



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

February 21, 2018

Mr. Jeremy Rothwell
City of Harrington
106 Dorman Street
Harrington, DE 19952

RE: PLUS review 2018-01-08, Harrington Comprehensive Plan Amendment

Dear Jeremy,

Thank you for meeting with State agency planners on January 24, 2018 to discuss the proposed comprehensive Plan Amendment for the City of Harrington. This amendment will amend the Annexation and Future Land Use maps in anticipation of the future annexation of several parcels adjacent to the City.

Please note that changes to the plan could result in additional comments from the State. Additionally, the comments below reflect only issues that are the responsibility of the agencies that were represented at the meeting.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact David Edgell 739-3090

This proposed plan amendment adds 34 parcels to Harrington's annexation plan. Most of those parcels (23) are located in an enclave surrounded by properties currently within the City of Harrington. These properties are mostly developed as single family residences, and are in Investment Level 1 according to the *Strategies for State Policies and Spending*. The remaining parcels are located in the vicinity of the intersection of Delaware Avenue and US Route 13, which serves as a gateway into the City. This area is a mix of residential and commercial properties, some in need of redevelopment. This area is in Levels 2 and 3 of the *Strategies for State Policies and Spending*.

The Office of State Planning Coordination supports the annexation of enclaves. In addition, these proposed parcels are all consistent with *Strategies for State Policies and Spending*. The State has no objections to the proposed plan amendment.

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www.stateplanning.delaware.gov

State Historic Preservation Office – Contact Terrence Burns 736-7404

- The State Historic Preservation Office has no objection to the proposed annexation. There are no known archaeological sites, or National Register-listed properties in the areas proposed for annexation, but there are several inventoried buildings. This includes the former Comcast building (K07116) mentioned in the application. If future redevelopment of these areas is proposed, we recommend evaluating the properties for National Register-eligibility, and preserving any historically significant properties.

Department of Agriculture – Contact Scott Blaier 698-4532

- The Department of Agriculture has no additional comments on this specific amendment. However, as a general observation and comment, Exhibit 15 – Annexation Future Land Use Map shows two parcels that are enrolled in the State’s Farmland Preservation Program as potentially developing in the future.

1). Parcel 6-00-18000-03-0200 (Project ID K-97-05-088C) along Butler road is a permanently preserved agricultural easement. The State of Delaware has purchased the development rights on this parcel, and it can never be developed for residential use. The map shows it as future “Low Density Residential”. It should be shown as “Out of Play”, “Preserved”, or some other designation to avoid confusion.

2). Parcel 6-00-18000-02-5100 (Project ID K-16-12-088K) along Messicks Road is also enrolled in the State of Delaware’s Agricultural Lands Preservation program. Although the property is not permanently preserved yet, it will remain in the program until the landowner formally withdraws it from the program, or permanently preserves it. We ask that the City of Harrington’s modify its map to show its current preserved status instead of “Mixed Residential” to avoid confusion.

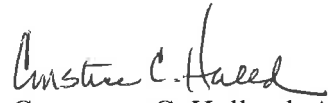
Finally, although no future land use designation has been assigned to parcel 6-00-17900-01-3700 (Project ID K-15-12-043H) on the Annexation Future Land Use map, I would note the State is currently in the process of permanently preserving this farm. Again, I would designate this parcel on the map as “Out of Play” to avoid future confusion.

Please contact Jimmy Kroon, the Department of Agriculture’s GIS Coordinator, to get the latest GIS coverage showing the properties enrolled in the State’s Agricultural Lands Preservation Program (302) 698-4533.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include a revised version of any maps that were updated as well as any text that was approved in amending the comprehensive plan.

Thank you for the opportunity to review this Comprehensive Plan amendment. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP

Director, Office of State Planning Coordination