

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, JANUARY 7, 2014

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

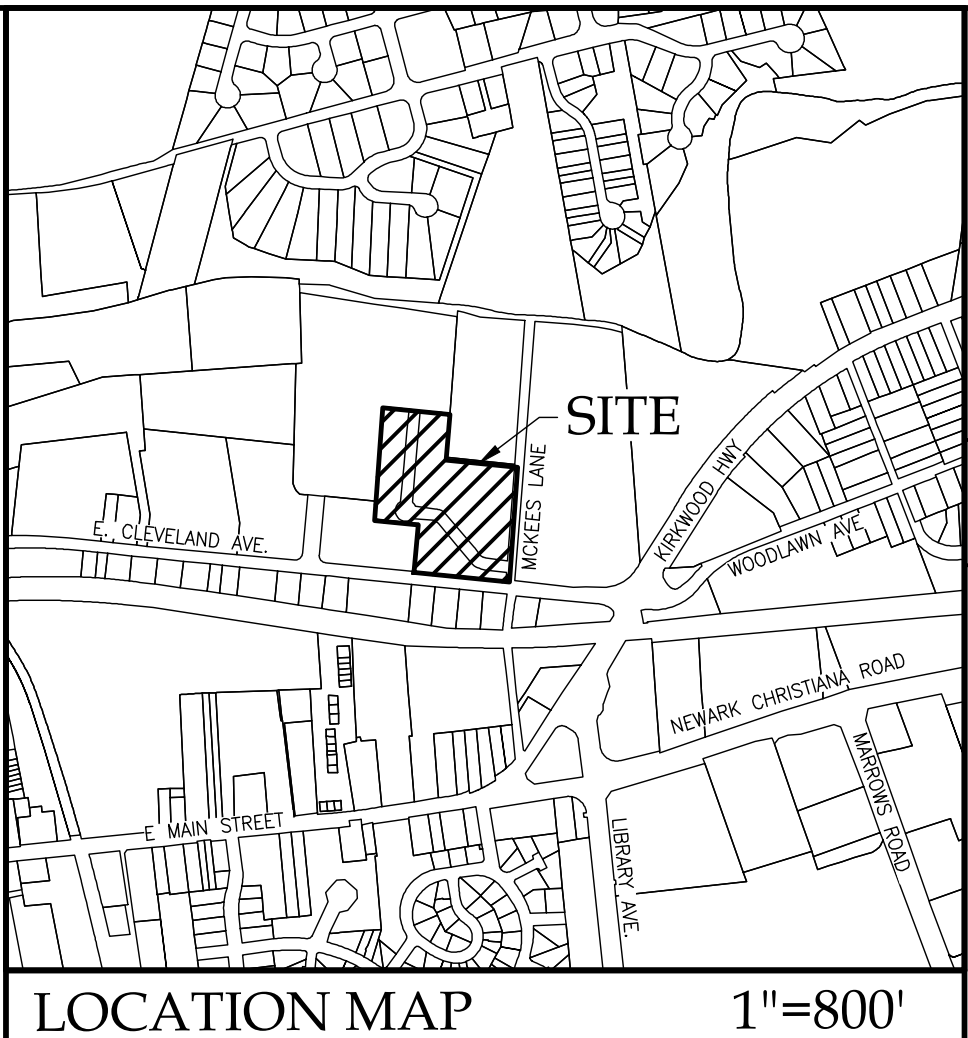
COUNCIL CHAMBER

AGENDA

1. The minutes of the December 3, 2013 Planning Commission meeting.
2. Review and consideration of the annexation and minor subdivision at 428 Paper Mill Road. The minor subdivision of the property is being sought to create a new buildable lot off of Lasalle Way at the rear of the property.
3. Review and consideration of a rezoning, special use permits and major subdivision of the 6.77 acre site on Terrace Drive just off of Cleveland Avenue to raze the existing buildings on the site and construct 13 new three-story buildings with a total of 56 affordable housing apartment units. Special use permits are also requested for an after school care/daycare use in a residential zone and for commercial parking in a residential zone. The proposal also calls for the vacation of Terrace Drive.
4. A Comprehensive Development Plan update discussion.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, December 24, 2013



SUMMARY OF ADJACENT PROPERTIES WITHIN 200' OF SITE			
TAX	PARCEL NO.	OWNER	ZONING
18-015.00-001	CITY OF NEWARK		PL
18-015.00-002	RCP PROPERTIES, LLC		BC
18-015.00-005	RCP PROPERTIES, LLC		BC
18-015.00-009	RCP PROPERTIES, LLC		BC
18-015.00-010	RCP PROPERTIES, LLC		BC
18-015.00-011	RCP PROPERTIES, LLC		BC
18-015.00-012	BALICK RUTH C/O MARC BALICK		BC
18-015.00-013	RCP PROPERTIES, LLC		BC
18-015.00-014	BALICK DAVE A. MARC S. C/O MARC BALICK		BC
18-015.00-015	BALICK DAVE A. MARC S. C/O MARC BALICK		BC
18-015.00-021	WILLIAM H. PORTER INC.		BC
18-015.00-022	WILLIAM H. PORTER INC.		BC
18-015.00-023	EASTBURN C. LYNN TRUSTEE		BC

[illegible]

CITY OF NEWARK — NEW CASTLE COUNTY, DELAWARE
 NEWARK HOUSING AUTHORITY
 313 EAST MAIN STREET
 NEWARK, DE 19111
 (302) 366-0626

FOR
 CLEVELAND HEIGHTS

CITY PLANNING NUMBER 13-09-04
 REZONING, SPECIAL USE PERMIT &
 RECORD MAJOR SUBDIVISION PLAN

NEWARK HOUSING DEVELOPMENT, LLC
 725 CUMBERBUD RD.
 CHERRY HILL, NJ 08002
 (856) 668-1758



Landmark
Science & Engineering

NEW CASTLE, DE
(302) 323-0377
DOVER, DE
(302) 734-8997

HAVRE DE GRACE, MD
(410) 596-2144

100 WEST COMMONS BOULEVARD SUITE 301
WILMINGTON, DE 19709
PHONE: (302) 323-0377 • FAX: (302) 323-0461
WWW.LANDMARK-SEC.COM • WWW.LANDMARK-SE.COM

DRAWN BY: ARP		SCALE: 1"=40'	 GRAPHIC SCALE	
DESIGNED BY: JGC		DATE: 9-19-13		
CHECKED BY: JGC		AST MODIFIED 11/26/13		
COMM. NO.	C2541	FILE NO.	001	
DRAWING NAME:		RECORDED	DWG.	
CR-01		SHEET NO.		
		CR-01 of 02		

THE PURPOSES OF THIS PLAN ARE TO:

1. VACATE 1.21± ACRES OF PUBLIC R.O.W. AND REZONE A 6.77± ACRE PARCEL FROM RS TO RM.
2. DEMOLISH 21 EXISTING BUILDINGS AND SITE IMPROVEMENTS TO PROVIDE FOR THE REDEVELOPMENT OF THE SITE FOR THE CONSTRUCTION OF 13 GARDEN AND TOWNHOUSE STYLE APARTMENT BUILDINGS, A COMMUNITY CENTER, AND SITE IMPROVEMENTS.
3. OBTAIN SPECIAL USE PERMIT APPROVAL TO ALLOW AN AFTER-SCHOOL/DAYCARE CENTER USE TO OPERATE IN THE ON-SITE COMMUNITY CENTER BUILDING.

CERTIFICATION OF OWNERSHIP

I, MARENE JORDAN, HEREBY CERTIFY THAT NEWARK HOUSING AUTHORITY IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE (EXECUTIVE DIRECTOR) _____ DATE _____

CERTIFICATION OF PERIMETER

I, TROY W. REES, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF DELAWARE, AND THAT THE PERIMETER BOUNDARY TOPOGRAPHIC SURVEY PLAN CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY LANDMARK ENGINEERING, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

TROY W. REES, PLS	DATE
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CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED "APPROVAL BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____, A _____. ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: _____ BY: _____
PLANNING DIRECTOR

APPROVED: _____ BY: _____
CITY SECRETARY



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