

# 3001 Brandywine Parkway



**NEW CASTLE COUNTY COUNCIL  
LAND USE COMMITTEE**

# 3001 Brandywine Parkway



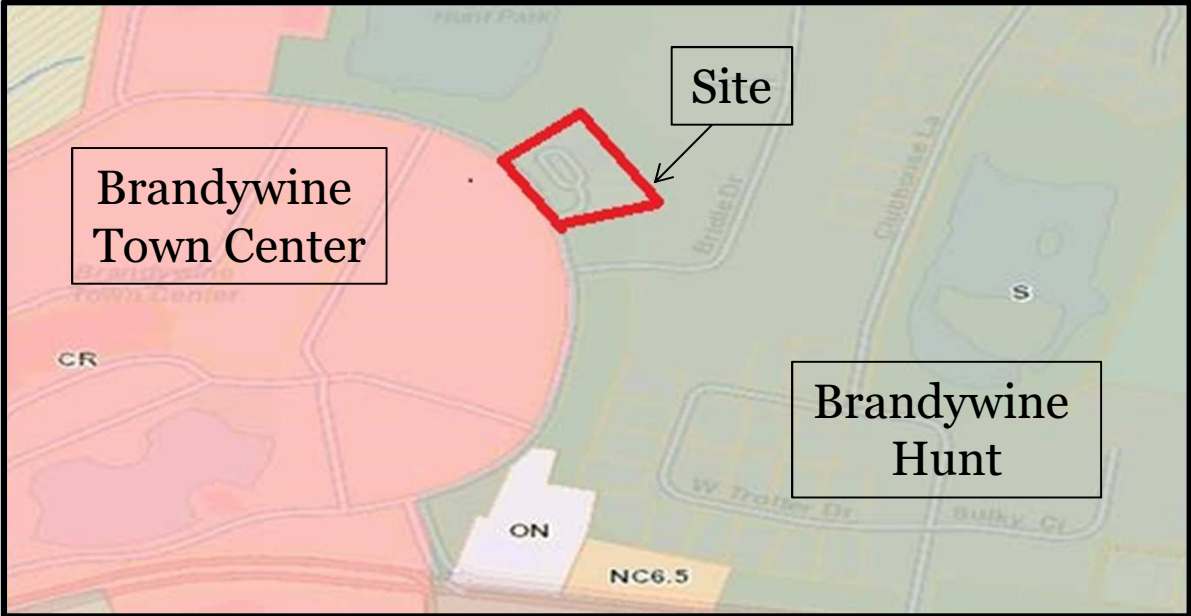
- East side of Brandywine Parkway, 300' north of Bridle Drive



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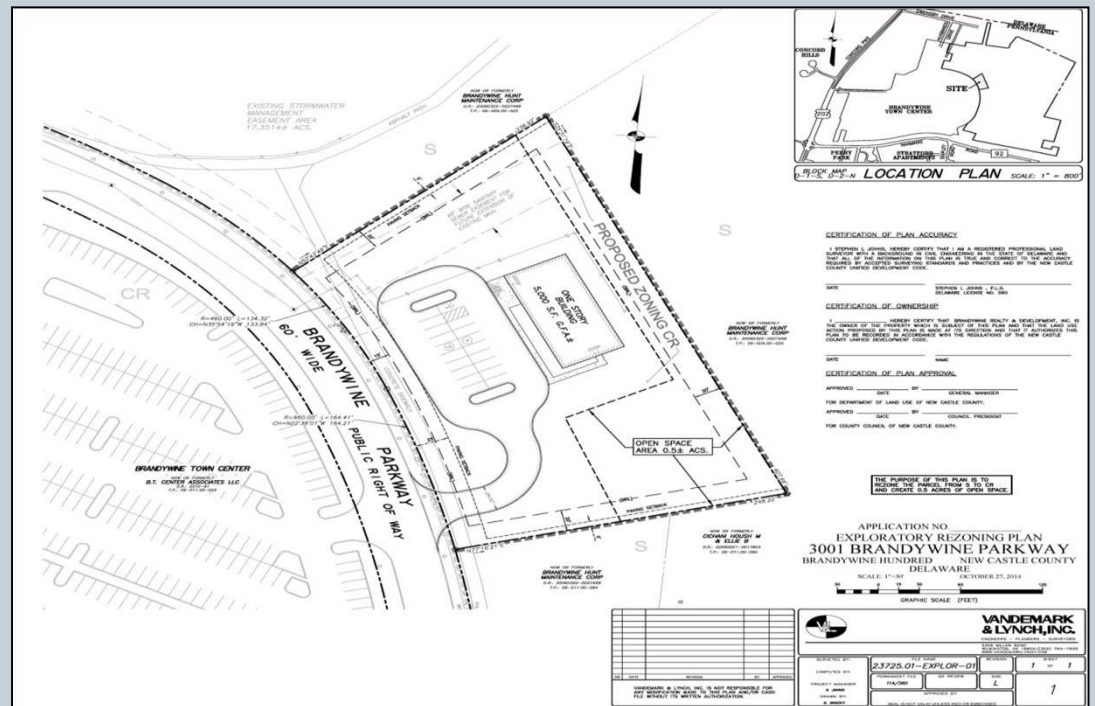
Plan proposes to rezone the parcel from S to CR – so as to be consistent with the Brandywine Town Center to the west



Existing Zoning Map

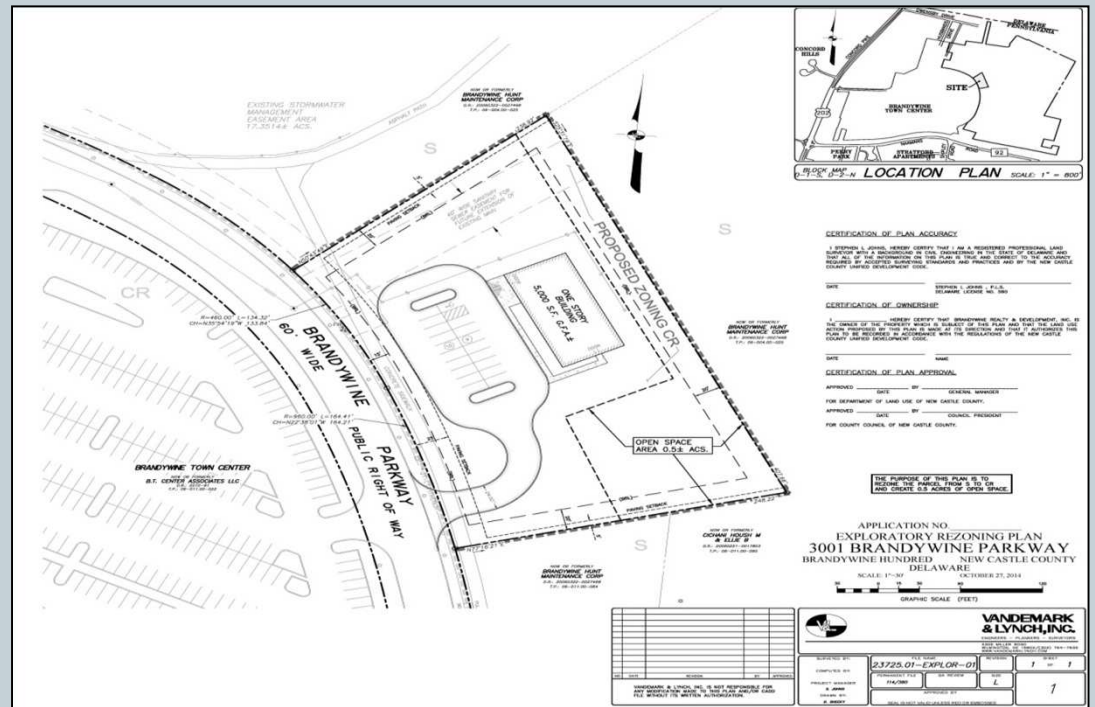
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- The site is the former location of DE State Police Troop 1-A – an institutional use that was served by the 5,000 SF building and 19 parking spaces – record plan approved in 1997
- The 1.838 acre site includes .379 acres of paving and 1.348 acres of open area
- No new development is proposed



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- The building has been used as office space in support of the Brandywine Town Center and a community meeting area
- The proposed rezoning will support the continued use of the building for these uses



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The Department of Land Use recommended conditional approval of the proposed rezoning from S to CR, with the following condition:

- That the applicant deed restrict the parcel to limit the permissible commercial uses on this site to administrative offices supporting the Brandywine Town Center.

On June 6, 2015, the Planning Board voted 5-1-3 in favor of the Department's recommendation

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- **Proposed deed restrictions**
  - Dedicates an open area adjacent to Brandywine Hunt
  - Restricts the use of the property to management offices and public meeting space