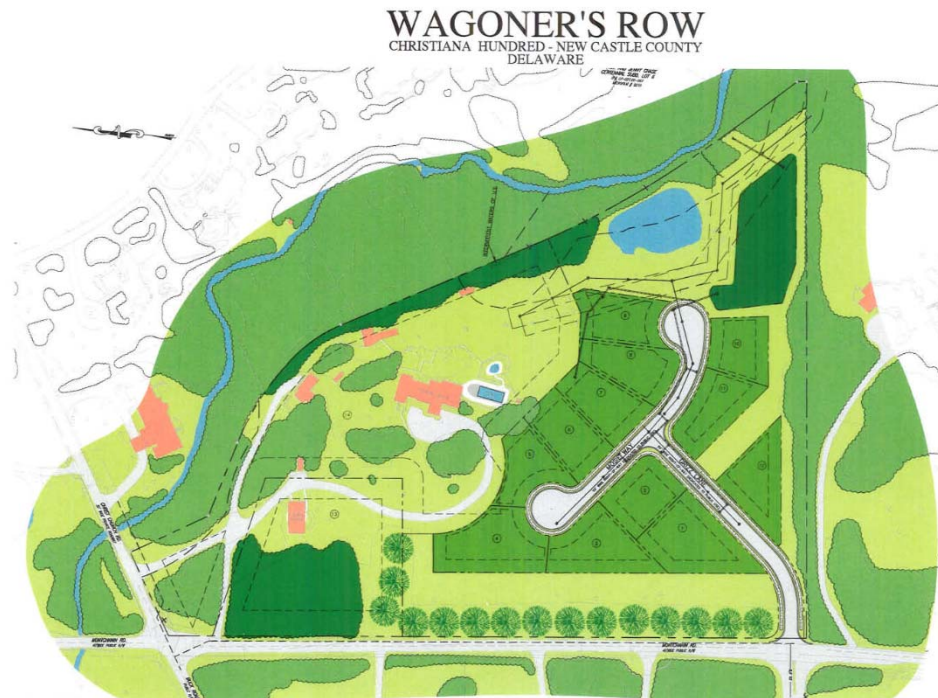


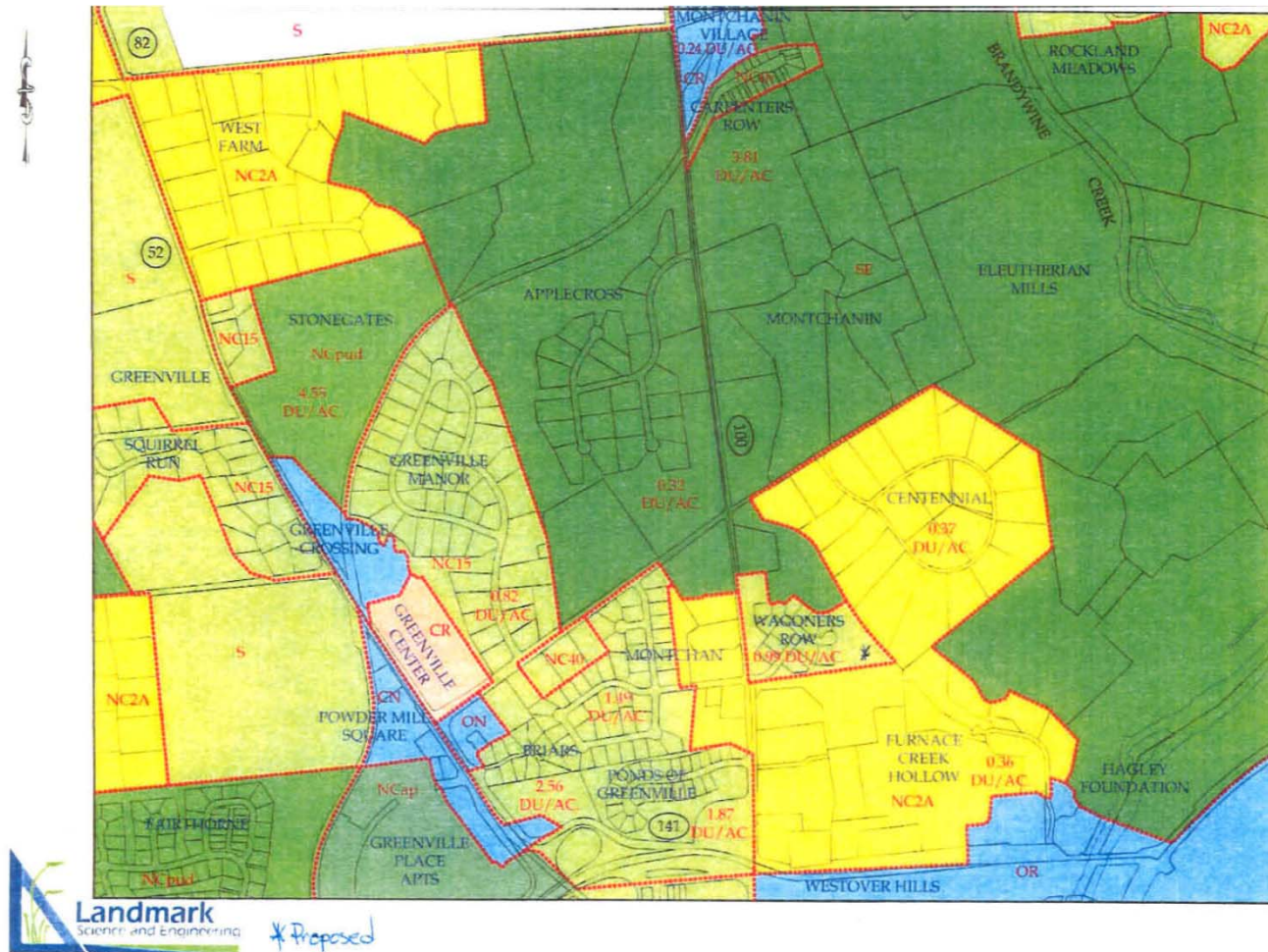
New Castle County Land Use Committee Meeting

Tuesday, May 6, 2014 3:00 P.M.



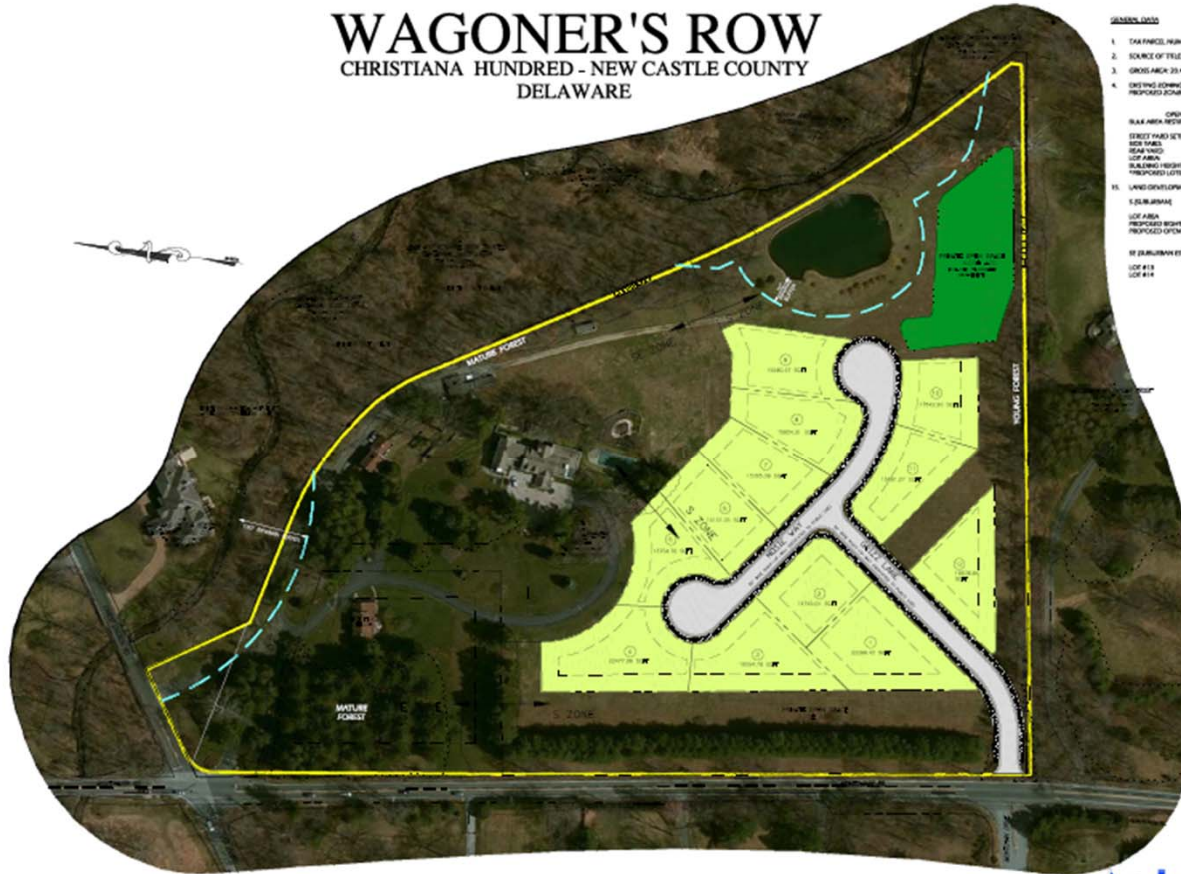
- **Project team introductions**
- **Property background and features**
- **Project objectives**
 - **Preservation of legacy structures and resources**
 - **Sensitivity to scenic byway and buffers**
 - **Establish transition zone between “S” and “SE”**
 - **Responsive to market demand for alternative cluster housing option on smaller lots served by public water and sewer**

Location and Zoning Map



Exploratory Plan

WAGONER'S ROW CHRISTIANA HUNDRED - NEW CASTLE COUNTY DELAWARE



GENERAL DATA

1. TAX PARCEL NUMBER: 874270422
2. SOURCE OF TITLE: 2006/07/09 DEED BOOK 652 PAGE 134
3. GROSS AREA: 29.431 ACRES
4. EXISTING ZONING: SF (SUBURBAN RESIDENTIAL)
PROPOSED ZONING: 1 (SUBURBAN) AND SF (SUBURBAN RESIDENTIAL)

	SF	SUBURBAN RESIDENTIAL	1 (SUBURBAN)
BLANK AREA RESTRICTIONS			
STREET FRONT SETBACK	50'	25'	
SIDE YARD SETBACK	10'	5'	
REAR YARD SETBACK	10'	5'	
LOT AREA	2 ACRES	4,000 SF TO 10,000 SF	
BUILDING HEIGHT	40'	40'	
PROPOSED LOTS: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 EXCEPT THE 1/2 ACRES OF LOT AREA.			

5. LAND DEVELOPMENT DATA

	1 (SUBURBAN)	
LOT AREA	4,594 ACRES = 31.53%	
PROPOSED FRONT YARD	2,414 ACRES = 16.34%	
PROPOSED OPEN SPACE (COMMERCIAL)	3,256 ACRES = 22.22%	
WORKING AREA	12.23 ACRES = 100.0%	
TOTAL		

	SF	SUBURBAN RESIDENTIAL	
LOT #10	2,244 ACRES = 17.50%		
LOT #11	2,361 ACRES = 17.88%		
TOTAL	4,605 ACRES = 100.0%		



Project Elements

- 55+
- 12 lots of 14,000 – 20,000 square feet
- Cottage-style homes serviced by existing public water and sewer
- Access via drive directly across from Montchan
- Two large lots to remain in SE (6+ and 2+)
- Massive buffering along Route 100 Scenic Byway and southern property line

Cottage Renderings



Architect: Melvyn Batchelor and Company



Architect: Melvyn Batchelor and Company

CONCEPTUAL

Rezoning Standards

- Consistency with comprehensive plan and purposes of UDC
- Consistency with character of the neighborhood
- Consistency with zoning and use of nearby properties
- Suitability of property for uses for which it has been proposed of restricted
- Effect on nearby properties
- NCCDLU recommendation

Gross Density Comparisons

Subdivision	Dwelling Units Per Acre
Montchanin Village	0.24
Applecross	0.32
Furnace Creek Hollow	0.36
Centennial	0.37
Wagoner's Row [14 lot subdivision on 20.43 acres]	.068
Greenville Manor	0.82
Wagoner's Row [12 lot subdivision on 12.01 acres]	0.99
Montchan	1.49
Ponds at Greenville	1.87
Briars	2.56
Carpenters Row	3.91
Stonegates	4.55

Wagoner's Row



Google earth



Saul Ewing
LLP

Professional and Community Support

- Professional support for Plan with protections for traveling public and neighbors that is “far better” than by right option “because of the way it protects and preserves the corridor”
- Support of directly adjacent neighborhood of Centennial with private deed restrictions enforceable by Centennial and KPA

Less Density is not Always Better

	SE	“S” (Wagoner’s Row 55 & Older Restrictions)
Traffic	57 per day	44 per day
Open Space	5%	50.94%
Height	40’	35’
Structure Setback from Scenic Byway	150’ from existing right-of-way (125’ buffer + 25’ rear yard)	100’ at max. (50’ scenic buffer <u>if applicable</u> + 50’ rear yard)
Screening	Modest additional screening to meet street tree requirement	Extensive additional screening proposed for Scenic Byway and Southern Property line
Mature Forest Presentation	70%	100%

Conclusion

- Preservation of legacy structures
- Protection of the Byway and viewshed
- Responsible cluster development on a highly desirable property already served by public water and sewer



Questions

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