

March 1, 2010

Mr. Frank Maderich
Chairperson
Tavistock and Edenridge III Working Group
611 Mt. Lebanon Road
Wilmington, DE. 19803

Re: Colombia Place at Garden of Eden Road, Application 2009-0201, Council
Ordinance 09-090

Dear Mr. Maderich,

I am writing to you in reference to our recent meeting regarding the land development plan and rezoning for Colombia Place at Garden of Eden Road, Application 2009-0201. I sincerely appreciate your working group taking the time to meet with me and my staff to discuss your concerns about this project. As you are aware, before I make any decision on signing any zoning ordinance into law I carefully evaluate the merits of the plan, the concerns of the residents, the evaluation of our professional Land Use Department, the consideration made by our citizen Planning Board and the action of our County Council. In this case Council voted by a 9 to 4 vote to agree with the recommendation of the Land Use Department for approval.

I was very pleased to learn that the Department of Land Use worked closely with the working group and that our Land Use and Law Department provided you with a written response to your seven requests made in the three separate pieces of correspondence over a three week time span. I was also pleased to learn that the applicant agreed at Council to continue to work with Tavistock and Edenridge III Working Group as the plan progresses.

After much thoughtful consideration, I have determined to follow the actions of the Land Use Department and the majority of Council and sign Ordinance 09-090 into law. While I still have some concerns on the issues the working group raised, in reviewing the information on the site and the action of Council, I find that this plan does meet the criteria for rezoning.

Again, thank you for meeting with me and my staff. My staff will continue to review the concerns you raised and propose revisions to the code as may be appropriate. I encourage you to continue to coordinate your efforts with the applicant through our Land

Use Department. If I can be of any further assistance, please contact me at (302) 395-5108.

Sincerely

A handwritten signature in black ink, appearing to read "Chris Coons", with a long, sweeping horizontal flourish extending to the right.

Christopher A. Coons
County Executive

cc: Clerk of County Council

Introduced by: Mr. Weiner
Date of introduction: 10/13/09

ORDINANCE NO. 09 - 090

REVISE ZONING MAP: BRANDYWINE HUNDRED, SOUTH SIDE OF GARDEN OF EDEN ROAD, WEST OF CONCORD PIKE AND EAST OF TAUNTON DRIVE; 15.39 ACRES FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION); AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH

(Preliminary plan for **Columbia Place at Garden of Eden Road** proposes to redevelop the property with 150 age restricted dwelling units on 15.39 acres with 6.43 acres of open space. 2009-0201-S/Z.)

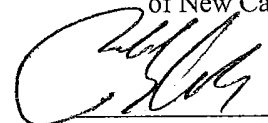
THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Brandywine Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated September 18, 2009, as set forth therein.

Section 2. The 2007 Comprehensive Development Plan Update for New Castle County, as shown amended, is hereby further amended, by changing the land use designation shown on Exhibit "E" dated September 18, 2009, as set forth herein, so as to make such land consistent with the amendment of the zoning map, as per Section 1 above.


Section 3. This Ordinance shall become effective immediately upon its adoption.

Adopted by County Council
of New Castle County on:


2/16/10

President of County Council
of New Castle County

Approved on:


County Executive
New Castle County
3/1/10

SYNOPSIS: Same as Title.

FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

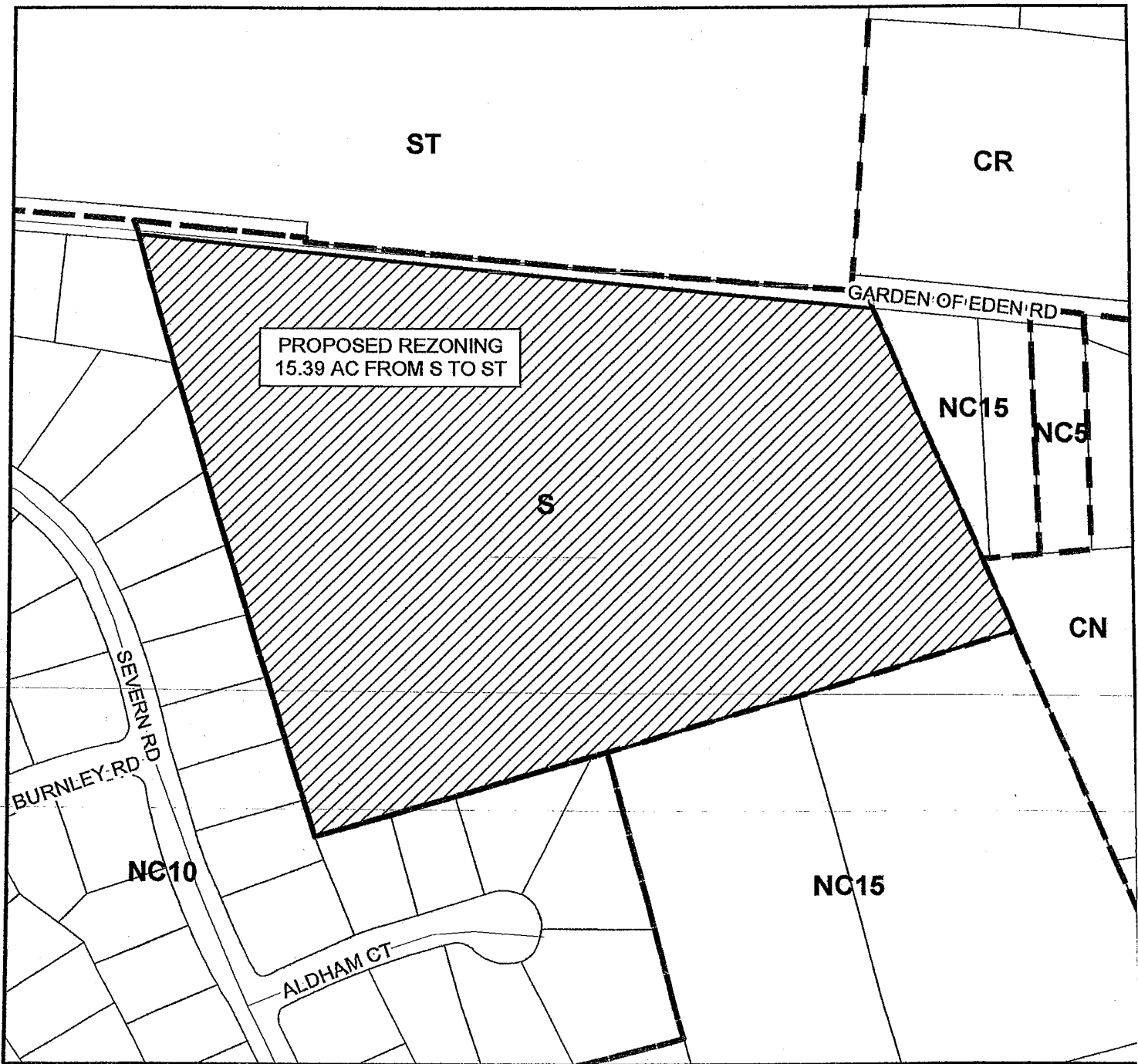


APPLICANT: REYBOLD VENTURE GROUP XXXII, LLC

APPLICATION NO. 2009-0201-S/Z

PROPOSED REZONING: FROM S TO ST

TAX PARCEL NO. 06-051.00-014



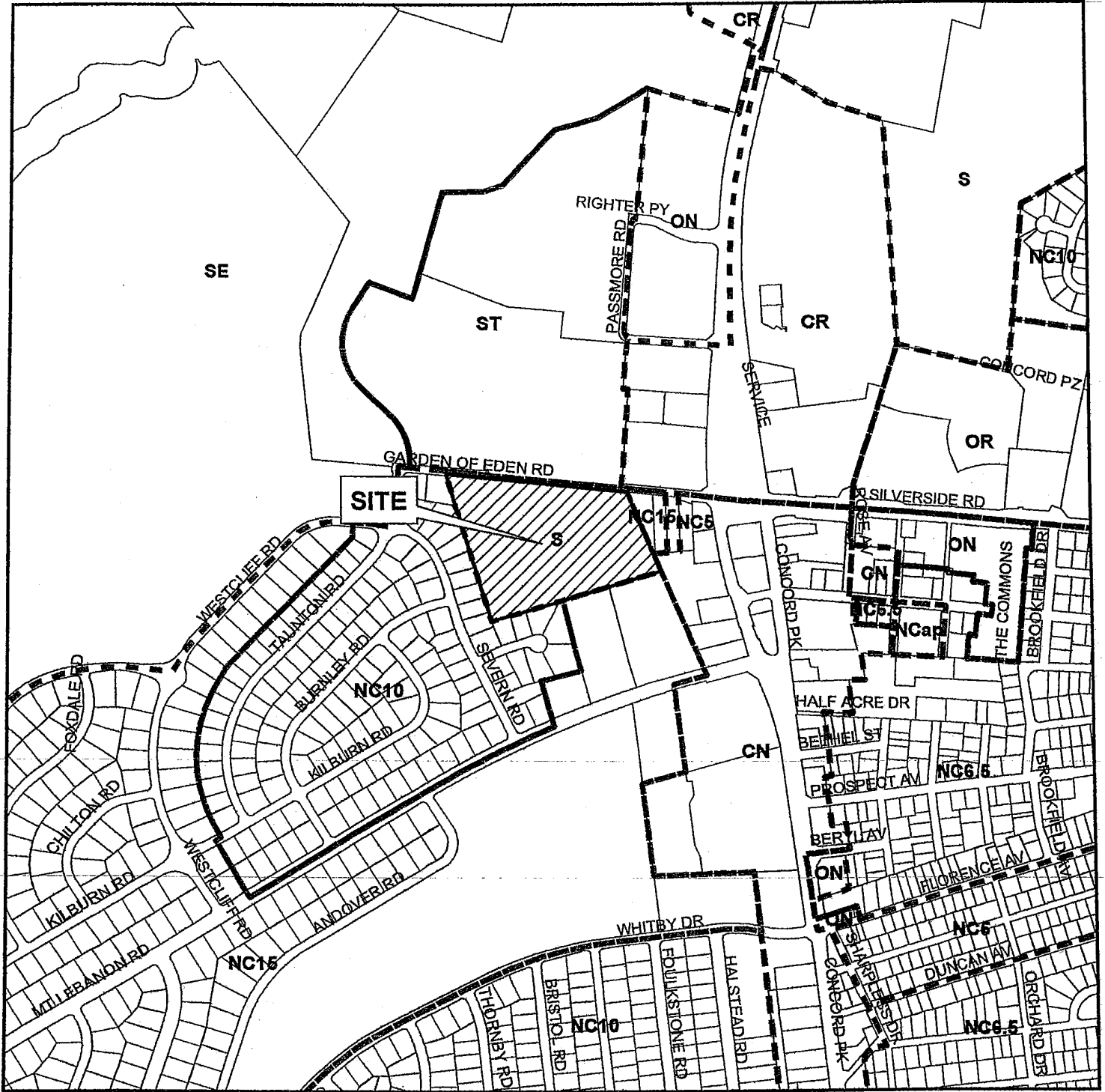
HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 200'
Prepared by: SFJ
Date: 9/18/2009



PERMANENT ORDINANCE NO. 09-090
Date Adopted by County Council _____
Date Approved by County Executive _____

APPLICANT: REYBOLD VENTURE GROUP XXXII, LLC



Block Map No. 9
 Scale: 1" = 800'
 Prepared by: SFJ
 Date: 9/18/2009

APPLICATION NO. 2009-0201-S/Z
 PERMANENT ORDINANCE NO. 09-090

HUNDRED: BRANDYWINE
 NEW CASTLE COUNTY, DELAWARE

