



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

April 20, 2018

Mr. Michael Fortner
City of Newark
220 South Main Street
Newark, DE 19711

RE: PLUS review 2018-03-06; Newark Comprehensive Plan Amendment

Dear Michael,

Thank you for meeting with State agency planners on March 28, 2018 to discuss the proposed comprehensive Plan Amendment for the City of Newark. This amendment will change the municipal boundaries of Newark to include the parcel at 5 Bridlebrook Lane in anticipation of annexing that parcel into the City of Newark.

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 Tricia Arndt 739-3090

- This proposed amendment to the growth and annexation plan is located in Investment Level 2 according to the *Strategies for State Policies and Spending*. Investment Level 2 reflects areas that are already developed in an urban or suburban fashion, and where state investments and policies should support a wide range of uses and densities. Consequently, the State does not have any particular objections to this annexation. However, the City of Newark is encouraged to devise a strategy to identify and consolidate future annexation requests in this area.
- Please be advised that it will be necessary to amend the Growth and Annexation Map, as well as the planning area map that corresponds to the location of this proposed annexation.
- This amendment and annexation will require coordination with New Castle County. Please ensure that they have been noticed in advance and throughout this process.

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

Department of Transportation – Contact Bill Brockenbrough 760-2109

- While DelDOT does not object to the proposed annexation, it recommends that the City look more broadly at what part or parts of Covered Bridge Farms it would be willing to annex and amend the Comprehensive Plan once to address all of those lots rather than amending the Plan each time a lot owner seeks annexation.
- DelDOT further recommends that the City consider including 1 Bridlebrook Lane (Tax Parcel No. 09-007.30-032) in this Comprehensive Plan amendment and annexing it either at the same time as the subject parcel or as soon as possible thereafter. Having a municipal boundary that repeatedly stops and starts along a street frontage complicates the administration of services.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

- DNREC has no objection to the proposed annexation of this parcel. We have identified a portion of the parcel to be within a mapped FEMA floodplain and a Water Resource Protection Area (WRPA) for New Castle County. Maintaining natural resource protections and conservation measures will improve long term regional sustainability and protect the overall health of the community.
- We would like to be a partner in protecting and highlighting the environment as a natural amenity of the landscape. The Department has resources and expertise that are available to help make this a reality.

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,



Constance C. Holland, AICP
Director, Office of State Planning Coordination