

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, JUNE 3, 2014

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

AGENDA

1. The minutes of the May 6, 2014 Planning Commission meeting.
2. Review and consideration of the major resubdivision of the 1.43 acre property at 162 South Main Street (Madeline Crossing). Approval is being sought in order to convert existing office space in the mixed-use commercial/residential building currently on the site and to add townhouse style apartments with first floor parking, for a total of 10 new apartment units on the property.
3. Review and consideration of the major subdivision of 305 Capitol Trail. The applicants propose to combine two tax parcels and then subdivide them into 4 single family RS zoned lots accessed from a new private drive.

ITEM #3 HAS BEEN WITHDRAWN FROM THE AGENDA.

4. A Comprehensive Development Plan update discussion.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, May 20, 2014

18-025.00-127

2. OWNER: ELKTON ROAD ASSOCIATES, LLC
125 E MAIN ST.
NEWARK, DE 19711

3. DEVELOPER: ELKTON ROAD ASSOCIATES, LLC
125 E MAIN ST.
NEWARK, DE 19711

4. PROPERTY ADDRESS: 162 S MAIN ST
NEWARK, DE 19711

5. AREA OF PARCEL: 1.43 ACRES

6. DEED REFERENCE: 20030505-0053769 AND 2010510-0022640

7. ZONING: EXISTING: BB (RESIDENTIAL)

REQUIRED: (BB)

DENSITY	20 UNITS/ACRE
LOT AREA	3,000 SF MIN. PER UNIT
LOT COVERAGE	100%
LOT WIDTH	20 FT.
OPEN SPACE	0%
BUILDING HEIGHT	35 FT. (3 STORIES)
BUILDING SETBACK	0 FT.
REAR YARD SETBACK	15 FT.
SIDE YARD SETBACK	0 FT.

PROVIDED: (BB)

DENSITY	24 TOTAL UNITS (20 UNITS/AC.)
LOT AREA	62,156 SF MIN. LOT SIZE
LOT COVERAGE	75%
LOT WIDTH	184.92 FT.
OPEN SPACE	25%
BUILDING HEIGHT	35 FT. (3 STORIES)
BUILDING SETBACK	72± FT.
REAR YARD SETBACK	15± FT.
SIDE YARD SETBACK	13± FT.

8. AREA BREAKDOWN:

BUILDING:	0.40 ACS. (28%)
IMPERVIOUS:	0.69 ACS. (48%)
OPEN SPACE:	0.34 ACS. (24%)
TOTAL:	1.43 ACS. (100%)

9. EXISTING LOTS: 1 LOTS

10. APARTMENT DWELLINGS: EXISTING: 14 APARTMENTS PROPOSED: 10 APARTMENTS
TOTAL: 24 APARTMENTS

11. PARKING:

EXISTING

RETAIL (NOTE: SEE RETAIL GFA DOES NOT INCLUDE STAIRWAYS)
23 SPACES : 6,600 SF x 70% (DEVOTED TO SALES) x 1 SPACE/200 SF
4 SPACES : 4 EMPLOYEES x 1 SPACE/EMPLOYEE

OFFICE
18 SPACES : 5,200 SF x 1 SPACES/300 SF (TO BE CONVERTED TO APARTMENTS)

APARTMENTS
28 SPACES : 14 APARTMENTS x 2 SPACES/APARTMENT

PROPOSED

RETAIL (NOTE: SEE RETAIL GFA DOES NOT INCLUDE STAIRWAYS)
23 SPACES : 6,600 SF x 70% (DEVOTED TO SALES) x 1 SPACE/200 SF
4 SPACES : 4 EMPLOYEES x 1 SPACE/EMPLOYEE

OFFICE
0 SPACES : 5,200 SF TO BE CONVERTED TO 4 APARTMENTS

APARTMENTS
28 SPACES : 14 EXISTING APARTMENT x 2 SPACES/APARTMENT
8 SPACES : 4 CONVERTED APARTMENTS x 2 SPACES/APARTMENT
18 SPACES : 6 NEW APARTMENTS (4 BEDROOM) x 3 SPACES/APARTMENT

81 REQUIRED PARKING SPACES W/ 4 ADA PARKING SPACES

81 PROVIDED PARKING SPACES W/ 4 ADA PARKING SPACES

12. SOILS: U₁ - URBAN LAND
U_{2C} - UDORMENTS, 0 TO 10 PERCENT SLOPES

13. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.

14. DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT
SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND
STORMWATER REGULATIONS AND THE CITY OF NEWARK DRAINAGE CODE.

15. LIMIT OF DISTURBANCE: 0.35 ACRES

16. WETLANDS: THIS IS A DEVELOPED SITE WITH NO DISTURBANCE OUTSIDE THE EXISTING PAVING,
BUILDING, OR MANICURED LANDSCAPE AREAS. NO WETLANDS WERE FOUND TO EXIST
PER SITE VISIT BY GDA ENGINEERING, INC. FEBRUARY 2014.

17. FLOODPLAIN: THIS SITE IS OUTSIDE A 100-YEAR MAPPED FLOODPLAIN ACCORDING TO THE
NATIONAL FLOOD INSURANCE RATE MAP NUMBER 10003C0120J, PANEL 120 OF
475, EFFECTIVE DATE JANUARY 17, 2007.

18. SEWER FLOW:

EXISTING: 2,800 GPD : 14 APARTMENTS x 200 GPD
1,180 GPD : 11,800 SF RETAIL/OFFICE x 0.10 GPD
3,980 GPD : TOTAL
15,920 GPD : PEAK (3,980 GPD x 4)

PROPOSED: 4,800 GPD : 24 APARTMENTS x 200 GPD
660 GPD : 6,600 SF RETAIL x 0.10 GPD
5,460 GPD : TOTAL
21,840 GPD : PEAK (5,460 GPD x 4)

19. SURVEY: DATUM: CITY OF NEWARK
BENCHMARK: RIM OF EXISTING SANITARY SEWER MANHOLE IN ELKTON ROAD
ELEVATION: 133.61

57.31
 x
 SPOT ELEVATION
 SPOT ELEV. (CURB)
 TC 57.31
 BC 56.64
 100
 COUNTERS
 (100)



CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE
SUITE 401
WILMINGTON, DE 19804

Tel: 302 998 9202
Fax: 302 691 1314
cdaengineering.com

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

I, JEFF LANG, AUTHORIZED REPRESENTATIVE, ELKTON ROAD ASSOCIATED, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH REGULATIONS OF THE CITY OF NEWARK SUBDIVISION REGULATIONS.

I, COLMCILLE DE ASCANIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF NEWARK.

COLMCILLE DE ASCANIS
REGISTRATION #13049 DATE

DRAWING NUMBER