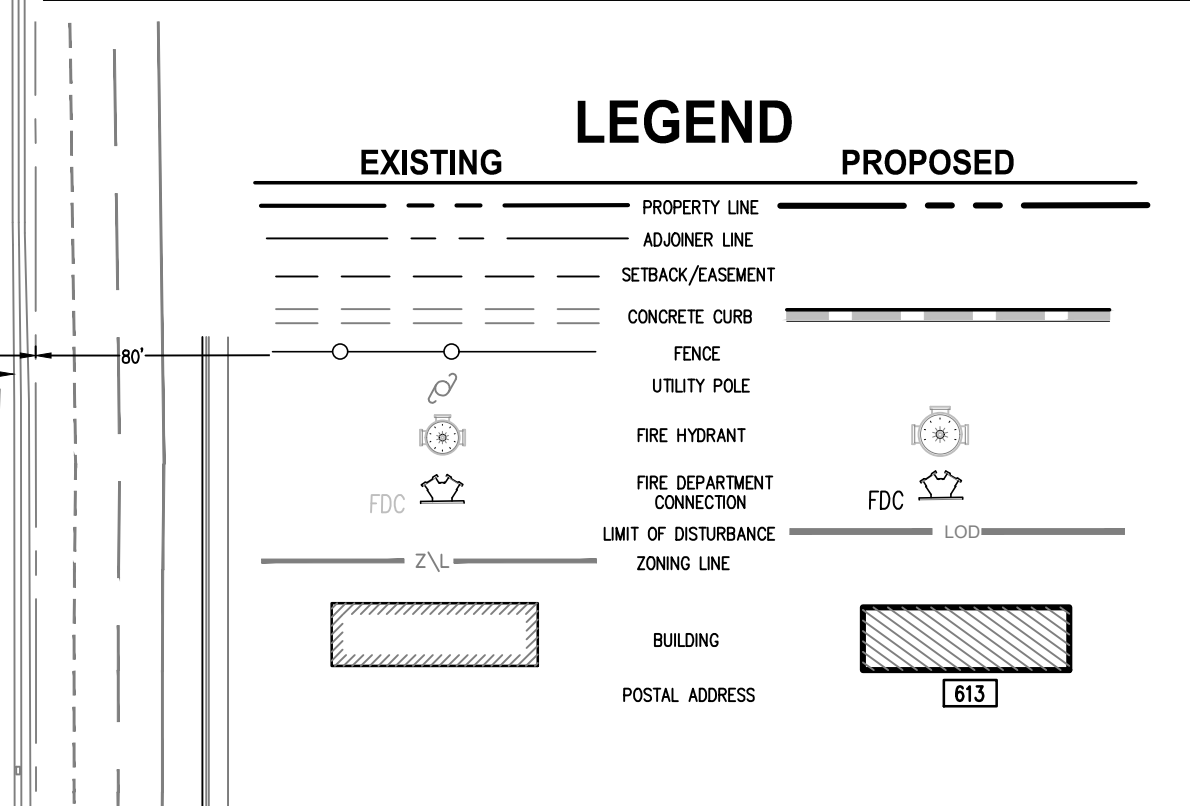
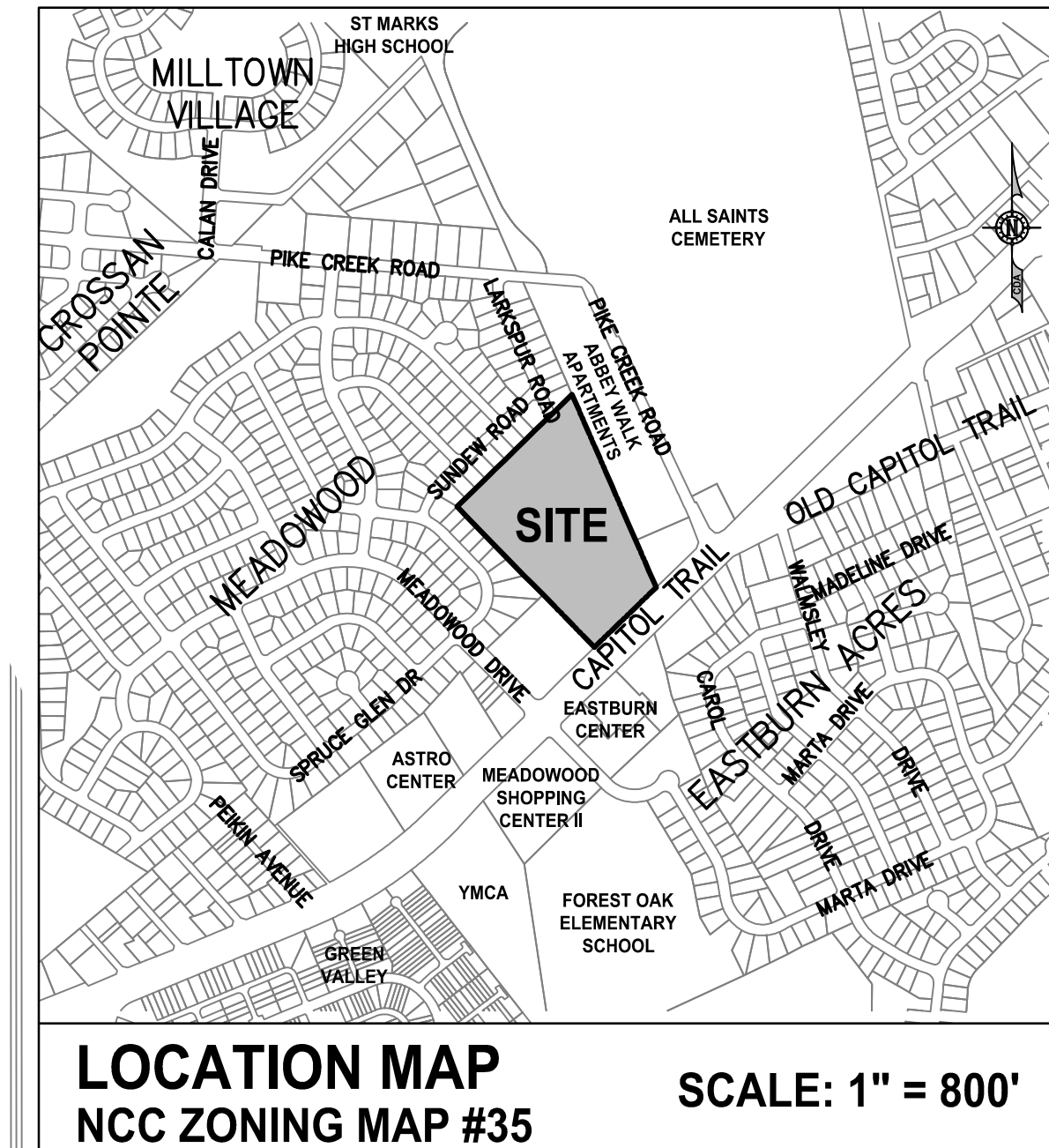
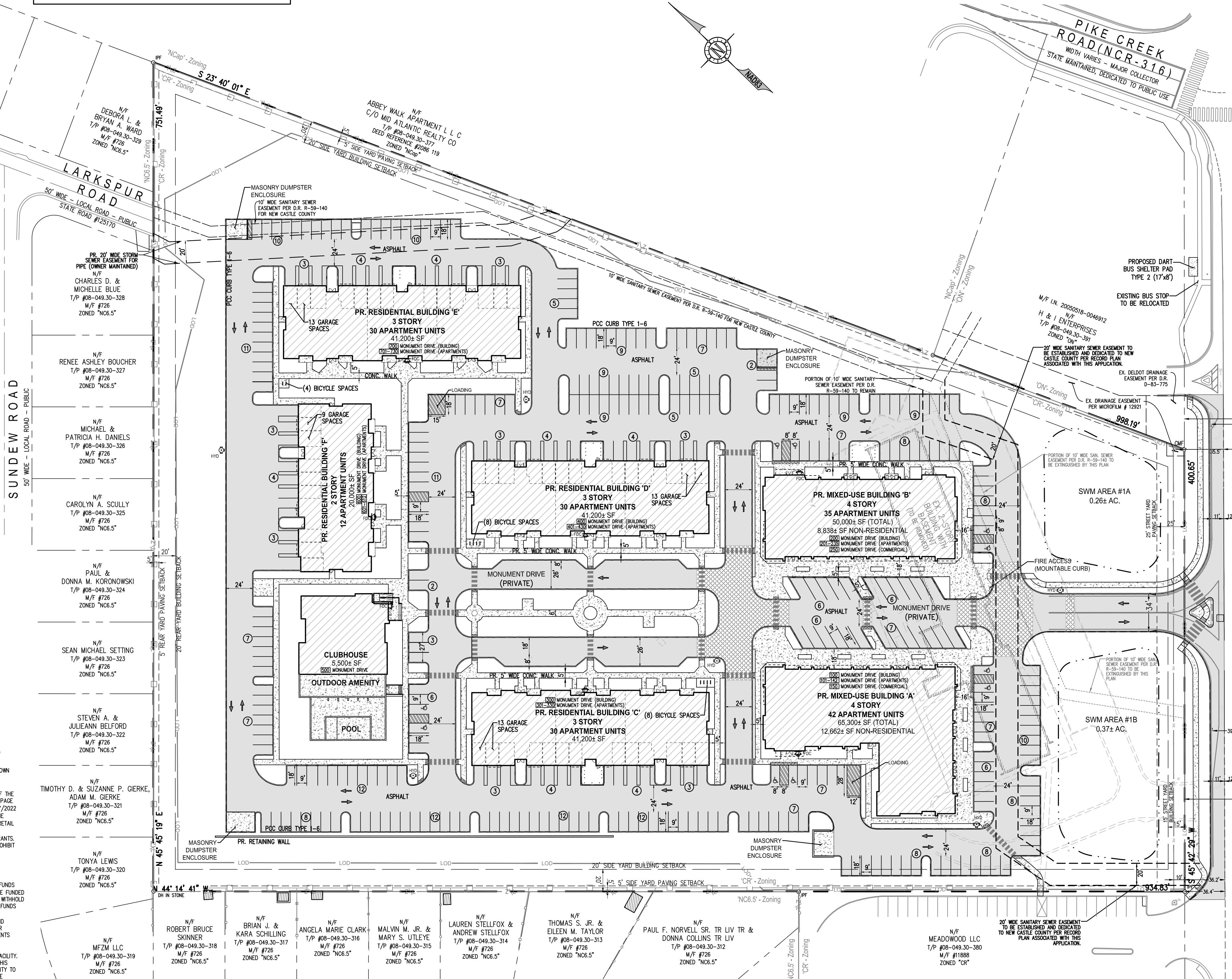
31. VARIANCES:	THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT GRANTED CONDITIONAL APPROVAL FOR APPLICATION #2022-0465-A ON OCTOBER 13, 2022 (DECISION FILED JANUARY 17, 2023) FOR THE FOLLOWING VARIANCE: 1) TO PROVIDE A MAXIMUM OF 30% RESIDENTIAL GFA (50% MAXIMUM RESIDENTIAL GFA; SEE SEC. SECTION 40.03.318.A);
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32. SEWER EASEMENT:	UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE A DESIGNATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SANITARY MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
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33. RETAINING WALL:	ANY RETAINING WALL IN EXCESS OF 4-FEET OF HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL DETAILS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.
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PURPOSE OF PLAN:

TO DEMOLISH THE EXISTING STRUCTURES AND CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 179 APARTMENTS (237,400± SF) WITH A 5,500± SF CLUBHOUSE AND 21,500± SF OF COMMERCIAL GROSS FLOOR AREA WITH ASSOCIATED IMPROVEMENTS.



ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	4.07.22
BOARD OF ADJUSTMENT APPLICATION	6.30.22
RECORD PLAN CHECK PRINT SUBMISSION	8.14.23
RECORD PLAN CHECK PRINT SUBMISSION	10.27.23
RECORD PLAN SUBMISSION	6.6.25 & 7.16.25
RECORD PLAN SUBMISSION	9.2.25
RECORD PLAN SUBMISSION	11.21.25
RECORD PLAN SUBMISSION	12.16.25

CDA

ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE

SUITE 401

WILMINGTON, DE 19804

Tel: 302.998.9202

Fax: 302.691.1314

cdaengineering.com

DRAWN BY:	ZK
CHECKED BY:	CD
PROJECT No.:	21.127.00
SCALE:	1" = 50'
DATE:	4.7.2022
CAD FILE:	

APPLICATION # 2022-0270

2701 CAPITOL TRAIL

RECORD MAJOR LAND DEVELOPMENT PLAN

MILL CREEK HUNDRED

NEW CASTLE COUNTY

DELAWARE

DRAWING TITLE:

RECORD MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER:

REC-1

CERTIFICATION OF PLAN ACCURACY

I, COLMCILLE DEASCANIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

COLMCILLE DEASCANIS REGISTRATION #13049	DATE
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CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

ROBERT SPILLE CAPITOL TRAIL APARTMENTS LLC	DATE
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CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ GENERAL MANAGER
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.	DATE
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Prime Sponsor(s): Mr. Carter
Requested by: Land Use Department
Date of introduction: January 13, 2026

RESOLUTION NO. 26-

**PLAN OF LOGISTICENTER AT NEW CASTLE COUNTY; ST. GEORGES HUNDRED;
SOUTHWESTERLY CORNER OF ROUTE 301 AND JAMISON CORNER ROAD;
MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES A 1,409,850 SQUARE FOOT
WAREHOUSE AND A 962,000 SQUARE FOOT WAREHOUSE WITH ASSOCIATED
SITE IMPROVEMENTS; BP ZONING; APPLICATION NO. 2021-0470-S;
COUNCIL DISTRICT 6**

1 **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New
2 Castle County that County Council hereby approves the following major land development
3 plan, Plan of Logistcenter at New Castle County (Application No. 2021-0470-S), as
4 heretofore approved by the Land Use Department (see Memorandum of GM David M.
5 Culver, dated Dec. 18, 2025, indicating plan compliance), and the President of County
6 Council is hereby authorized to endorse County Council's approval upon the following plan.
7 As Mr. Culver's memorandum states, if the pending Supreme Court appeal relating to the
8 application is decided in favor of New Castle County, approval of the major land
9 development plan proposal would be rescinded until such time as all applicable code
10 requirements are met for the application.

**PLAN OF LOGISTICENTER AT NEW CASTLE COUNTY
St. Georges Hundred**

Adopted by County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title. This Resolution takes the place of Council Resolution No. 23-220, which was withdrawn.

FISCAL IMPACT: Approval of this Plan will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal impacts on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

MEMORANDUM

To: Council President
Members of County Council
Counsel to Council
Clerk of County Council

From: David M. Culver – General Manager

Re: Application No. 2021-0470
Logisticcenter at New Castle County
Record Major Land Development Plan

Date: December 18, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. As Council is aware, this project has been the subject of litigation, specifically *DPML Jamison Corner, LLC v. New Castle County*, C.A. No. N25A-02-004 CEB (Del. Super.) ("Certiorari Action") and *DPML Jamison Corner, LLC v. New Castle County*, C.A. No. 2024-0403 CEB (Del. Ch.) (consolidated) (the "Chancery Action"). The Department has confirmed with counsel that both cases were finally decided, in part, in favor of the Plaintiff/Appellant, and the Chancery Action remains active on certain other claims. The final orders in both cases are on appeal to the Delaware Supreme Court, but the appeal does not stay the Court's final orders. The Superior Court's final order in the Certiorari Action requires New Castle County to process Plaintiff's application pursuant to Section 40.31.114.E.1 of the UDC. Pursuant to the Superior Court's order, the Department has determined that this proposal complies with all applicable requirements of the New Castle County Code, and is forwarding the proposal to County Council for placement on the applicable next agenda. In our view, this constitutes the Department's second approval following Council's second referral under UDC Section 40.31.114.E.1. If the Supreme Court appeal is decided in favor of New Castle County, approval of the major land development plan proposal would be rescinded until such time as all applicable code requirements are met for the application.

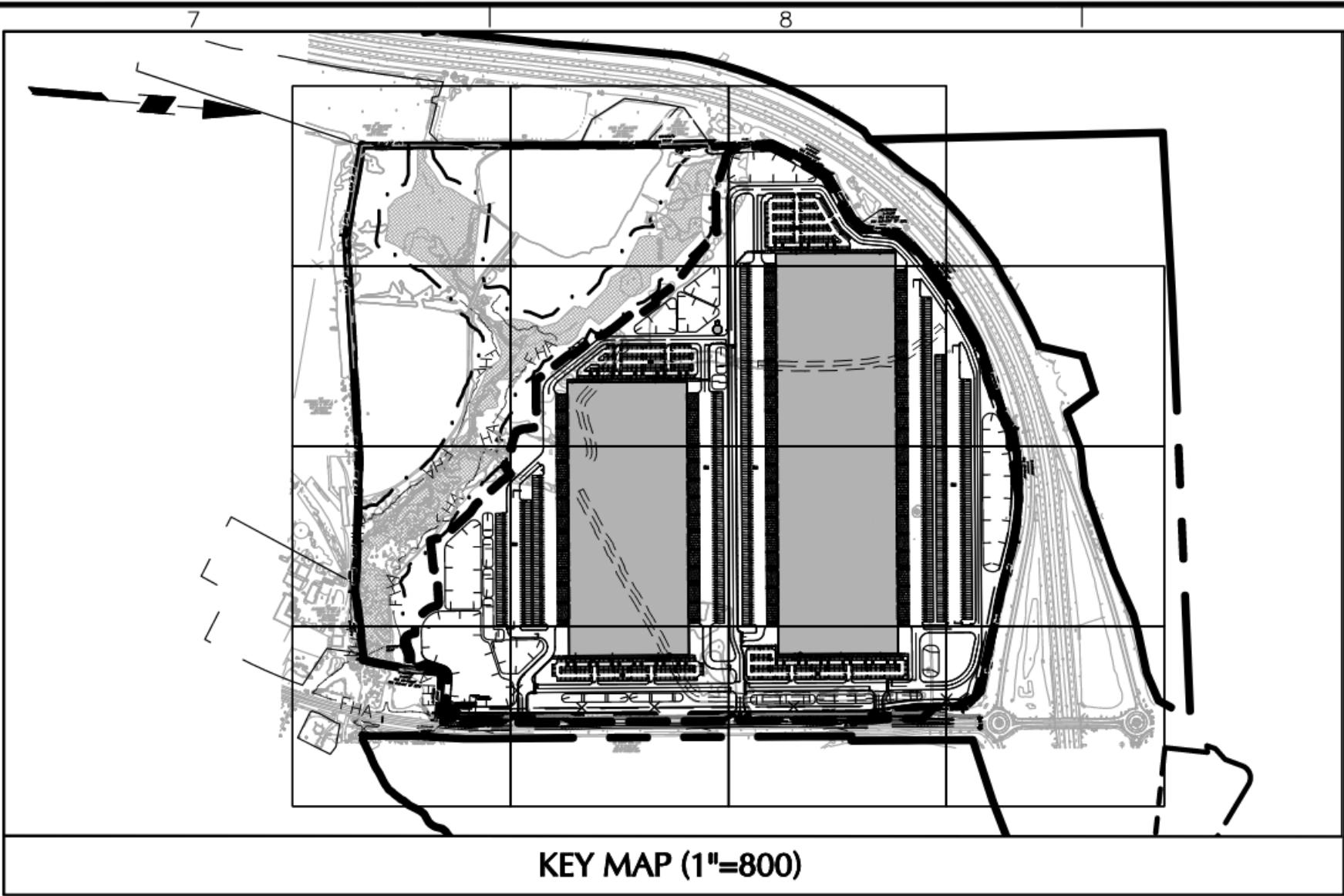
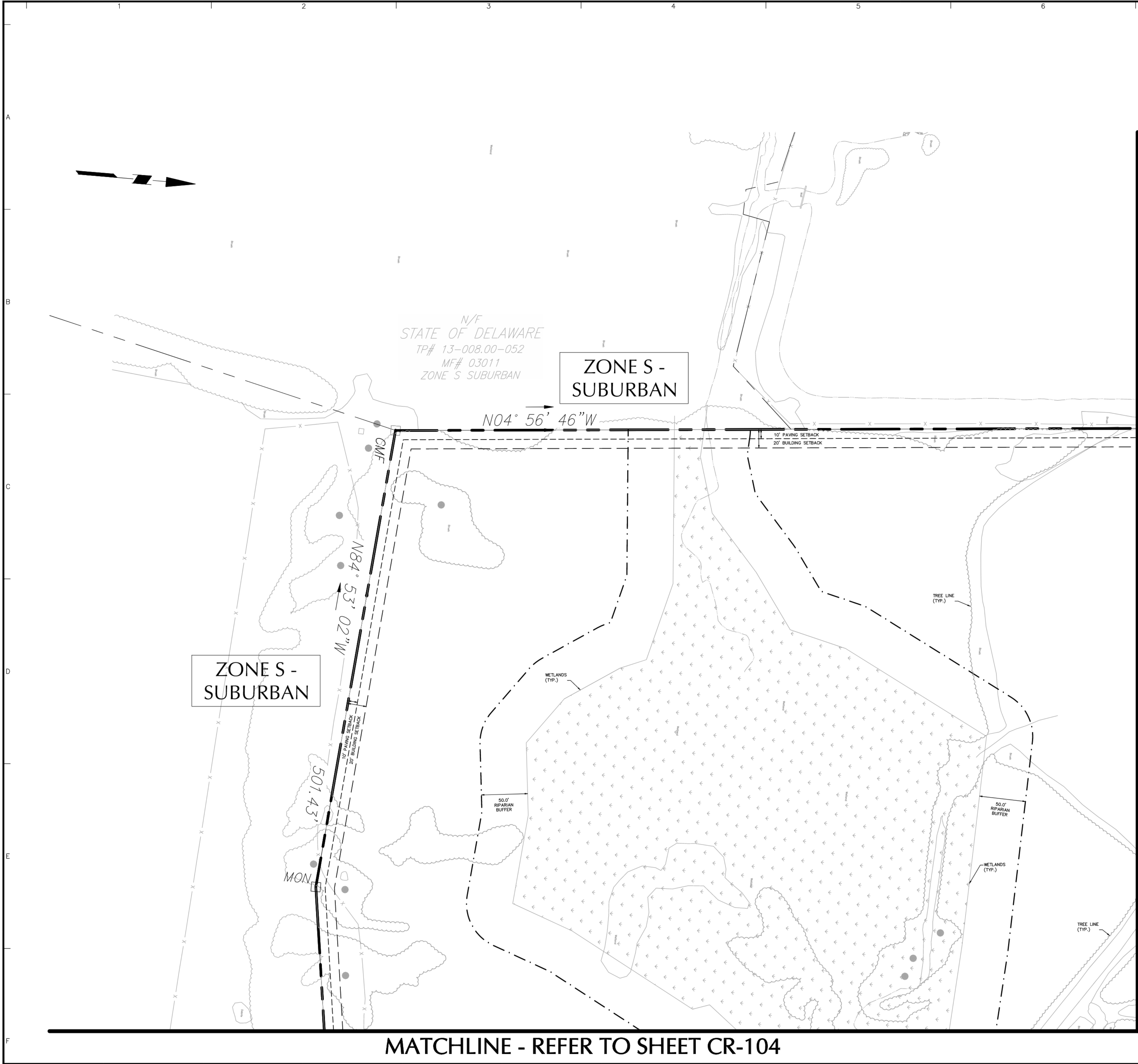
A suggested title, synopsis, and fiscal note are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer
A. Kimberly Hoffman, Esq.

Plan of Logisticenter at New Castle County; St. Georges Hundred; Southwesterly corner of Route 301 and Jamison Corner Road; Major Land Development Plan that proposes a 1,409,850 SF warehouse and a 962,000 SF warehouse with associated site improvements; BP zoning.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the county but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.



LEGEND	
	PROPERTY LINE
	SET BACK LINE
	LIMIT OF DISTURBANCE
	ZONING BOUNDARY LINE
	TREE LINE
	100 YEAR FLOODPLAIN
	RIPARIAN BUFFER
	WETLAND
	EXISTING TREE
	BUILDING LINE
	CURB
	PARKING SUBTOTAL
	PARKING COUNT
	DOORWAY
	FIRE DEMARCATION
	PROPOSED FIRE HYDRANT
	CURB
	BOLLARD
	CONCRETE
	SIGN
	STORMWATER MANAGEMENT AREA
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE MONUMENT

MATCHLINE - REFER TO SHEET CR-102

11/2/23	REVISED PER FLOODPLAIN UPDATE	7.
6/15/23	REVISED PER FLOODPLAIN UPDATE	6.
1/23/23	REVISED PER COUNTY COMMENTS	5.
11/05/22	REVISED PER COUNTY COMMENTS	4.
9/30/22	REVISED PER COUNTY COMMENTS	3.
8/05/22	REVISED PER COUNTY COMMENTS	2.
5/12/22	REVISED PER COUNTY COMMENTS	1.
Date	Description	No.

SIGNATURE
BRIAN M. CONLON
PROFESSIONAL ENGINEER DE Lic. No. 13413

DATE SIGNED

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Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
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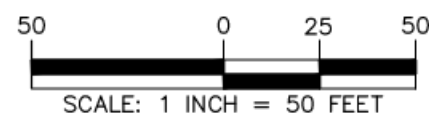
LOGISTICENTER AT
NEW CASTLE COUNTY
TAX PARCEL 13-008.00-003
APPLICATION # 2021-0470
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
ST. GEORGES HUNDRED
NEW CASTLE COUNTY
DELAWARE
Drawing Title

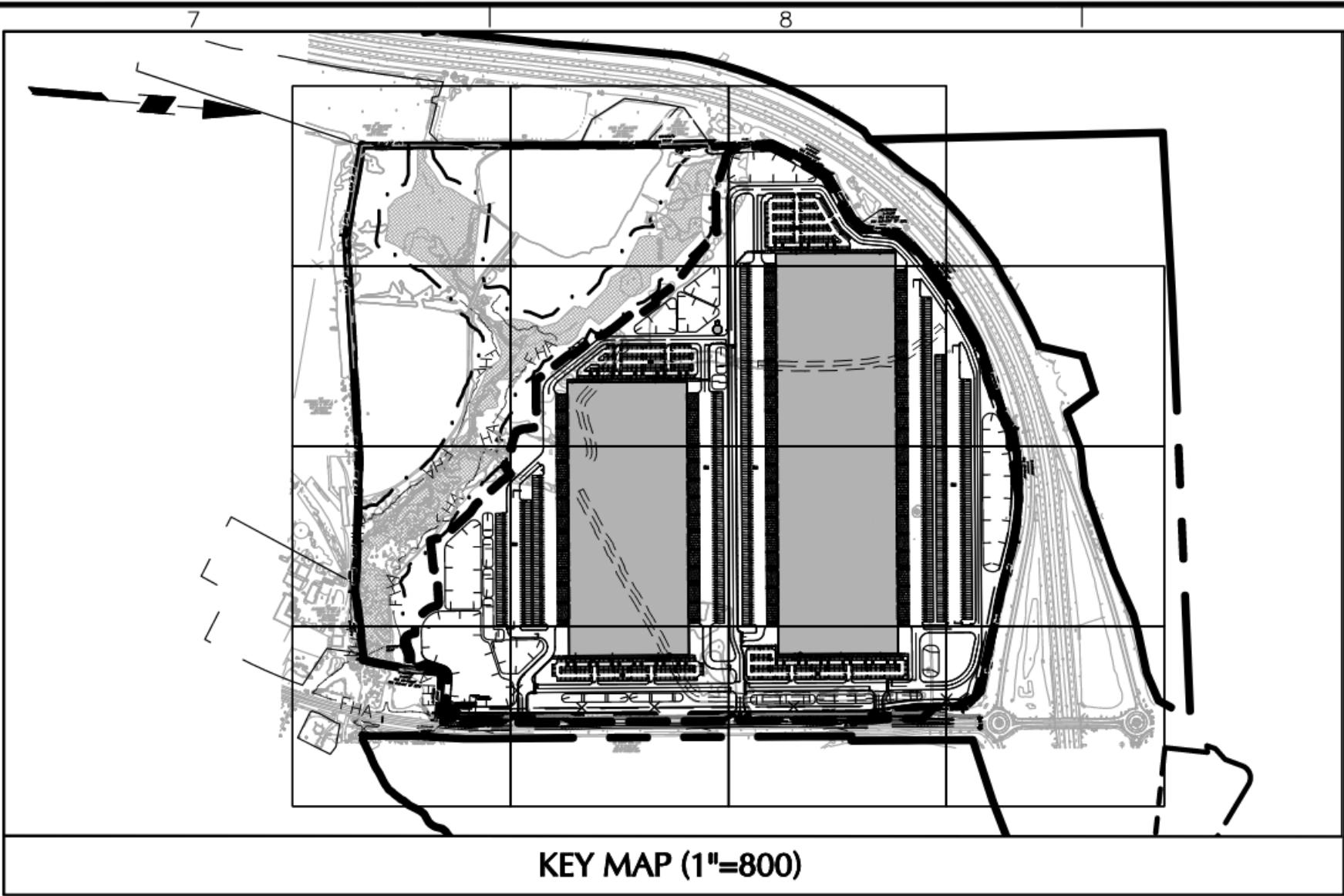
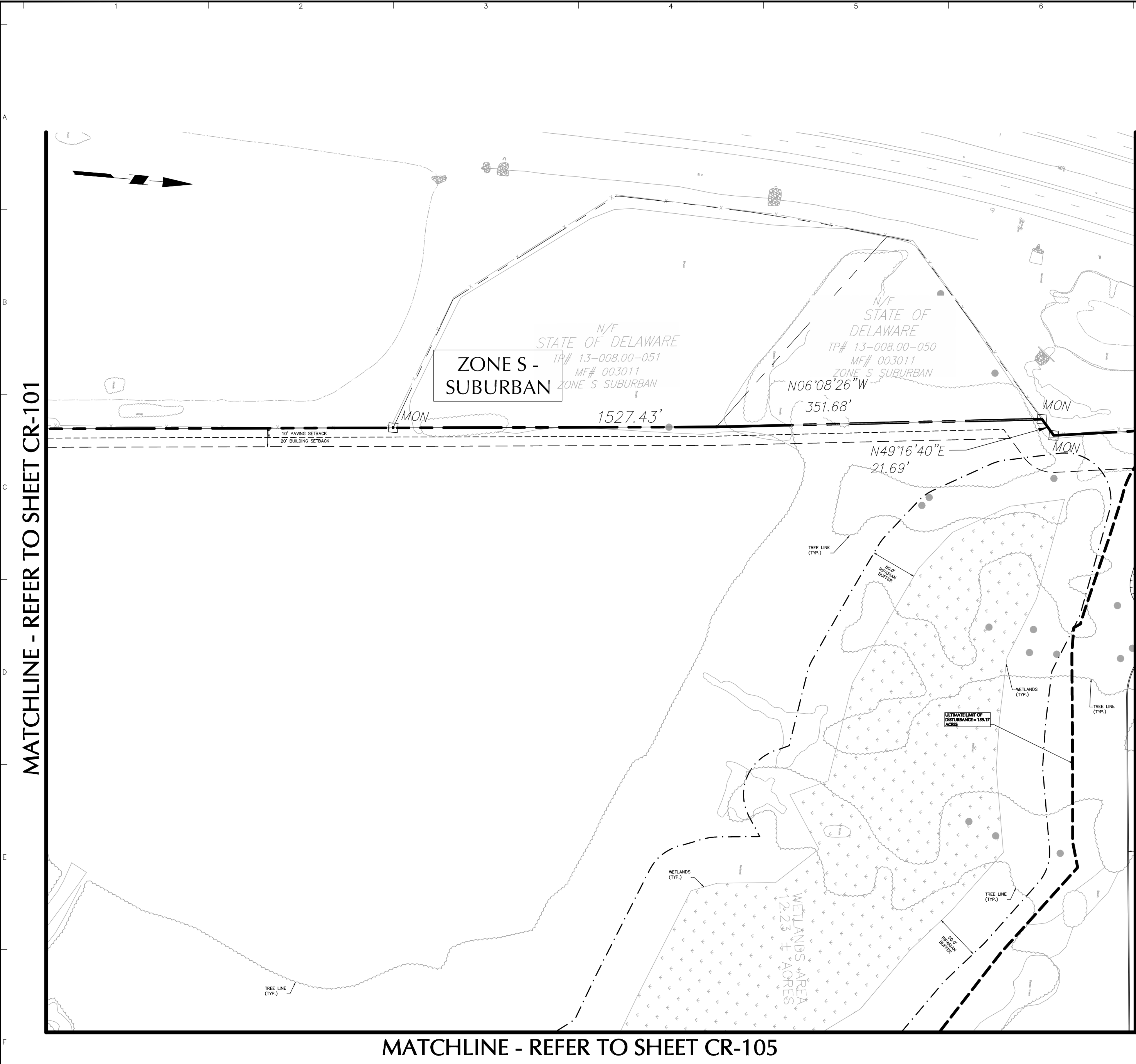
RECORD MAJOR LAND
DEVELOPMENT PLAN

Project No.	220155501	CR-101
Date	31 JANUARY 2022	
Drawn By	TFH	
Checked By	BMC	
Sheet 2 of 16		



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and 1.800.441.8355 in Maryland (MD)





LEGEND	
	PROPERTY LINE
	SET BACK LINE
	LIMIT OF DISTURBANCE
	ZONING BOUNDARY LINE
	TREE LINE
	100 YEAR FLOODPLAIN
	RIPARIAN BUFFER
	WETLAND
	EXISTING TREE
	BUILDING LINE
	CURB
	PARKING SUBTOTAL
	PARKING COUNT
	DOORWAY
	FIRE DEMARCATION
	PROPOSED FIRE HYDRANT
	CURB
	BOLLARD
	CONCRETE
	SIGN
	STORMWATER MANAGEMENT AREA
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE MONUMENT

11/2/23	REVISED PER FLOODPLAIN UPDATE	7.
6/15/23	REVISED PER FLOODPLAIN UPDATE	6.
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NEW CASTLE COUNTY
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RECORD MAJOR LAND
DEVELOPMENT PLAN

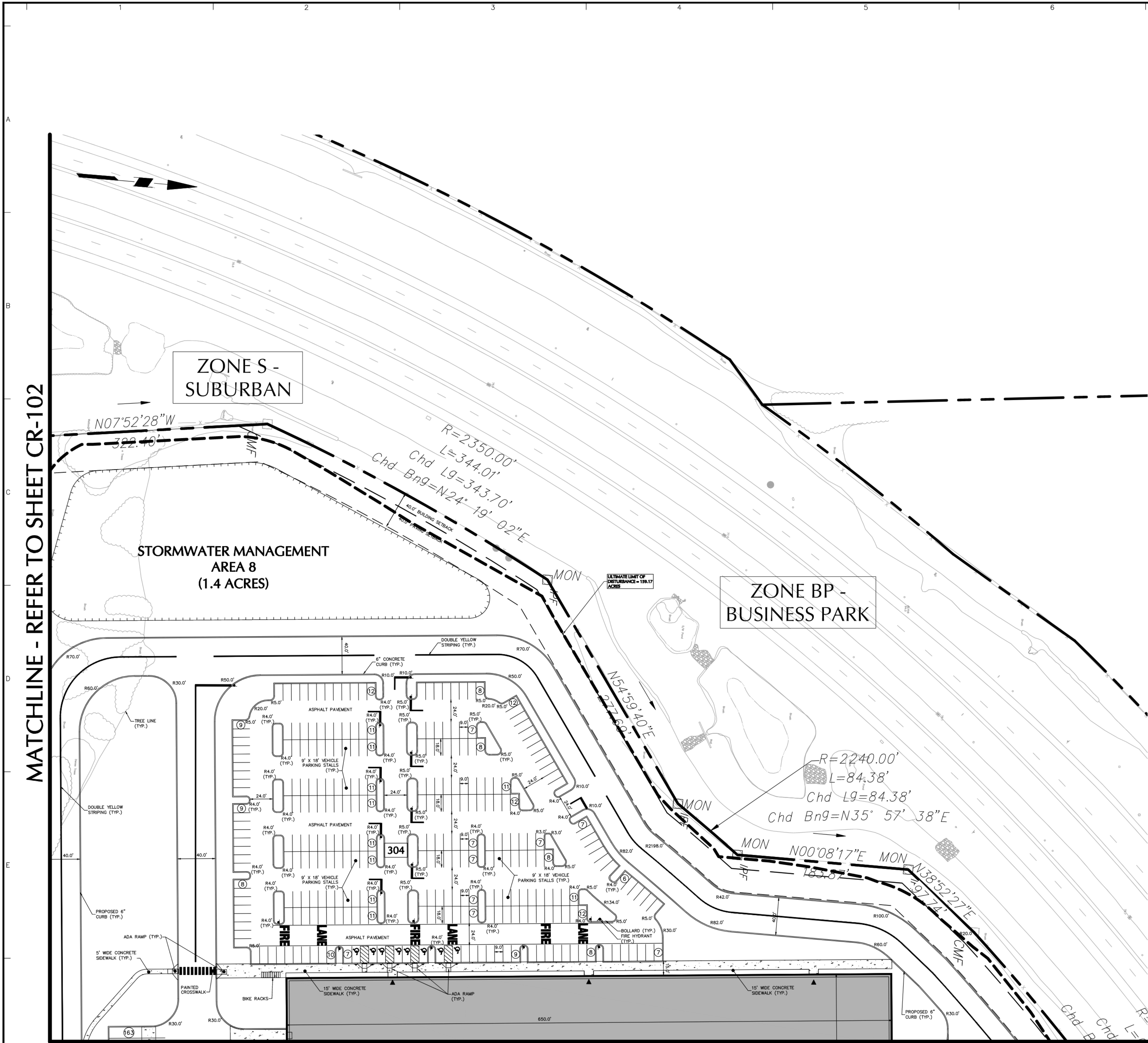
Project No.	220155501	CR-102
Date	31 JANUARY 2022	
Drawn By	TFH	
Checked By	BMC	
Sheet 3 of 16		



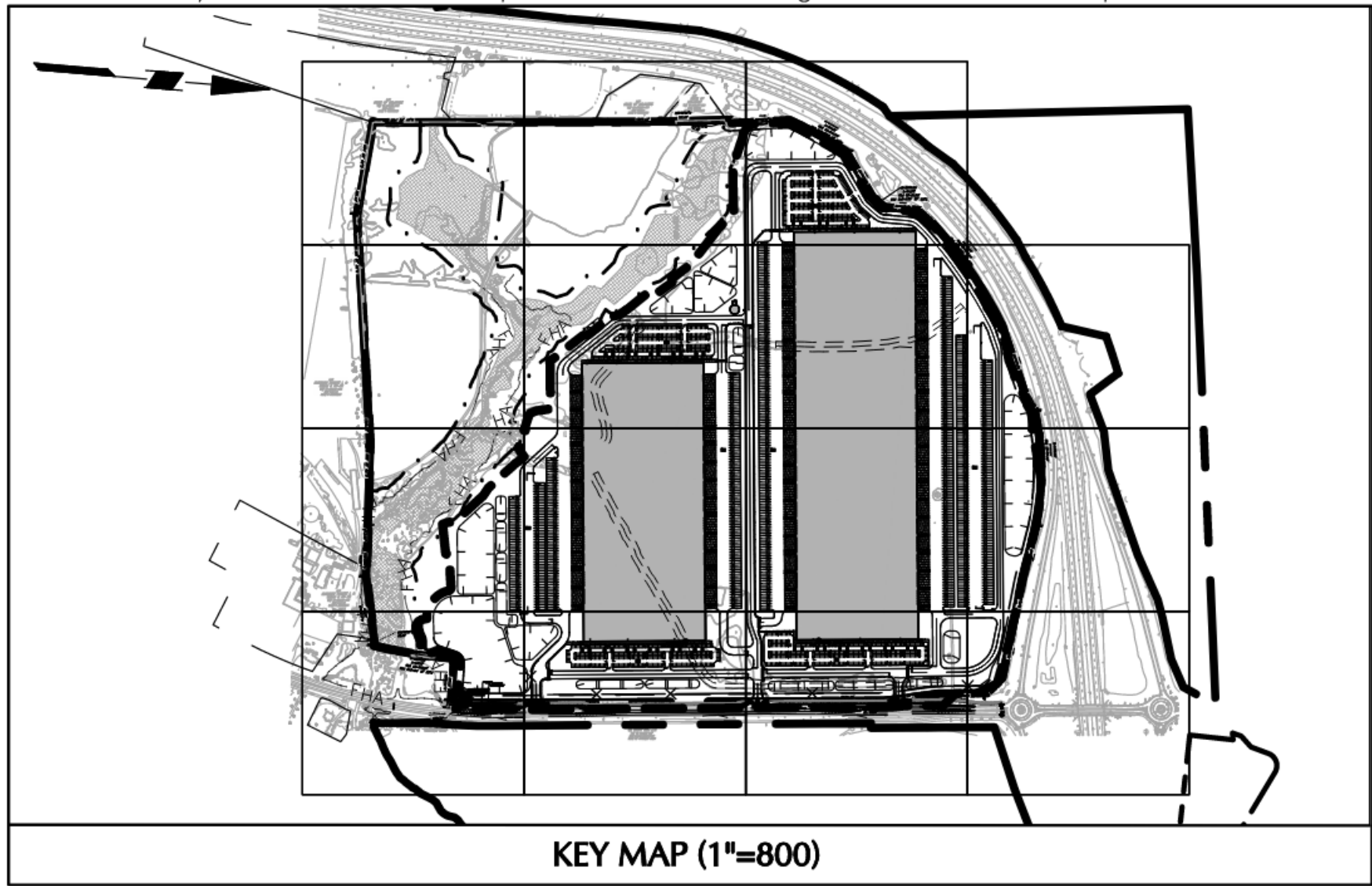
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SCALE: 1 INCH = 50 FEET

MATCHLINE - REFER TO SHEET CR-102



MATCHLINE - REFER TO SHEET CR-106



LEGEND	
	PROPERTY LINE
	SET BACK LINE
	LIMIT OF DISTURBANCE
	ZONING BOUNDARY LINE
	TREE LINE
	100 YEAR FLOODPLAIN
	RIPARIAN BUFFER
	WETLAND
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SIGNATURE: BRIAN M. CONLON
DATE SIGNED: 11/2/23
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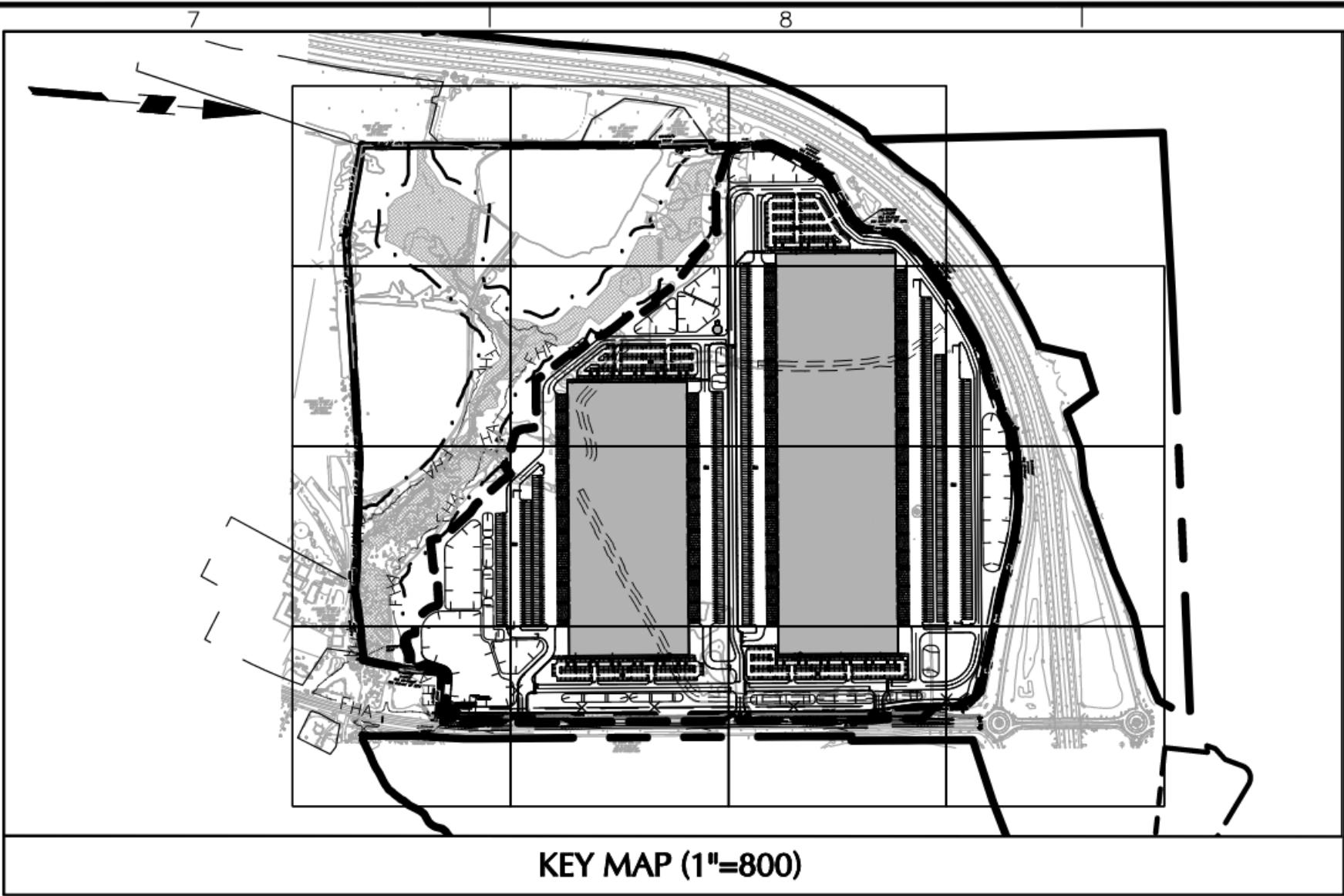
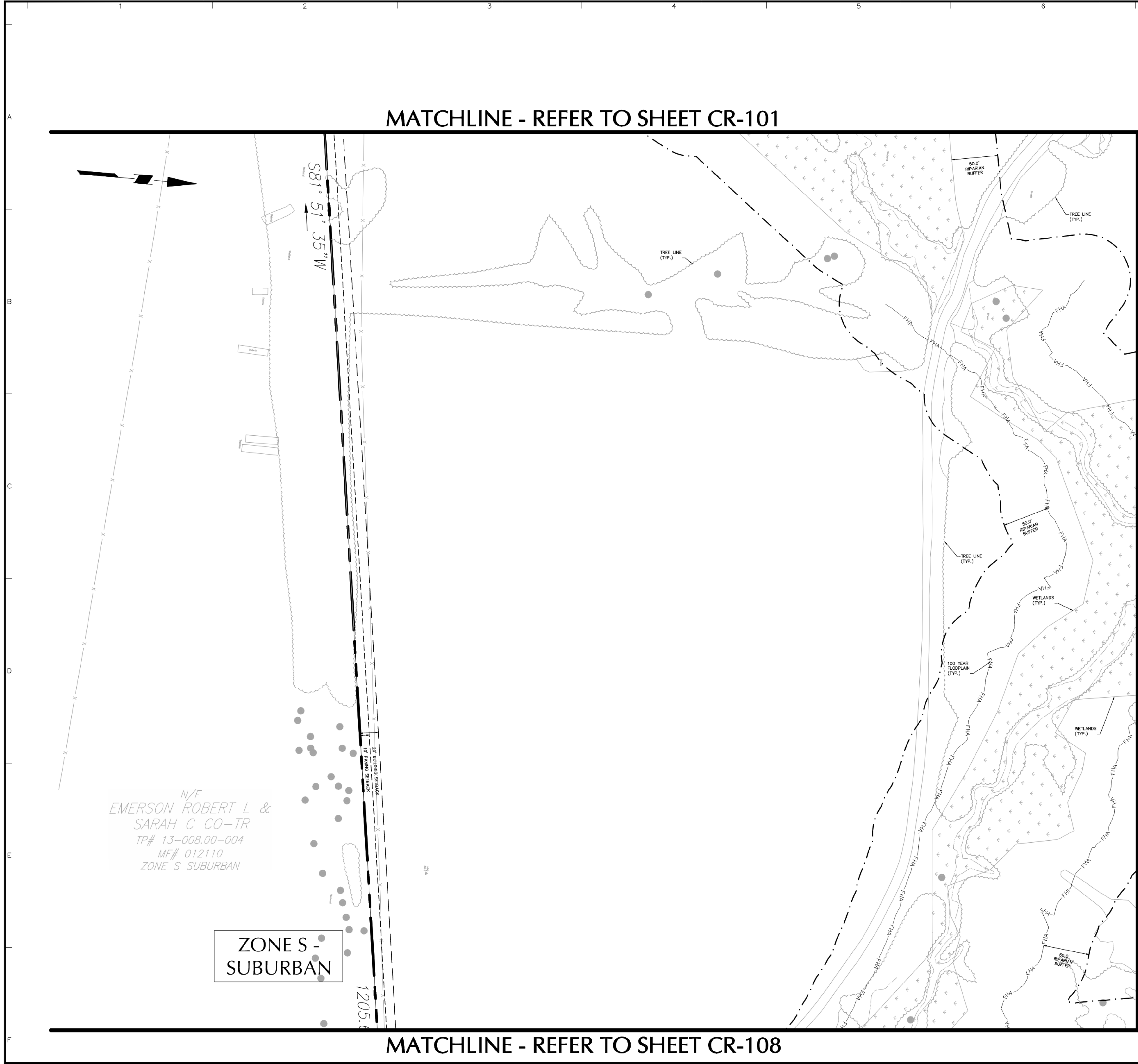
**LOGISTICENTER AT
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APPLICATION # 2021-0470
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
ST. GEORGES HUNDRED
NEW CASTLE COUNTY
DELAWARE
Drawing Title

**RECORD MAJOR LAND
DEVELOPMENT PLAN**

Project No.	220155501	CR-103
Date	31 JANUARY 2022	
Drawn By	TFH	
Checked By	BMC	
Sheet 4 of 16		



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	BOLLARD
	CONCRETE
	SIGN
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APPLICATION # 2021-0470
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
ST. GEORGES HUNDRED
NEW CASTLE COUNTY
DELAWARE

Drawing Title

RECORD MAJOR LAND
DEVELOPMENT PLAN

Project No.
220155501

Date
31 JANUARY 2022

Drawn By
TFH

Checked By
BMC

CR-104

Sheet 5 of 16

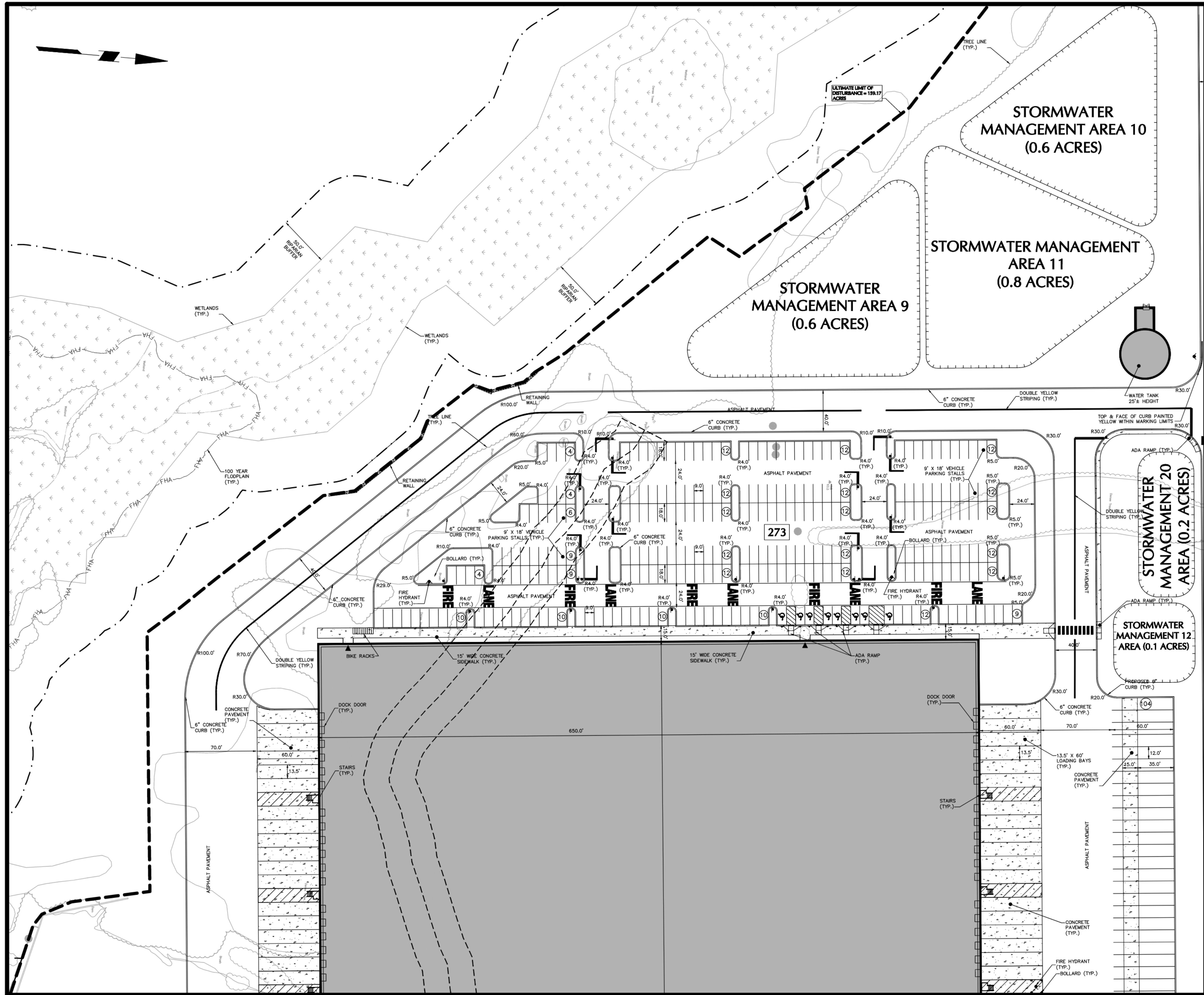


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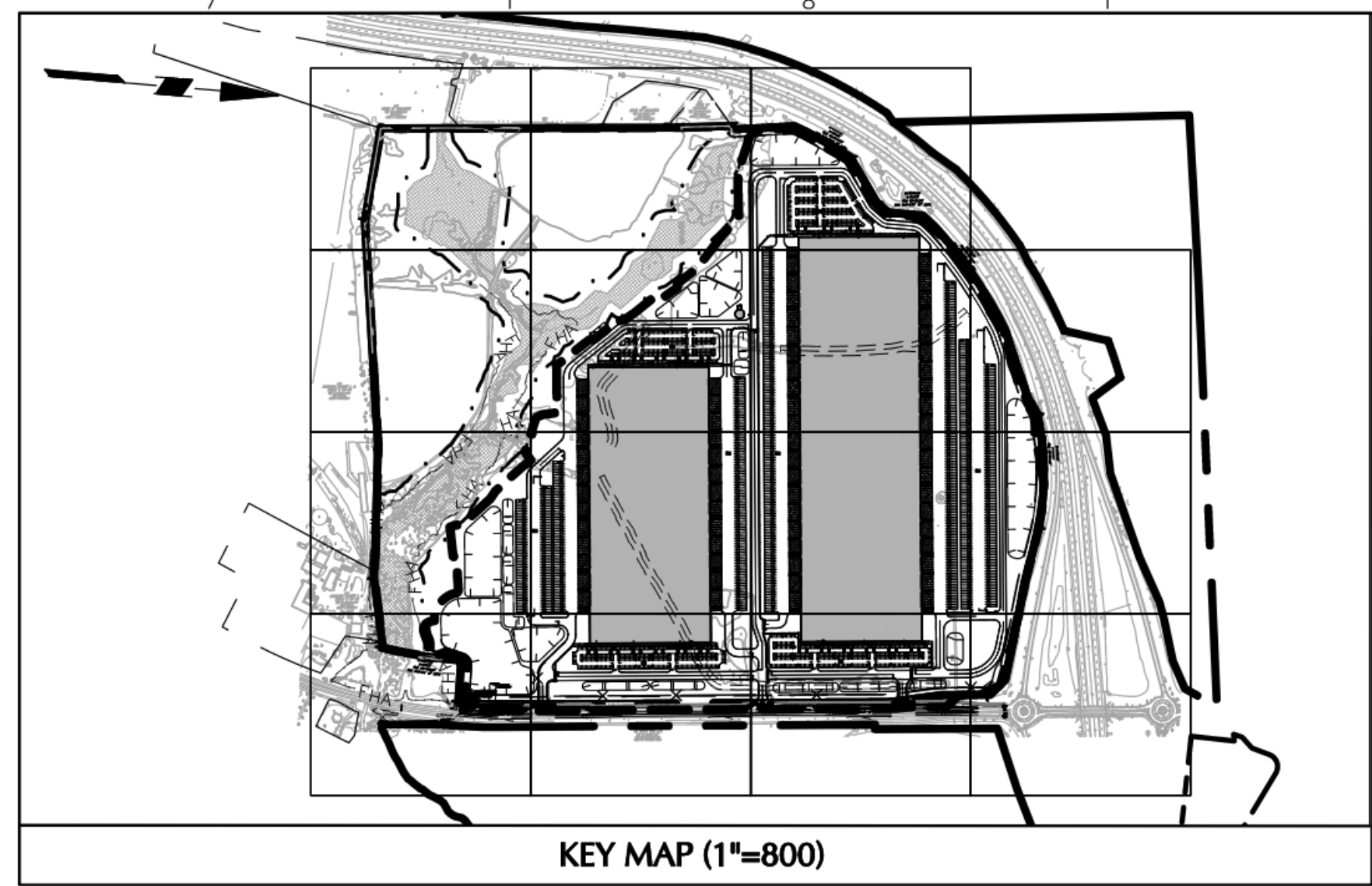
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MATCHLINE - REFER TO SHEET CR-104

MATCHLINE - REFER TO SHEET CR-102



MATCHLINE - REFER TO SHEET CR-109



LEGEND	
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	SET BACK LINE
	LIMIT OF DISTURBANCE
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	TREE LINE
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	RIPARIAN BUFFER
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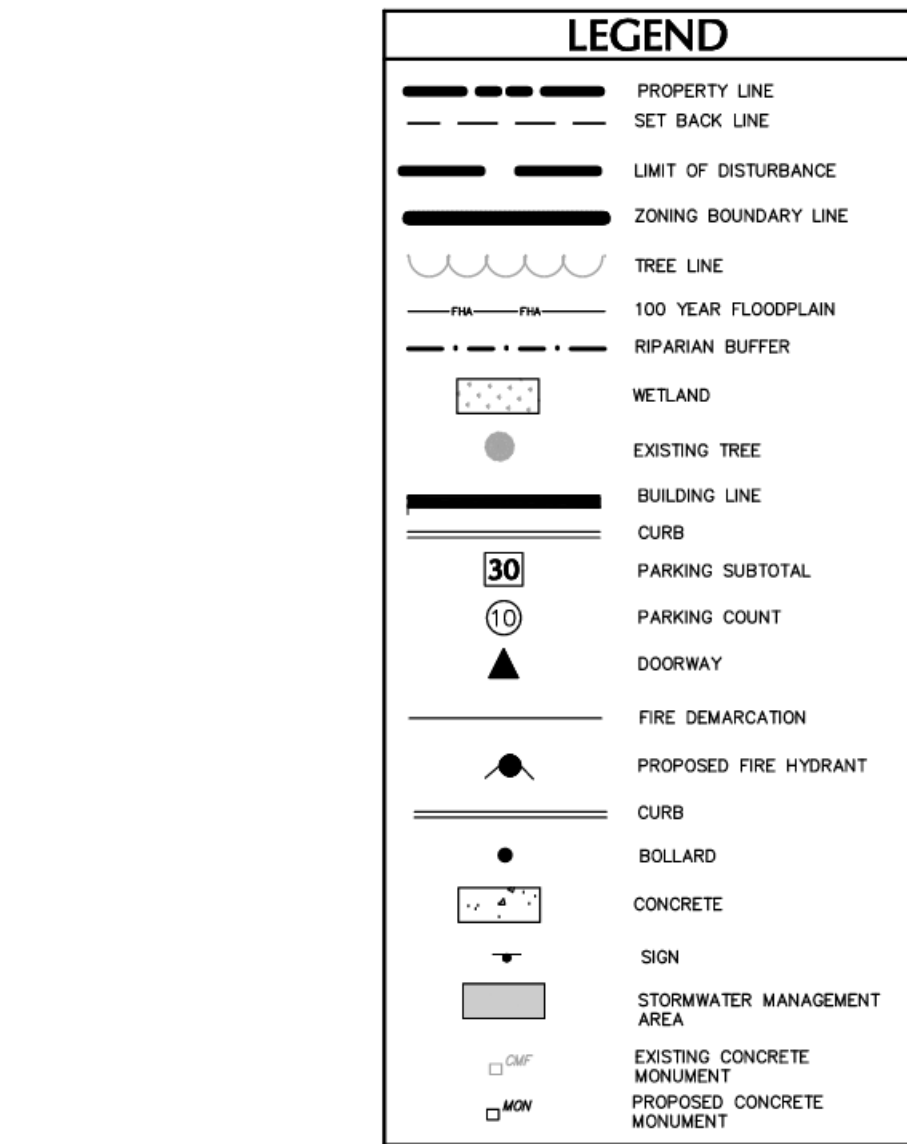
**LOGISTICCENTER AT
NEW CASTLE COUNTY**
TAX PARCEL 13-008.00-003
APPLICATION # 2021-0470
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
ST. GEORGES HUNDRED
NEW CASTLE COUNTY
DELAWARE
Drawing Title

**RECORD MAJOR LAND
DEVELOPMENT PLAN**

Project No.	220155501	CR-105
Date	31 JANUARY 2022	
Drawn By	TFH	
Checked By	BMC	
Sheet 6 of 16		



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8/05/22	REVISED PER COUNTY COMMENTS	2
5/12/22	REVISED PER COUNTY COMMENTS	1
Date	Description	No



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APPLICATION # 2021-0470 EXPLORATORY MAJOR LAND DEVELOPMENT PLAN ST. GEORGES HUNDRED NEW CASTLE COUNTY	DELAWARE
Drawing Title	

RECORD MAJOR LAND DEVELOPMENT PLAN

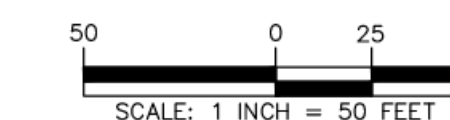
Project No.	CR-107 Sheet 8 of 16
220155501	
Date	
31 JANUARY 2022	
Drawn By	
TFH	
Checked By	
BMC	

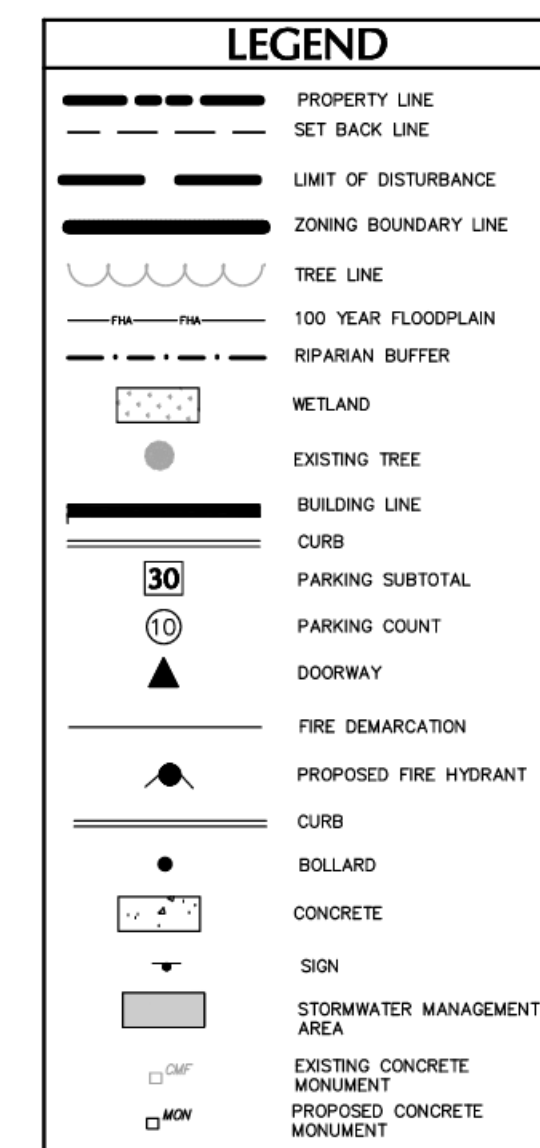
MATCHLINE - REFER TO SHEET CR-106

MATCHLINE - REFER TO SHEET CR-111



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SIGNATURE _____ DATE SIGNED _____
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TAX PARCEL 13-008.00-003

APPLICATION # 2021-0470	
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN	
ST. GEORGES HUNDRED	
NEW CASTLE COUNTY	DELAWARE
Drawing Title	

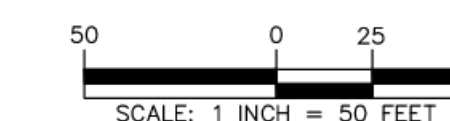
RECORD MAJOR LAND DEVELOPMENT PLAN

Project No.	CR-108
220155501	
Date	
31 JANUARY 2022	
Drawn By	CR-108
TFH	
Checked By	
BMC	Sheet 9 of 16

CR-108

Sheet 9 of 16

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MATCHLINE - REFER TO SHEET CR-104

MATCHLINE - REFER TO SHEET CR-109

**STORMWATER
MANAGEMENT 18
AREA (1.9 ACRES)**

**STORMWATER
MANAGEMENT 13
AREA (0.2 ACRES)**

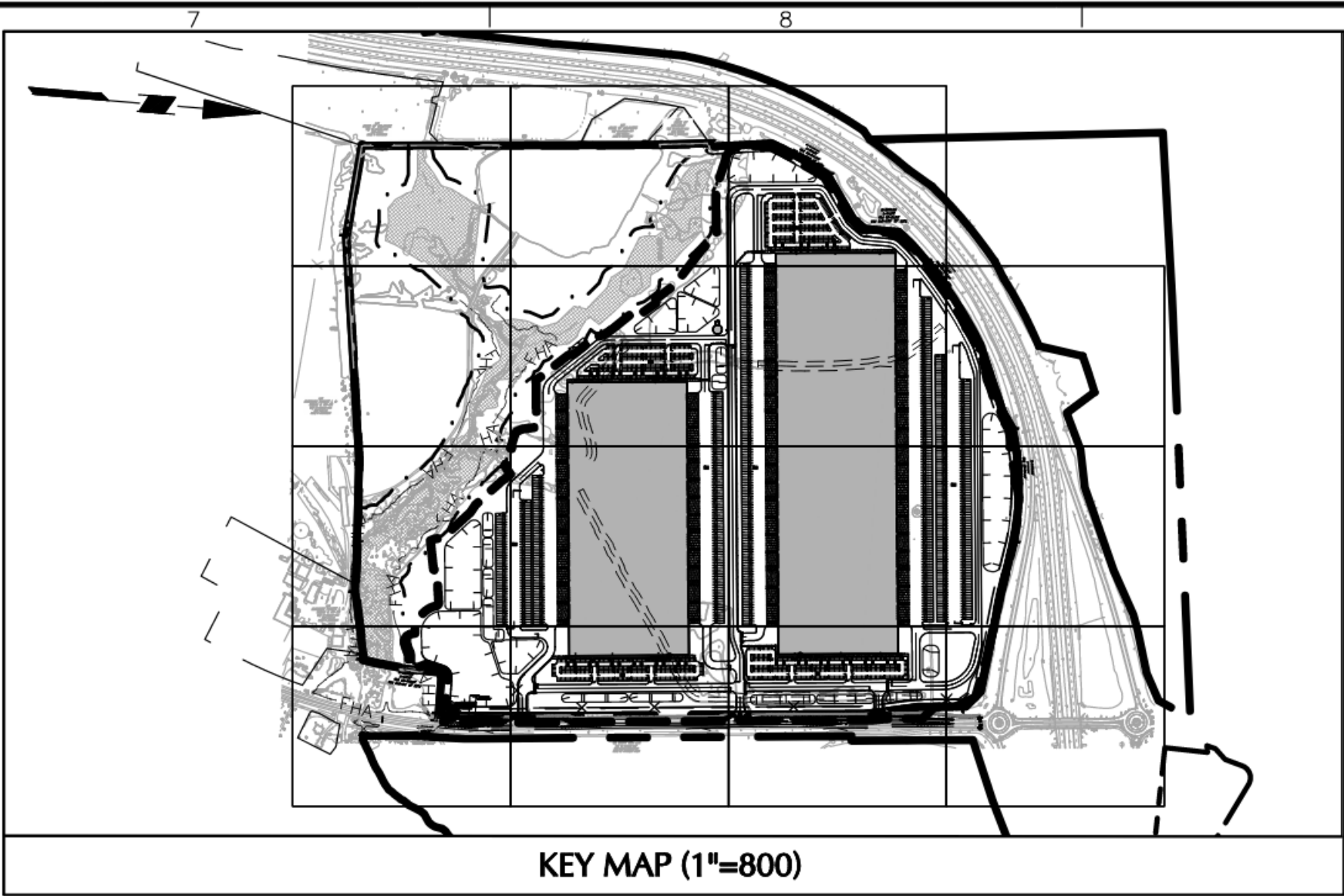
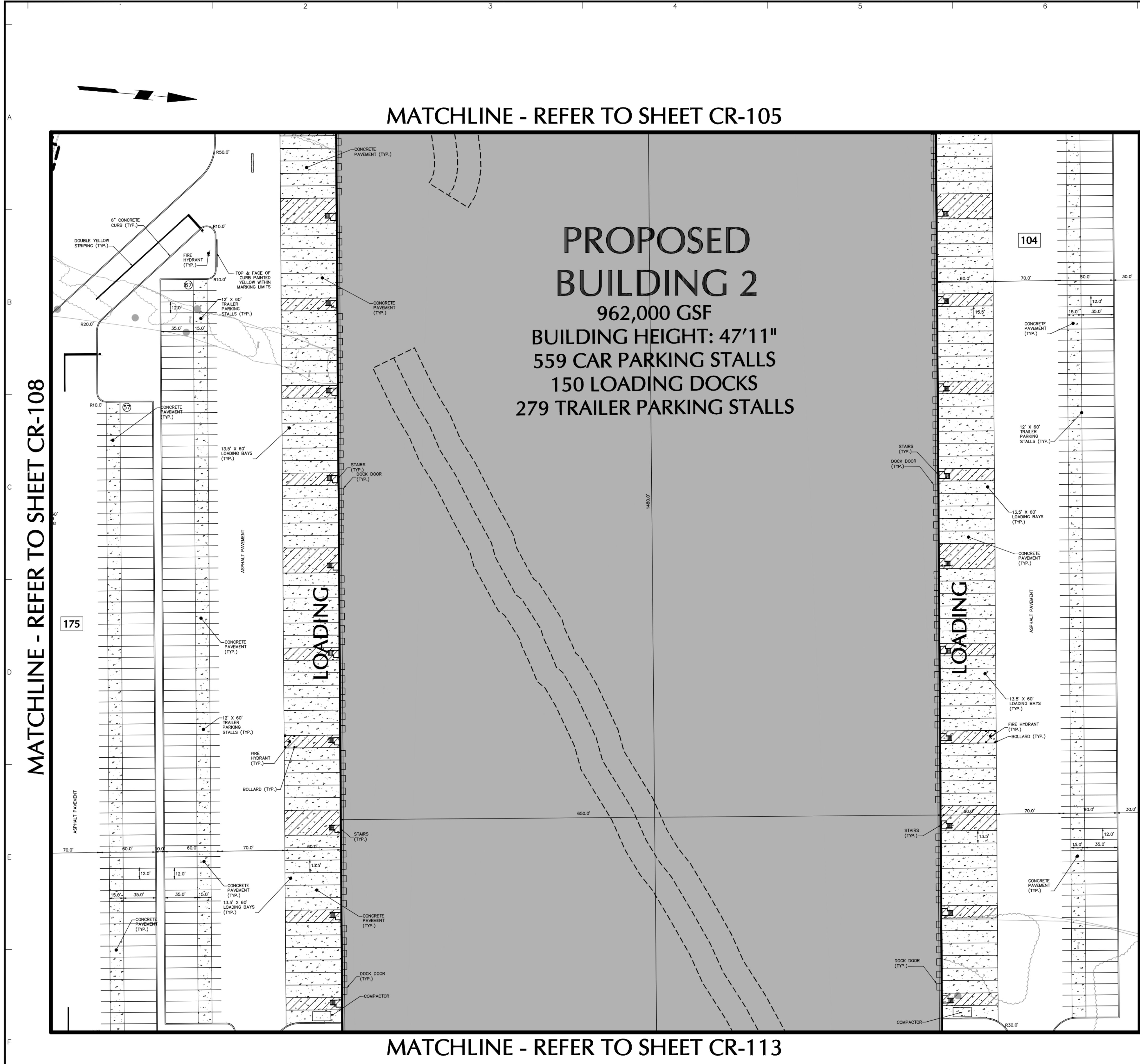
STORMWATER MANAGEMENT 14

**STORMWATER
MANAGEMENT 15**

STORMWATER MANAGEMENT 16

MATCHLINE - REFER TO SHEET CR-112

EMERSON ROBERT L
SARAH C CO-TR
TP# 13-008.00-020
MF# 012110
ZONE S SUBURBAN



LEGEND	
	PROPERTY LINE
	SET BACK LINE
	LIMIT OF DISTURBANCE
	ZONING BOUNDARY LINE
	TREE LINE
	100 YEAR FLOODPLAIN
	RIPIARIAN BUFFER
	WETLAND
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	DOORWAY
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APPLICATION # 2021-0470
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NEW CASTLE COUNTY
DELAWARE

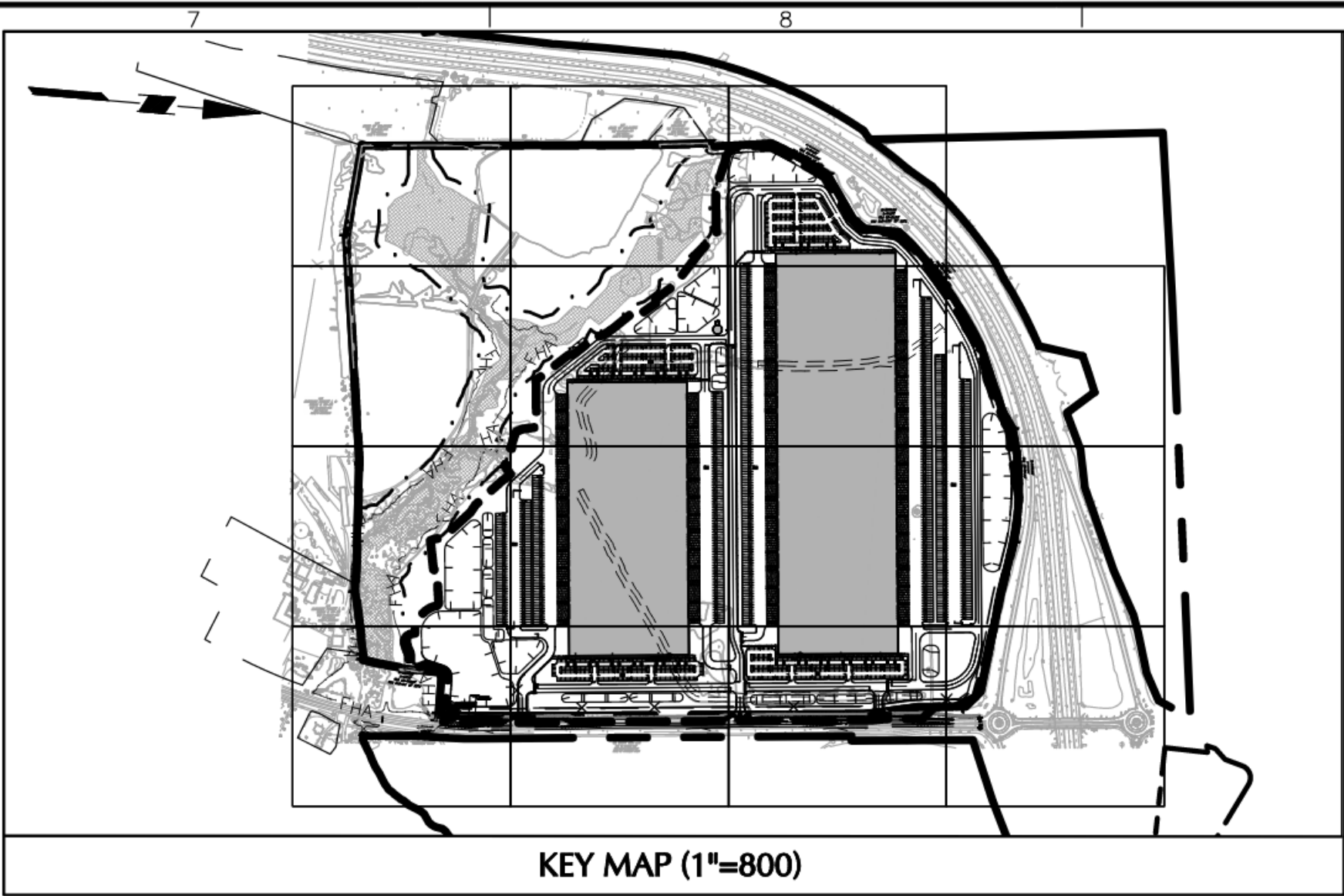
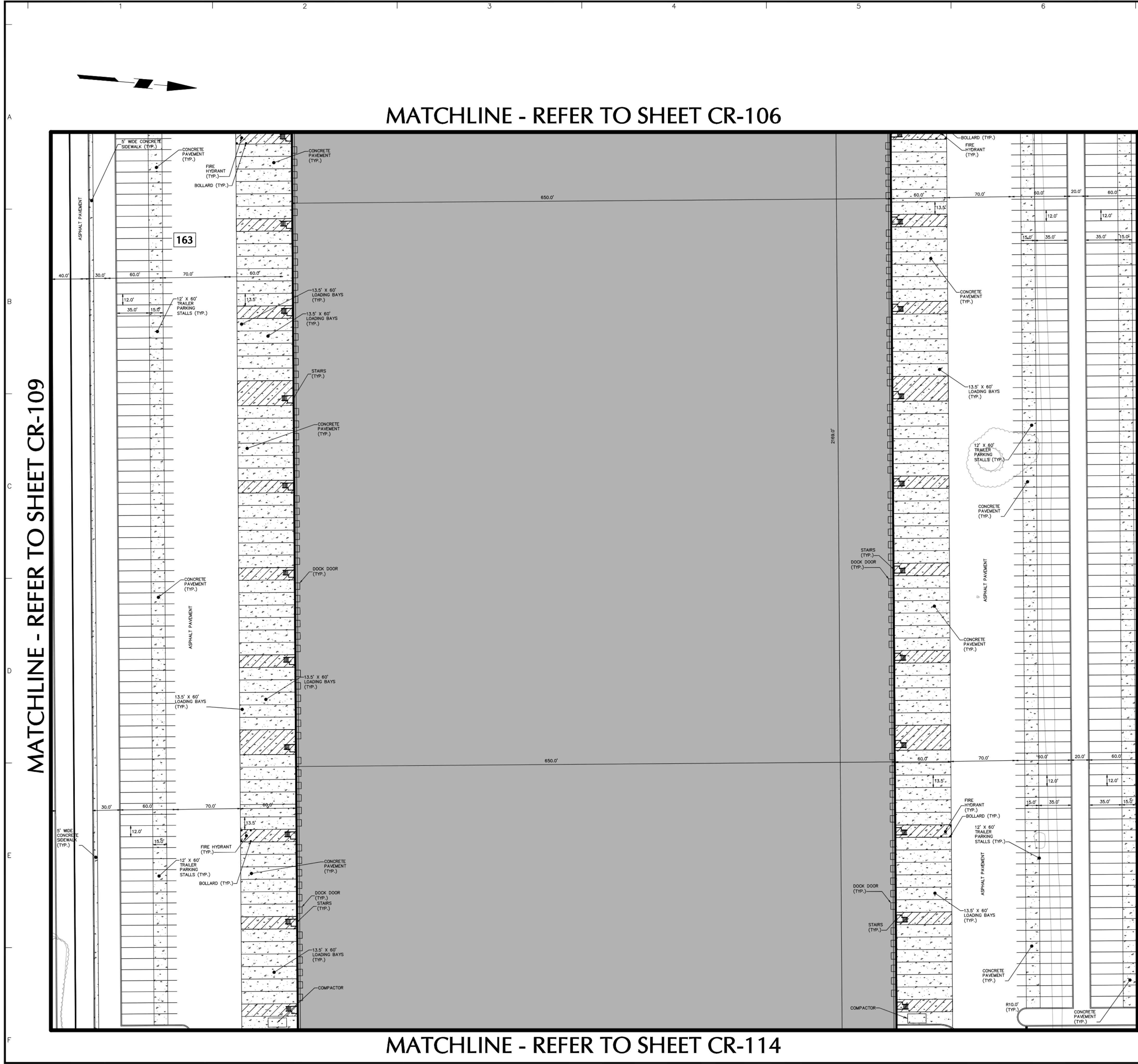
Drawing Title

RECORD MAJOR LAND
DEVELOPMENT PLAN

Project No.	220155501	CR-109
Date	31 JANUARY 2022	
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Sheet 10 of 16		

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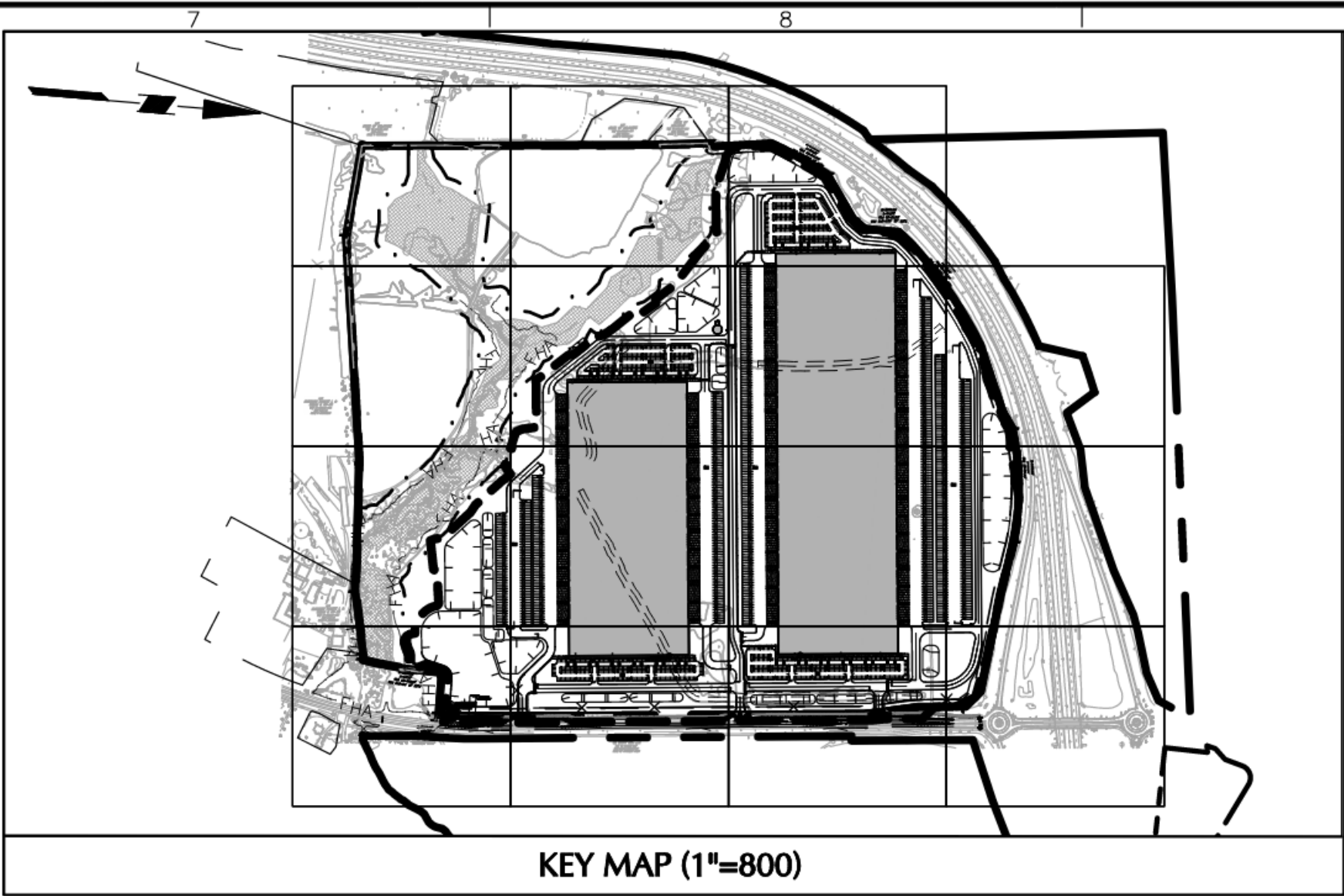
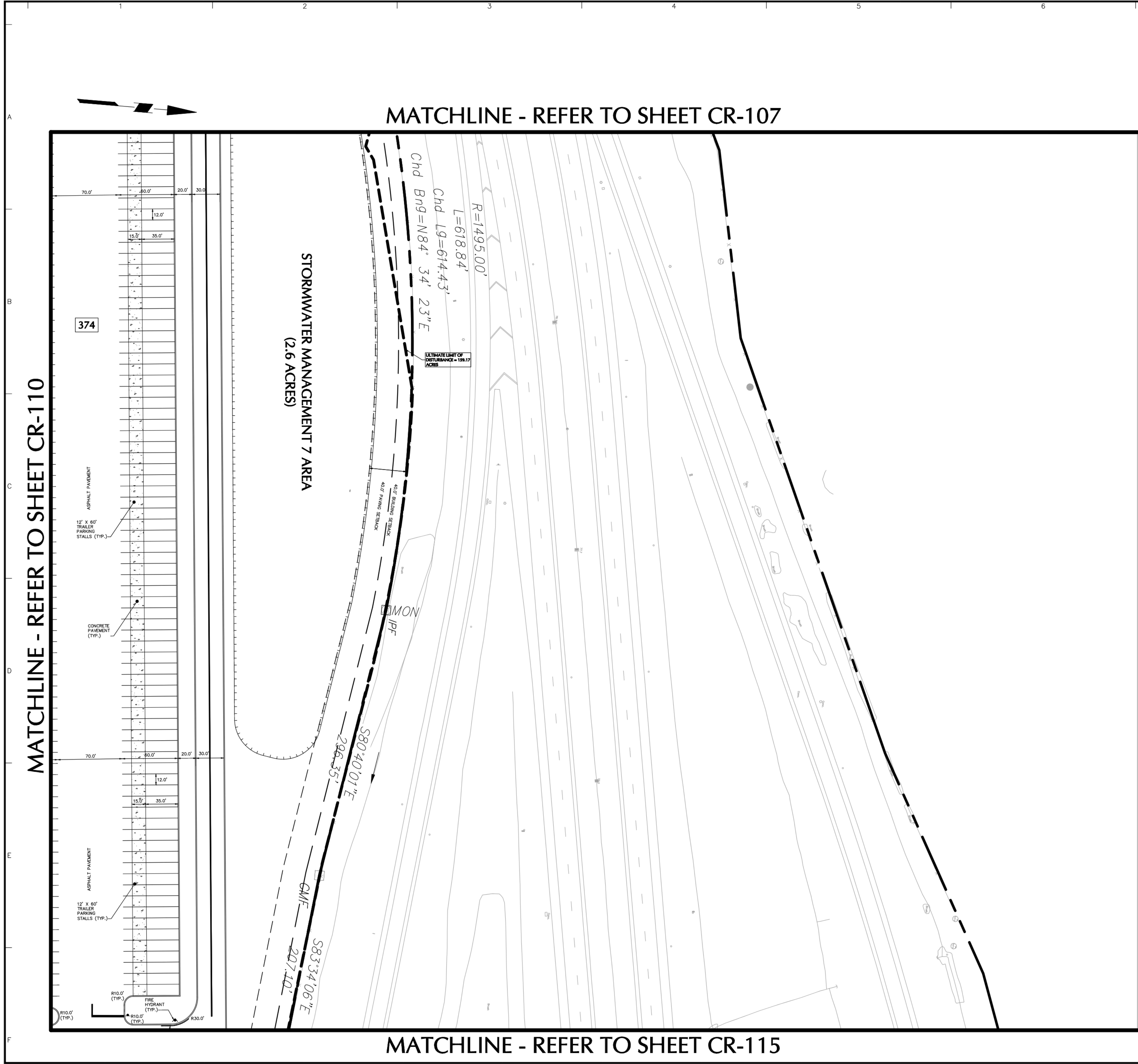
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ST. GEORGES HUNDRED
NEW CASTLE COUNTY DELAWARE
Drawing Title

**RECORD MAJOR LAND
DEVELOPMENT PLAN**

Project No.	220155501	CR-110
Date	31 JANUARY 2022	
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Sheet 11 of 16		

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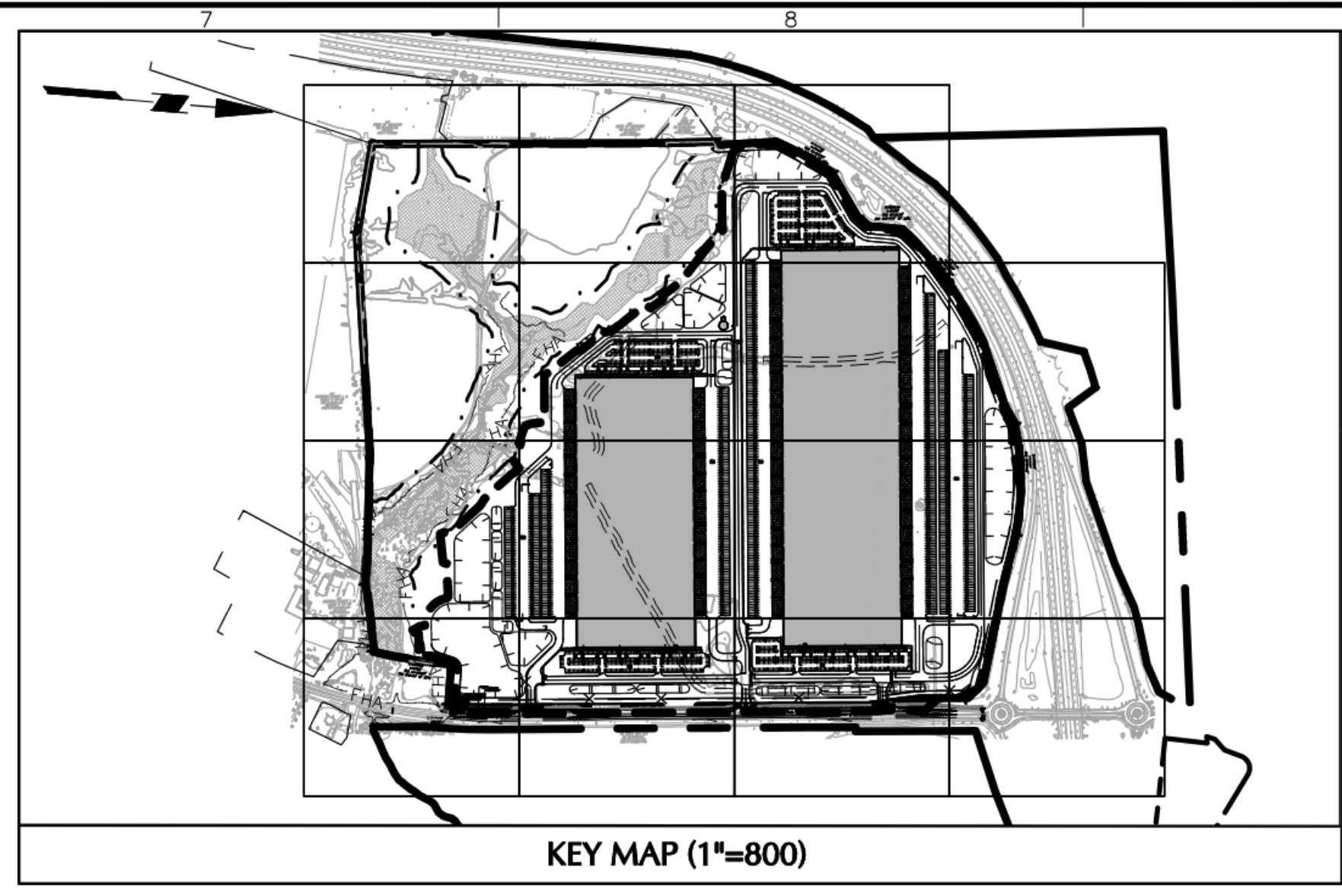
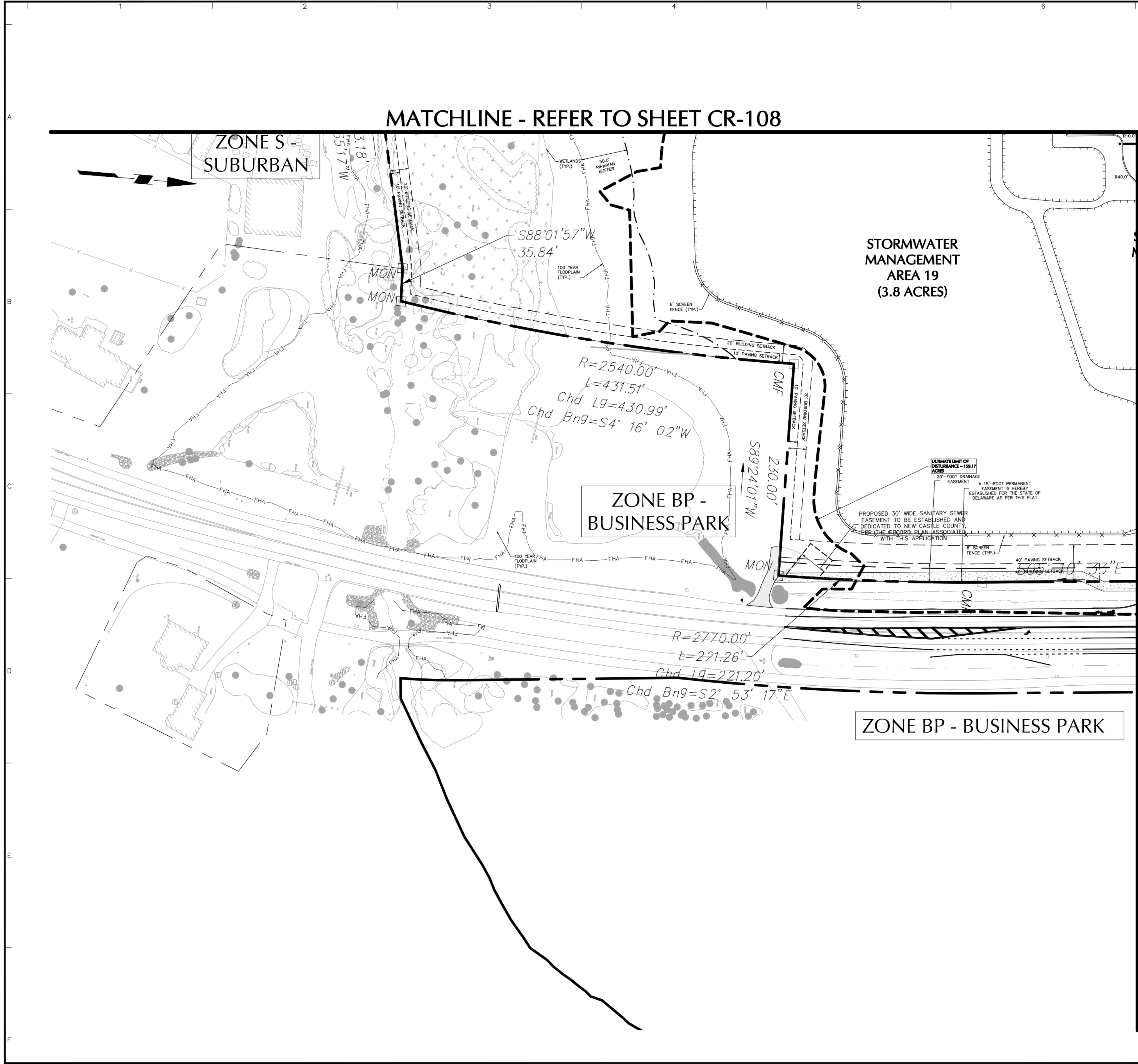
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RECORD MAJOR LAND DEVELOPMENT PLAN

Project No.	220155501	CR-111
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Sheet 12 of 16		



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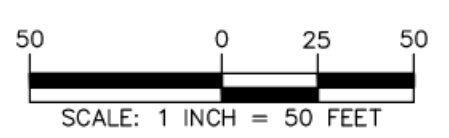
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Drawing Title

**RECORD MAJOR LAND
DEVELOPMENT PLAN**

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Checked By	BMC	
Sheet 13 of 16		

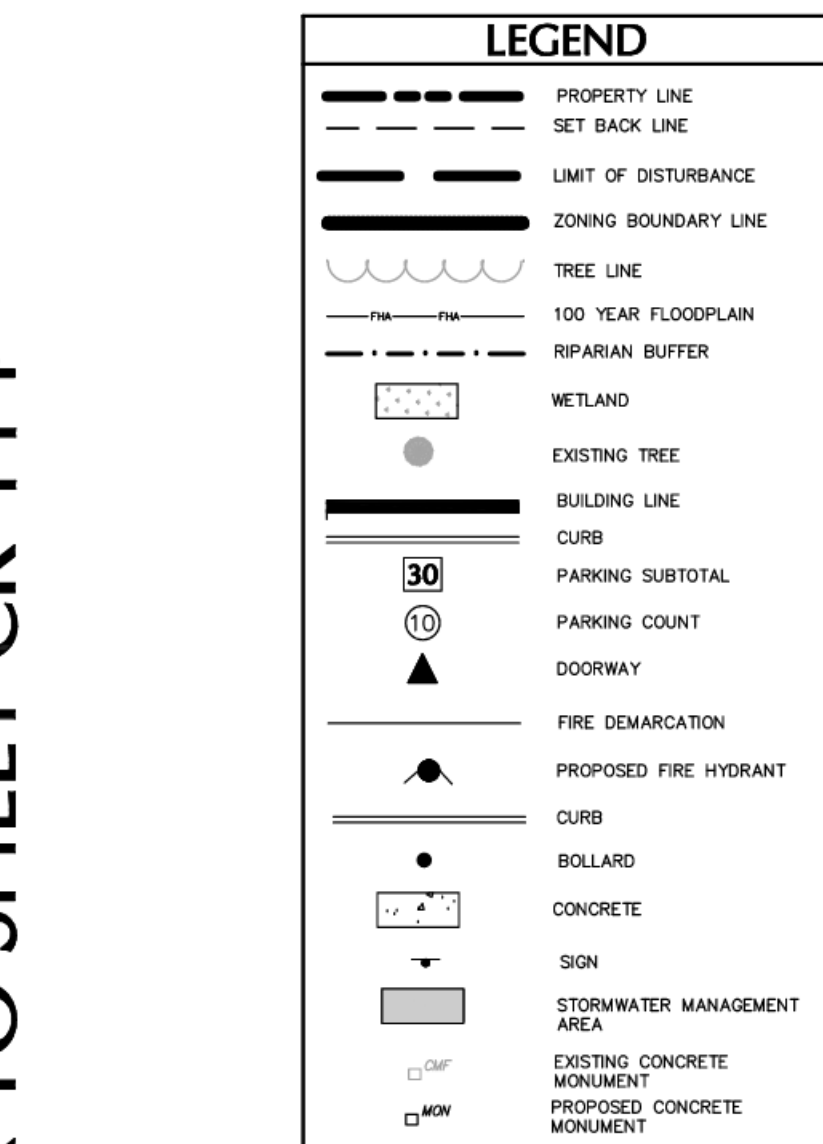


Miss Utility of Delmarva
Call 1.800.282.8555 in Delaware (DE)
and 1.800.441.8355 in Maryland (MD)

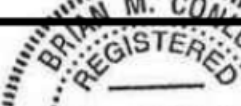


MATCHLINE - REFER TO SHEET CR-113

MATCHLINE - REFER TO SHEET CR-108



11/2/23	REVISED PER FLOODPLAIN UPDATE	7
6/15/23	REVISED PER FLOODPLAIN UPDATE	6
1/23/23	REVISED PER COUNTY COMMENTS	5
11/05/22	REVISED PER COUNTY COMMENTS	4
9/30/22	REVISED PER COUNTY COMMENTS	3
8/05/22	REVISED PER COUNTY COMMENTS	2
5/12/22	REVISED PER COUNTY COMMENTS	1
Date	Description	No



SIGNATURE _____ DATE SIGNED _____

BRIAN M. CONLON
 PROFESSIONAL ENGINEER OF Lic. No. 13413

LANGAN
Langan Engineering and
Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

**LOGISTICENTER AT
NEW CASTLE COUNTY**
TAX PARCEL 13-008.00-003

APPLICATION # 2021-0470
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
ST. GEORGES HUNDRED
NEW CASTLE COUNTY
Drawing Title

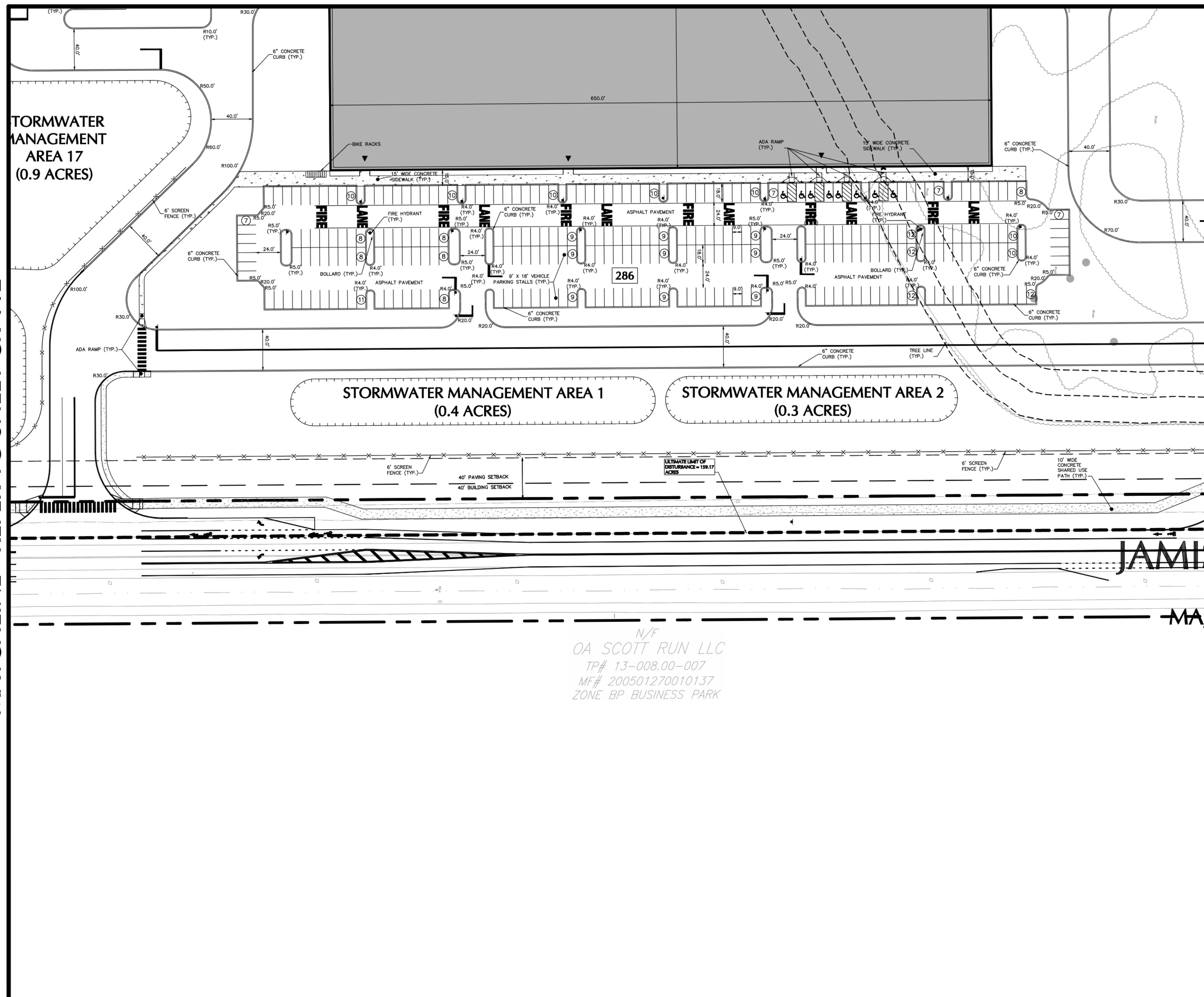
RECORD MAJOR LAND DEVELOPMENT PLAN

Project No.	CR-113
220155501	
Date	
31 JANUARY 2022	
Drawn By	
TFH	
Checked By	
BMC	Sheet 14 of 16

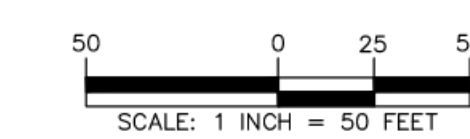
MATCHLINE - REFER TO SHEET CR-112

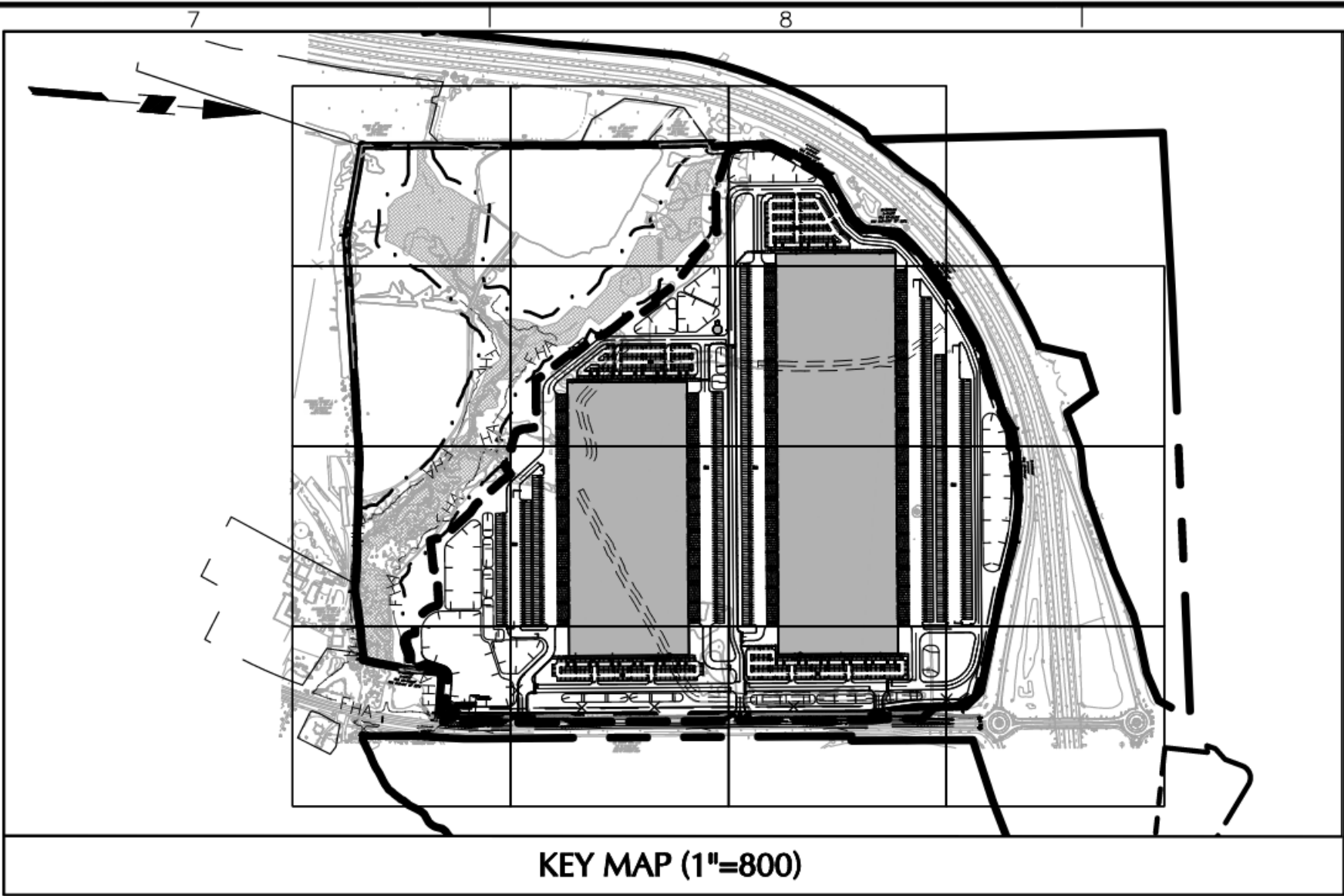
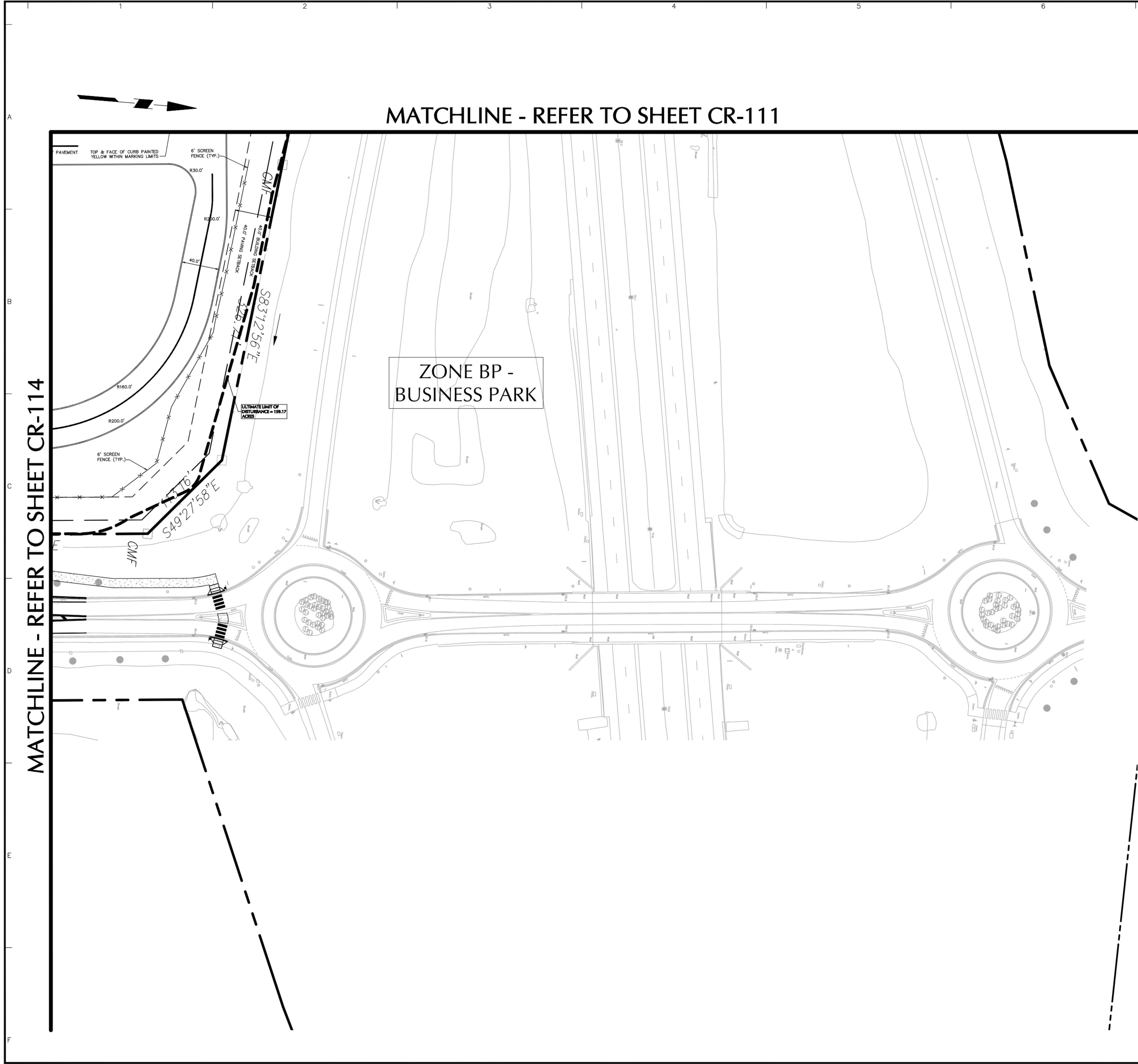
MATCHLINE - REFER TO SHEET CR-114

MATCHLINE - REFER TO SHEET CR-109



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and 1.800.441.8355 in Maryland (MD)





LEGEND	
	PROPERTY LINE
	SET BACK LINE
	LIMIT OF DISTURBANCE
	ZONING BOUNDARY LINE
	TREE LINE
	100' YEAR FLOODPLAIN
	RIPARIAN BUFFER
	WETLAND
	EXISTING TREE
	BUILDING LINE
	CURB
	PARKING SUBTOTAL
	PARKING COUNT
	DOORWAY
	FIRE DEMARCATION
	PROPOSED FIRE HYDRANT
	CURB
	BOLLARD
	CONCRETE
	SIGN
	STORMWATER MANAGEMENT AREA
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE MONUMENT

11/2/23	REVISED PER FLOODPLAIN UPDATE	7.
6/15/23	REVISED PER FLOODPLAIN UPDATE	6.
1/23/23	REVISED PER COUNTY COMMENTS	5.
11/05/22	REVISED PER COUNTY COMMENTS	4.
9/30/22	REVISED PER COUNTY COMMENTS	3.
8/05/22	REVISED PER COUNTY COMMENTS	2.
5/12/22	REVISED PER COUNTY COMMENTS	1.
Date	Description	No.



SIGNATURE DATE SIGNED
BRIAN M. CONLON
PROFESSIONAL ENGINEER DE Lic. No. 13413

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**LOGISTICENTER AT
NEW CASTLE COUNTY**
TAX PARCEL 13-008.00-003

APPLICATION # 2021-0470
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
ST. GEORGES HUNDRED
NEW CASTLE COUNTY DELAWARE

Drawing Title

**RECORD MAJOR LAND
DEVELOPMENT PLAN**

Project No.	220155501	CR-115
Date	31 JANUARY 2022	
Drawn By	TFH	
Checked By	BMC	
Sheet 16 of 16		



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SCALE: 1 INCH = 50 FEET