

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Name of Municipality: Town of Ellendale, Sussex County, Delaware	
Address: 300 McCauley Street P.O. Box 6 Ellendale, DE 19941	Contact Person: Merriell Mitchell, Mayor
	Phone Number: 302-422-3124
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	E-mail Address: townofellendale@aol.com

Date of Most Recently Certified Comprehensive Plan: Adopted 12/07/04, Certified 01/03/05

Application Type:

Comprehensive Plan Amendment: X

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: Nutter Associates, Community Planners 507C South Boulevard Salisbury, MD 21801	Contact Person: David G. Nutter, AICP
	Phone Number: 443-260-2760
	Fax Number: 443-260-4716
	E-mail Address: dnutter@aol.com

Maps Prepared by:	
Address: Nutter Associates, Community Planners 507C South Boulevard Salisbury, MD 21801	Contact Person: David G. Nutter, AICP
	Phone Number: 443-260-2760
	Fax Number: 443-260-4716
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Please describe the submission:

As adopted on November 1, 2005 by Ordinance 11105-1 of the Town Council of the Town of Ellendale, the submitted Ellendale of the Forest: 2004 Greater Ellendale Comprehensive Plan amendment changes the future land use designation of Parcel #2 from Agricultural/Natural Resources/Open Space to Residential, and of Parcel #37 from Commercial to Mixed-Use as part of the Railway Square District in order to respond to the highest and best long-term development potential of the parcels, recognize Livable Delaware principles pertaining to Town Center development and revitalization and coordinate the Comprehensive Plan and Zoning Ordinance of the Town of Ellendale.



**TOWN OF ELLENDALE, SUSSEX COUNTY, DELAWARE
ORDINANCE NO. 11105-1**

AN ORDINANCE AMENDING THE TOWN OF ELLENDALE FUTURE LAND USE PLAN OF THE ELLENDALE OF THE FOREST: 2004 GREATER ELLENDALE COMPREHENSIVE PLAN (“COMPREHENSIVE PLAN”), AS ADOPTED BY THE TOWN COUNCIL ON DECEMBER 7, 2004 AND CERTIFIED BY THE STATE OF DELAWARE ON JANUARY 3, 2005, AS RECOMMENDED BY THE TEMPORARY ZONING COMMISSION (“ZONING COMMISSION”) OF THE TOWN OF ELLENDALE

Whereas, The Town of Ellendale Town Council (“Town Council”) appointed a Town of Ellendale Zoning Commission on May 3, 2005 to guide the development of a Zoning Ordinance and Subdivision and Land Development Project Regulations (“Zoning and Subdivision Ordinances”) for the Town of Ellendale in accordance with the findings of the Ellendale of the Forest: 2004 Greater Ellendale Comprehensive Plan (“Comprehensive Plan”), as adopted by the Town Council on December 7, 2004 and certified by the state of Delaware on January 3, 2005; and,

Whereas, the Town Council has received the October 25, 2005 Resolution of the Zoning Commission which recommended adoption of the Zoning and Subdivision Ordinances, and, upon an October 4, 2005 recommendation by the Delaware Office of State Planning Coordination, also recommended an amendment to the Town of Ellendale Future Land Use Plan component of the Comprehensive Plan in order to ensure that the Zoning Ordinance is in accordance with the Comprehensive Plan;

Whereas, the Town Council has worked with the Zoning Commission, David G. Nutter, AICP, of Nutter Associates, Community Planners, of Salisbury, Maryland and Town Attorney J. Terence Jaywork, Attorney at Law, of Hudson, Jones, Jaywork & Fisher, of Dover, Delaware to prepare and review the Ordinances; and,

Whereas, the Town Council has coordinated the work of preparing the Zoning and subdivision Ordinances with the Sussex County Departments of Planning and Zoning and Engineering and the Delaware Office of State Planning Coordination; and,

Whereas, this Amendment to the Future Land Use Map of the Comprehensive Plan will change the future land use designation of Parcel #2 from Agricultural/Natural Resources/Open Space to Residential, and of Parcel #37 from Commercial to Mixed-Use as part of the Railway Square District; and,

Whereas, the Town Council has conducted two major advertised community meetings at the Fire Hall and has included updates on the progress of the Ordinances as part of the agendas of nine regularly scheduled public monthly Council meetings during the preparation of the Ordinances; and,

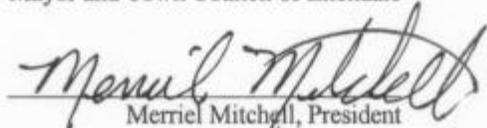
Whereas, the Town Council, at its meeting on November 1, 2005, has reviewed the applicable provisions of the Comprehensive Plan, the recommended Zoning and Subdivision Ordinances, the recommended Comprehensive Plan Amendment, and conducted a Public Hearing to hear comments by members of the public,

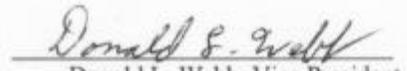
NOW THEREFORE BE IT ORDAINED, that the Town of Ellendale Town Council on this 1st Day of November 2005, hereby adopts by Ordinance the above-described amendment to the Town of Ellendale Future Land Use component of the Comprehensive Plan, as described on the attached amended Future Land Use Plan map of this date.

**THE TOWN OF ELLENDALE
TOWN COUNCIL**

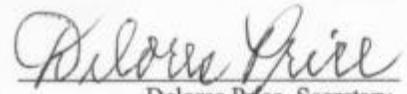
Attest:

Mayor and Town Council of Ellendale


Merriel Mitchell, President

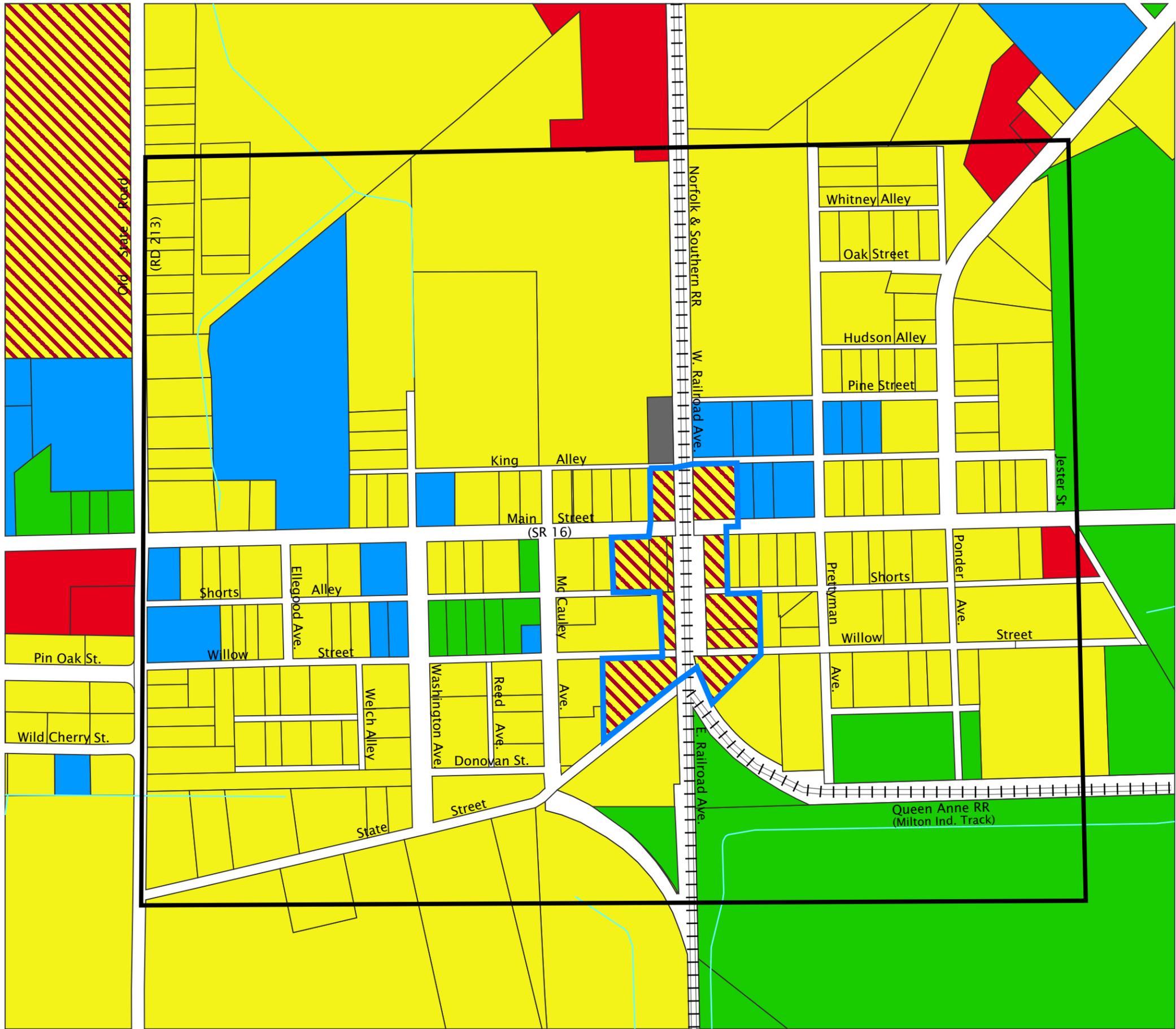

Donald L. Webb, Vice President

Kimberly D. Hughes, Treasurer

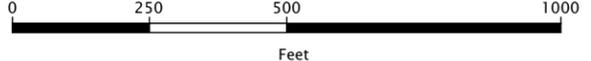
James Abbott, Tax Collector

Delores Price, Secretary

The 2004 Greater Ellendale Comprehensive Plan Future Land Use

TOWN OF ELLENDALE Sussex County, Delaware



-  Agriculture/Natural resources / Open space
-  Business
-  Residential
-  Mixed use
-  Institutional/Civic/Government
-  Utility/Public
-  Transportation
-  Water feature
-  Railroad Square
-  Municipal boundary
-  Railroad



Sources:
 USGS 1:24,000 Digital Line Graphs, 1998
 Sussex County, Dept. of Mapping and Addressing, 2002

Prepared for the Town of Ellendale, Delaware by
 Nutter Associates and the Regional GIS Cooperative
 at Salisbury University, June 2004.
 Amended November 1, 2005.