

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

**TUESDAY, JULY 10, 2012
(RESCHEDULED FROM JULY 3, 2012)**

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 ELKTON ROAD**

COUNCIL CHAMBER

AGENDA

1. The minutes of the June 5, 2012 Planning Commission meeting.
2. **TRADER'S ALLEY (157-159 E. MAIN STREET) DEVELOPMENT PROJECT HAS BEEN WITHDRAWN BY THE DEVELOPER AND WILL NOT BE REVIEWED BY PLANNING COMMISSION ON JULY 10TH.**
3. Review and consideration of the 4.455 acre property at 129, 147, 153 and 163 Elkton Road for the rezoning of .51 acres from BC (general business) to BB (central business district) and 1.312 acres of RM (garden apartments) zoning to BB zoning, major subdivision and special use permit to construct two mixed use buildings with lower level parking, 1st floor commercial space and 36 upper floor apartments, and 32 townhouse apartments.
4. Conversation regarding the fundamentals of comprehensive planning and the City's Comprehensive Development Plan update.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, June 26, 2012

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Drawing and specification are instruments of service and shall remain the property of the Architect and/or Engineer, whether or not the project for which they are made is executed or not. They are not to be used by the client or others on other projects or additions to this project except by agreement in writing.

Any changes or deviation from these plans by the Owner, Contractor, or Builder shall release the Architect and/or Engineer from any and all liability relating thereto unless such change has been approved by the Architect and/or Engineer in writing.

This drawing does not include necessary components for construction safety, in stage construction shoring, or temporary bracing. All construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations thereof.

The Architect and/or Engineer can not be responsible for existing conditions or the accurate measurements of same. The Contractor shall verify all dimensions and conditions prior to bidding. Commencement of work shall constitute acceptance of the conditions.

It is the intent of the grades shown on these plans to provide positive drainage to specific outlets and drainage structures. The Contractor, Owner, or Surveyor must notify relevant Associates, Inc. prior to the commencement of such work if a delineated grade would create an impediment of water or an undesirable condition. The Contractor, Owner, or Surveyor shall contact relevant Associates, Inc. immediately if any questions arise whatsoever regarding the intent of the construction plans. Relevant Associates, Inc. shall not be liable for any assumptions made by the Owner, Contractor, or Surveyor.

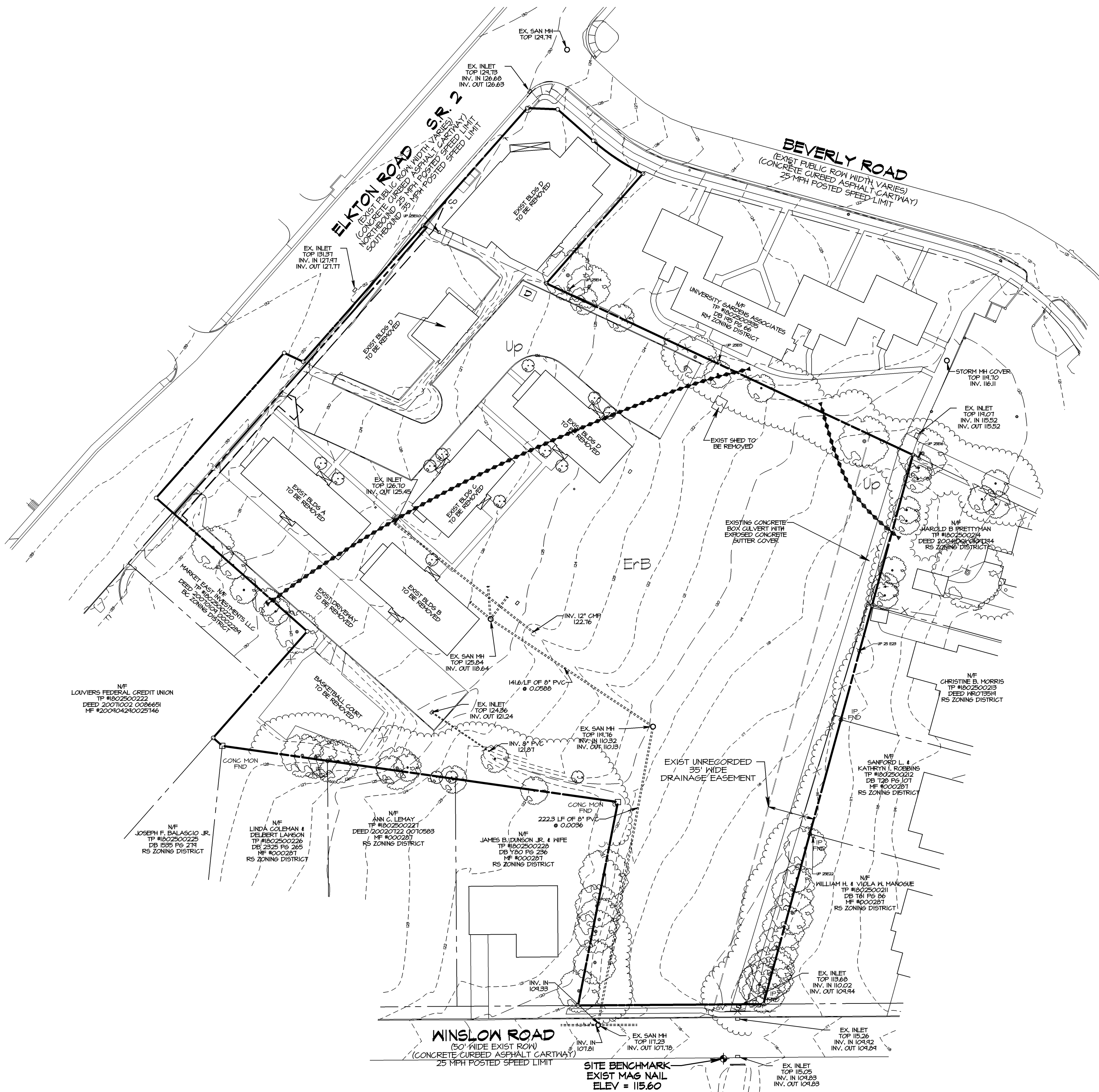
The Record Plan is to be considered an integral part of the construction plans. All information shown on the Record Plan shall be strictly adhered to.

Completeness or accuracy of location and depth of existing underground utilities cannot be guaranteed. The Contractor must verify the location and depth of all existing underground utilities and facilities prior to beginning construction.

It is the responsibility of the Owner, Developer and/or Contractor to obtain any and all permits and approvals required for the construction of the road and utility improvements shown on these plans. Any decisions made by the Owner, Developer and/or Contractor to circumvent the normal permitting process shall be at their sole risk and shall release relevant Associates, Inc. from any liability resulting therefrom.

PROPERTY OWNERS WITHIN 200'

TAX PARCEL #	PROPERTY LOCATION	OWNER / ADDRESS
T.P. #1802500124	136 ELKTON RD NEWARK, DE 19711	ELKTON PLAZA ASSOCIATES LLC 114 HEDGE APPLE LANE WILMINGTON, DE 19807
T.P. #1802500125	160 ELKTON RD NEWARK, DE 19711	GEORGE DESERMENTZIDIS VASILIOS C & MAYRIS DESERMENTZIDIS 160 ELKTON RD NEWARK, DE 19711
T.P. #1802500127	162, 168, 174 ELKTON RD NEWARK, DE 19711	ELKTON ROAD ASSOCIATES LLC 125 E MAIN ST NEWARK, DE 19711
T.P. #1802500130	178 ELKTON RD NEWARK, DE 19711	LAI KAM HAI & YING CHANG 178 ELKTON RD NEWARK, DE 19711
T.P. #1802500131	182 ELKTON RD NEWARK, DE 19711	MIR N ISLAM 100 WATERWORKS LANE NEWARK, DE 19711-5168
T.P. #1802500132	186 ELKTON RD NEWARK, DE 19711	HELEN STAVRAKIS TRUST 3034 N.E. 15TH AV PORTLAND, OR 97212
T.P. #1802500211	224 BEVERLY RD NEWARK, DE 19711	VIOLA N MANOSUE 224 BEVERLY RD NEWARK, DE 19711
T.P. #1802500212	216 BEVERLY RD NEWARK, DE 19711	SANFORD L & KATHRYN I ROBBINS 216 BEVERLY RD NEWARK, DE 19711
T.P. #1802500213	214 BEVERLY RD NEWARK, DE 19711	CHRISTINE B MORRIS 214 BEVERLY RD NEWARK, DE 19711
TP #1802500214	212 BEVERLY RD NEWARK, DE 19711	HAROLD B PRETTYMAN 163 ELKTON ROAD SUITE A-11 NEWARK, DE 19711
T.P. #1802500215	114 ELKTON RD APT 201-206 NEWARK, DE 19711	ELKTON ROAD LLC 103 SANDY DR SUITE 100 NEWARK, DE 19713
T.P. #1802500216	121 ELKTON RD NEWARK, DE 19711	LIVE FREE OR DIE FOUNDATION I LLC C/O ANGELA BLAISDELL P O BOX 6480 PORTSMOUTH, NH 03802
T.P. #1802500220	175 ELKTON RD NEWARK, DE 19711	MARKET EAST INVESTMENTS LLC 175 ELKTON RD NEWARK, DE 19711
T.P. #1802500222	171, 185, 187, 184 ELKTON RD NEWARK, DE 19711	LOUVIERS FEDERAL CREDIT UNION 2612 KIRKWOOD HWY HEADQUARTERS II SHOPPING CENTER NEWARK, DE 19711
T.P. #1802500225	101 APPLE RD NEWARK, DE 19711	JOSEPH F BALASCIO JR 101 APPLE RD NEWARK, DE 19711
T.P. #1802500226	206 WINSLOW RD NEWARK, DE 19711	LINDA COLEMAN & DELBERT LAMSON 206 WINSLOW RD NEWARK, DE 19711
T.P. #1802500227	204 WINSLOW RD NEWARK, DE 19711	ANN C LEMAY 204 WINSLOW RD NEWARK, DE 19711
T.P. #1802500228	202 WINSLOW RD NEWARK, DE 19711	JAMES B DUNSON JR & WIFE 202 WINSLOW RD NEWARK, DE 19711
T.P. #1802500231	228 BEVERLY RD NEWARK, DE 19711	VICKI CASSEMAN 228 BEVERLY RD NEWARK, DE 19711
T.P. #1802500232	201 WINSLOW RD NEWARK, DE 19711	FAY B BERRY 201 WINSLOW RD NEWARK, DE 19711
T.P. #1802500233	203 WINSLOW RD NEWARK, DE 19711	ALEXI S NATCHEV & BOIANA O BUDEVSKA 203 WINSLOW RD NEWARK, DE 19711
T.P. #1802500234	205 WINSLOW RD NEWARK, DE 19711	EDWARD & SOFIA Y LIM 205 WINSLOW RD NEWARK, DE 19711
T.P. #1802500267	201 BEVERLY RD NEWARK, DE 19711	CHRISTOPHER WATTS 201 BEVERLY RD NEWARK, DE 19711
T.P. #1802500268	130 WINSLOW RD NEWARK, DE 19711	JOHN R ARMITAGE 130 WINSLOW RD NEWARK, DE 19711
T.P. #1802500269	126 WINSLOW RD NEWARK, DE 19711	LOUIS L & MARGARET J HIRSH 205 WINSLOW RD NEWARK, DE 19711
T.P. #1802500335	281 BEVERLY RD NEWARK, DE 19711	UNIVERSITY GARDEN ASSOCIATES C/O RALPH V WATTS P O BOX 216 NEWARK, DE 19715
T.P. #1802500340	132 ELKTON RD NEWARK, DE 19711	SONIA Z LESKIN 630 WILSON RD WILMINGTON, DE 19803
T.P. #1802500348	134 ELKTON RD NEWARK, DE 19711	CSX TRANSPORTATION TAX DEPARTMENT ATTN GAYLE MORRIS 500 WATER STREET (410) JACKSONVILLE, FL 32202



LEGEND

EXISTING PROPERTY BOUNDARY	-----
EXISTING LOTLINE TO BE ELIMINATED	-----
EXISTING ROW	-----
EXISTING EASEMENT	-----
EXISTING CONTOUR	-----
EXISTING SANITARY SEWER	-----
EXISTING FENCELINE	-----
LIMIT OF SOILS TYPE	-----
SOILS TYPE	ErB
EXISTING WATER VALVE	-----
EXISTING GAS VALVE	-----
EXISTING FIRE HYDRANT	-----
EXISTING UTILITY POLE	-----
EXISTING TREE	-----
BENCHMARK	-----
EXISTING TREE LINE	-----
EXISTING DUMPSTER LOCATION	-----

SOIL TYPES LEGEND

ErB	ELLSBORO-DELANCO-URBAN LAND COMPLEX
PROPERTIES AND QUALITIES:	
SLOPE:	0 TO 8 PERCENT
DEPTH TO RESTRICTIVE FEATURE:	72 TO 110 INCHES TO LITHIC BEDROCK
DRAINAGE CLASS:	WELL DRAINED
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KsAT):	MODERATELY HIGH TO HIGH (0.20 TO 1.98 IN/HR)
DEPTH TO WATER TABLE:	MORE THAN 80 INCHES
FREQUENCY OF FLOODING:	NONE
AVAILABLE WATER CAPACITY:	HIGH (ABOUT 9.2 INCHES)
up	URBAN LAND

BEFORE YOU DIG
ANYWHERE IN **DELAWARE**

STOP CALL 1-800-282-8555
OUTSIDE DELAWARE CALL 1-800-441-8355

REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE
MISS UTILITY OF DELMARVA



Plan by:
Hillcrest Assoc.
P.O. Box 1180
Hockessin, DE 19707
(610) 274-8613
fax (610) 274-0561

DATE:	REVISION	DATE	REVISION
10-20-11	REV PER CITY OF NEWARK	10-20-11	REV PER CITY OF NEWARK
12-06-11	REV PER CLIENT	1-25-12	NOTE THIS SHEET
1-25-12	NOTE THIS SHEET	2-12-12	NOTE THIS SHEET
4-19-12	UPDATE ACQUISITION LIST		
7-20-11	RTN		
DRAWN BY: A.J.H.			
CHECKD. BY: A.J.H.			
PROJ. NO.: 2165			
SCALE: 1"=50'			
CAD FILE NAME: 2165BDS.FRO			

DWG. NO.

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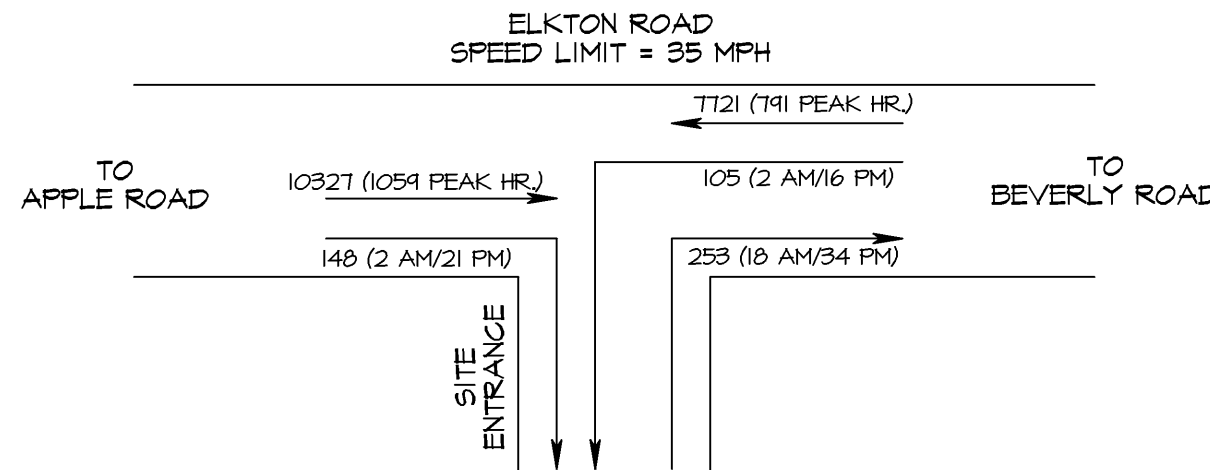
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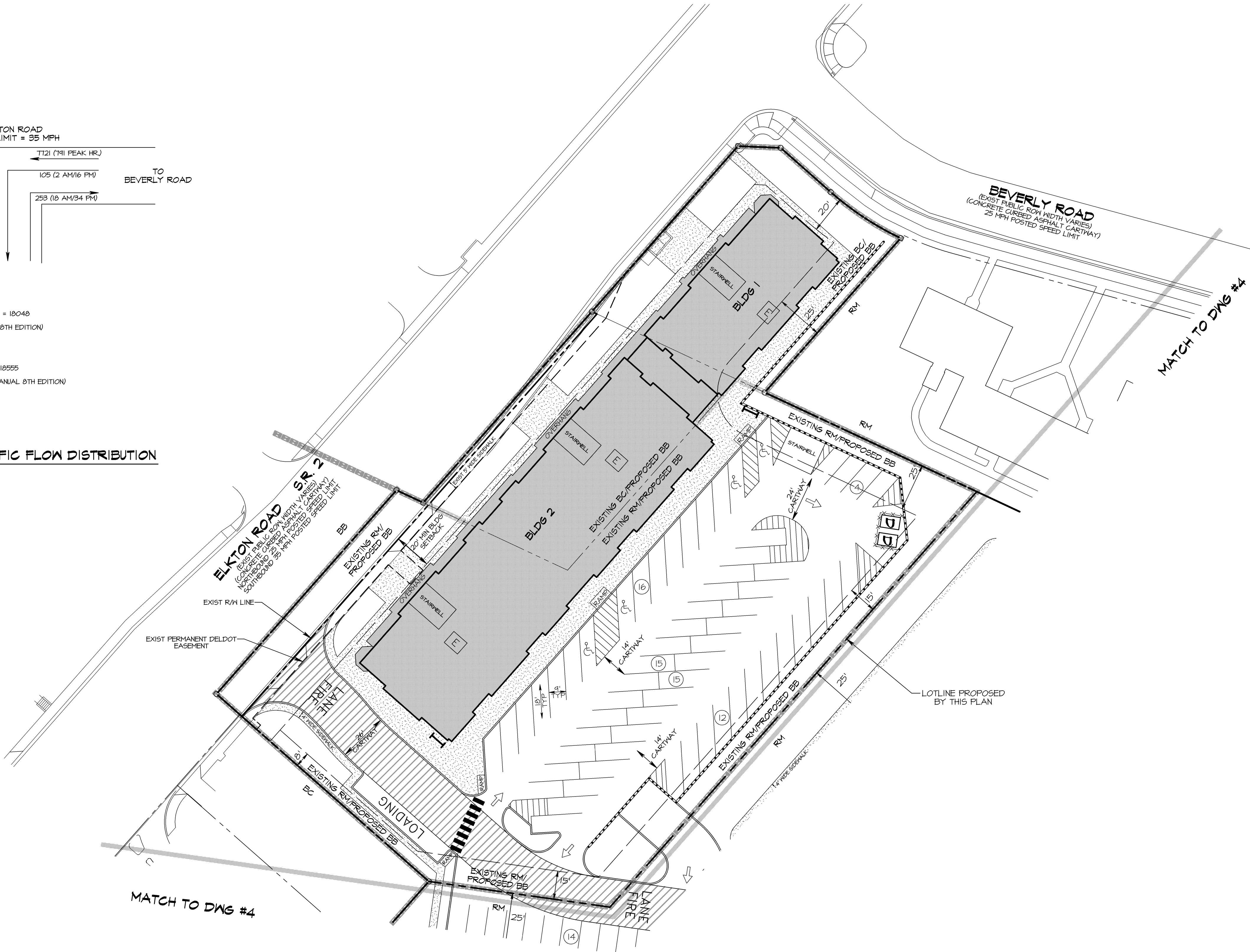
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TRAFFIC DATA:
2010 FRONTAGE ROAD AADT = 18048
SITE ADT = 507 (ITE MANUAL 8TH EDITION)
AM PEAK HOUR = 22
PM PEAK HOUR = 11
TOTAL ADT = 18048 + 507 = 18555
50% ENTERING/EXITING (ITE MANUAL 8TH EDITION)
D = 57.22%
TRF #2
K = 10.25

ANTICIPATED TRAFFIC FLOW DISTRIBUTION



LEGEND

EXISTING PROPERTY BOUNDARY	---
EXISTING ROW / LOTLINES TO REMAIN	---
EXISTING LOTLINE TO BE ELIMINATED	---
BUILDING SETBACK LINE	---
PROPOSED LOTLINES	---
PROPOSED EASEMENT	---
LINE OF PARKING AREA ABOVE	---
DIVISION BETWEEN ZONING DISTRICTS	---
DIVISION BETWEEN ZONING DISTRICTS TO BE ELIMINATED	---
ZONING DISTRICT	RM
NUMBER OF PARKING SPACES	Ⓟ
ELEVATOR	Ⓢ
BENCHMARK	+
DUMPSTER AND RECYCLING BIN LOCATION W/ OPAQUE FENCING	Ⓢ
BIKE RACK LOCATION	Ⓢ
RETAINING WALL	---
FIRE LANE	---
MATCHLINE	---

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. MINIMUM VERTICAL CLEARANCE FOR THE FIRE LANE SHALL BE 14'-0".
3. FIRE SPRINKLER SYSTEM, TYPE 1SD (PRESSURIZED WATER).
4. ALL UNITS ARE REQUIRED TO HAVE AN INTERIOR SPRINKLER SYSTEM INSTALLED. EACH BUILDING WILL HAVE AN OUTSIDE WATER FLOW ALARM BELL.
5. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT CITY OF NEWARK DETAIL STANDARDS AND SPECIFICATIONS.

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fax (610) 274-0561

DATE:	REVISION	DATE
7-20-11	REV 1 PER CITY OF NEWARK	10-20-11
DRAWN BY: RTN	REV 2 CONFORMANCE LAYOUT TO INCLUDE EXISTING BUILDINGS	4-10-12
CHECKED BY: A.J.H.	REV 3 CONFORMANCE LAYOUT TO INCLUDE EXISTING TRAFFIC	9-24-12
PROJ. NO.: 2765	REV 4 CONFORMANCE LAYOUT TO INCLUDE EXISTING TRAFFIC	11-14-12
SCALE: 1"=50'		
CAD FILE NAME: 2765BDS.FRD		

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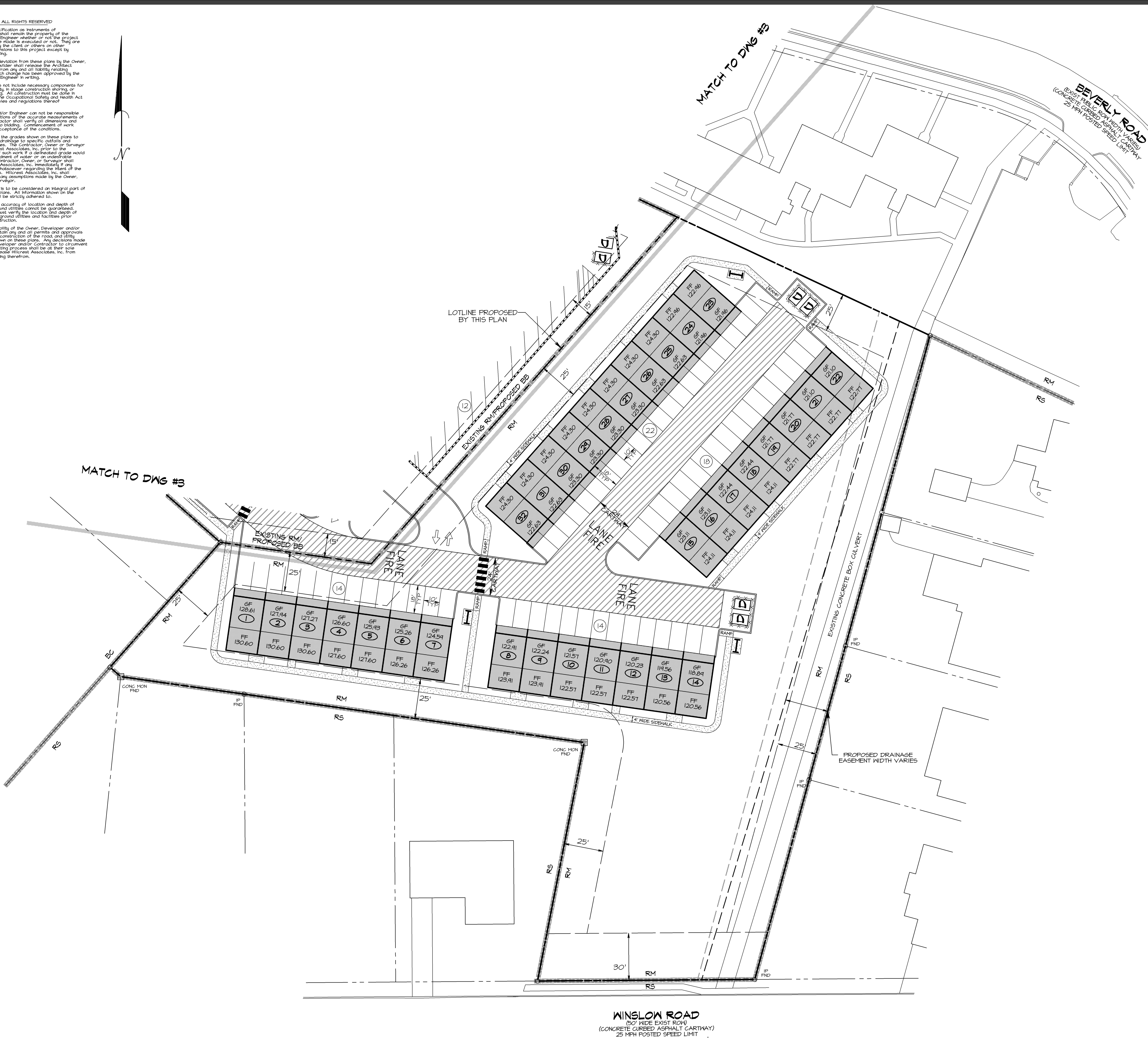
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REZONING/RECORD MAJOR SUBDIVISION PLAN SOUTH MAIN STREET PLAZA & CHIMNEY RIDGE CITY OF NEWARK NEW CASTLE COUNTY, DELAWARE

DATE:	REVISION	DATE
7-20-11	REV FEB CITY OF NEWARK	10-20-11
RTN	REV TOWNHOUSE LAYOUT TO INCLUDE MIXED USE BUILDINGS	4-10-12
DRAWN BY: RTN		
CHECKD. BY: A.J.H.		
PROJ. NO.: 2765		
SCALE: 1"=30'		
CAD FILE NAME: 2765DD3.FRD		

DWG. NO.