

**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: <i>Town of Blades, Delaware</i>	
Address: 20 West Fourth Street Blades, Delaware 19973	Contact Person: David L Ruff
	Phone Number: (302) 629-7366
	Fax Number: (302) 629-0199
	E-mail Address: townofblades@comcast.net

Date of Most Recently Certified Comprehensive Plan: September 2002

Application Type:

Comprehensive Plan Amendment: Request for Change of Zoning from Industrial (I) to Residential (R) and Neighborhood Commercial (NB) for Parcel # 132-1.15-16.00.

Ordinance: None

Other: None

Comprehensive Plan Amendment or Municipal Ordinance prepared by: Institute for Public Administration – College of Human Services, Education & Public Policy – University of Delaware	
Address: 180 Graham Hall Newark, DE 19716-7380	Contact Person: Jerome R Lewis
	Phone Number: (302) 831-8971
	Fax Number: (302) 831-3488
	E-mail Address: ipa@udel.edu

Maps Prepared by: Institute for Public Administration – College of Human Services, Education & Public Policy – University of Delaware	
Address: 180 Graham Hall Newark, DE 19716-7380	Contact Person: Jerome R Lewis
	Phone Number: (302) 831-8971
	Fax Number: (302) 831-3488

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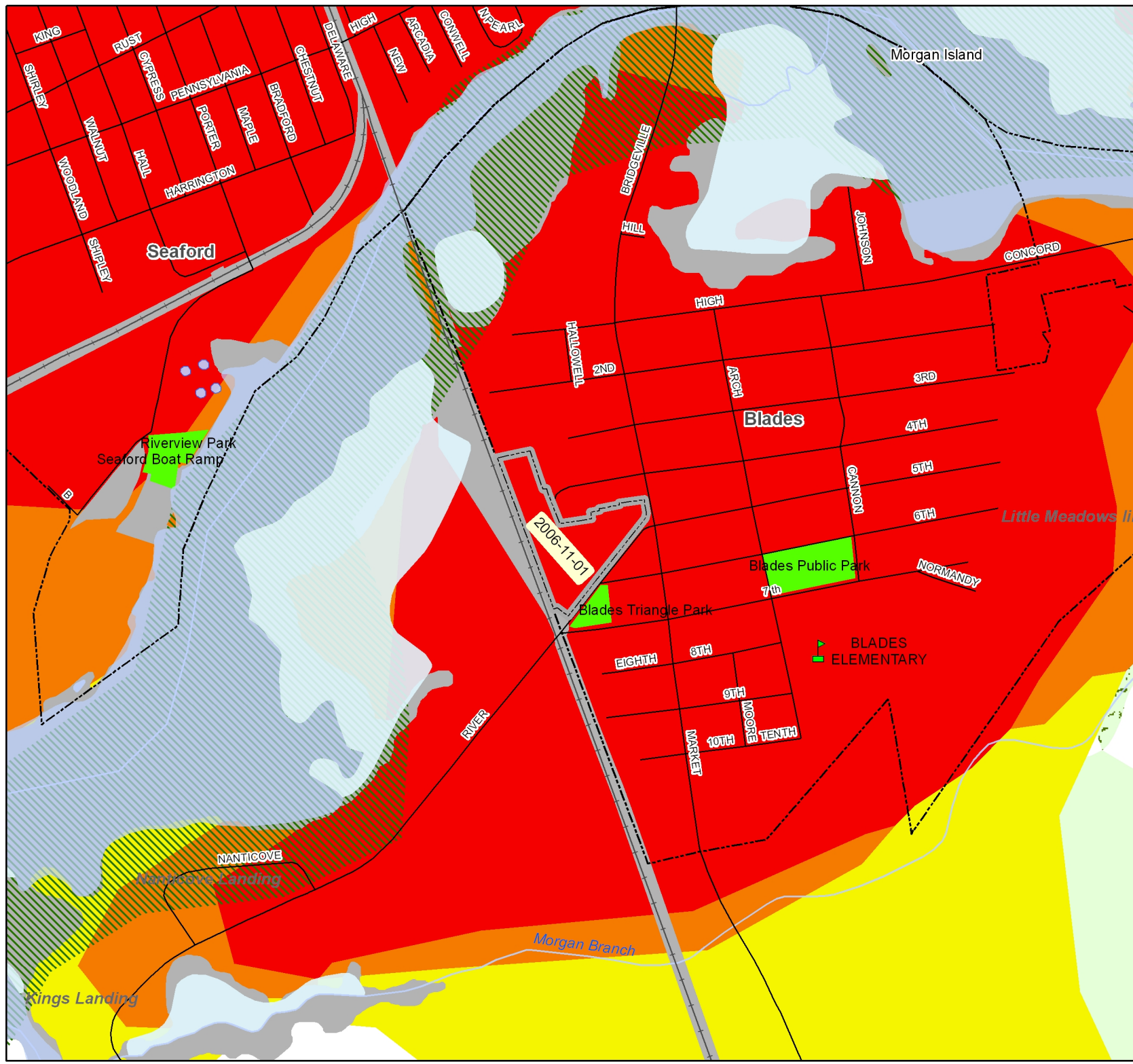
	E-mail Address: ipa@udel.edu
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Please describe the submission:

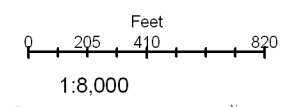
The Town of Blades in cooperation with The Putman Group, LLC seeks to rezone parcel # 132-1.15-16.00 from its current zoning of Industrial (I) to Residential (R) and Neighborhood Commercial (NB) to support the redevelopment of this parcel as part of the Town's continued comprehensive plan implementation efforts. The proposed project will allow for mixed housing units which may include, but is not limited to, Single, Duplex, Triplex, and Apartments with Neighborhood Commercial along Market and River Roads (the commercial use shall be limited to 10% of site) to allow for infill development on this 5.73acres +/- parcel. Finally, to further support the community's planning efforts, the Town recognizes the importance of the current zoning of Industrial (I) within the community and is currently working with other future developers within the community to incorporate this land use on another parcel along US 13 in Blades.

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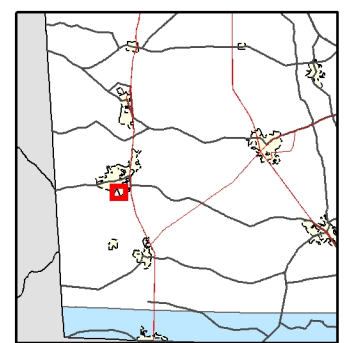
Blades Comp Plan Amendment
2006-11-01



- Project Area
 - Public-Owned
 - Ag District
 - Purchased Dev. Rights
 - Municipalities
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

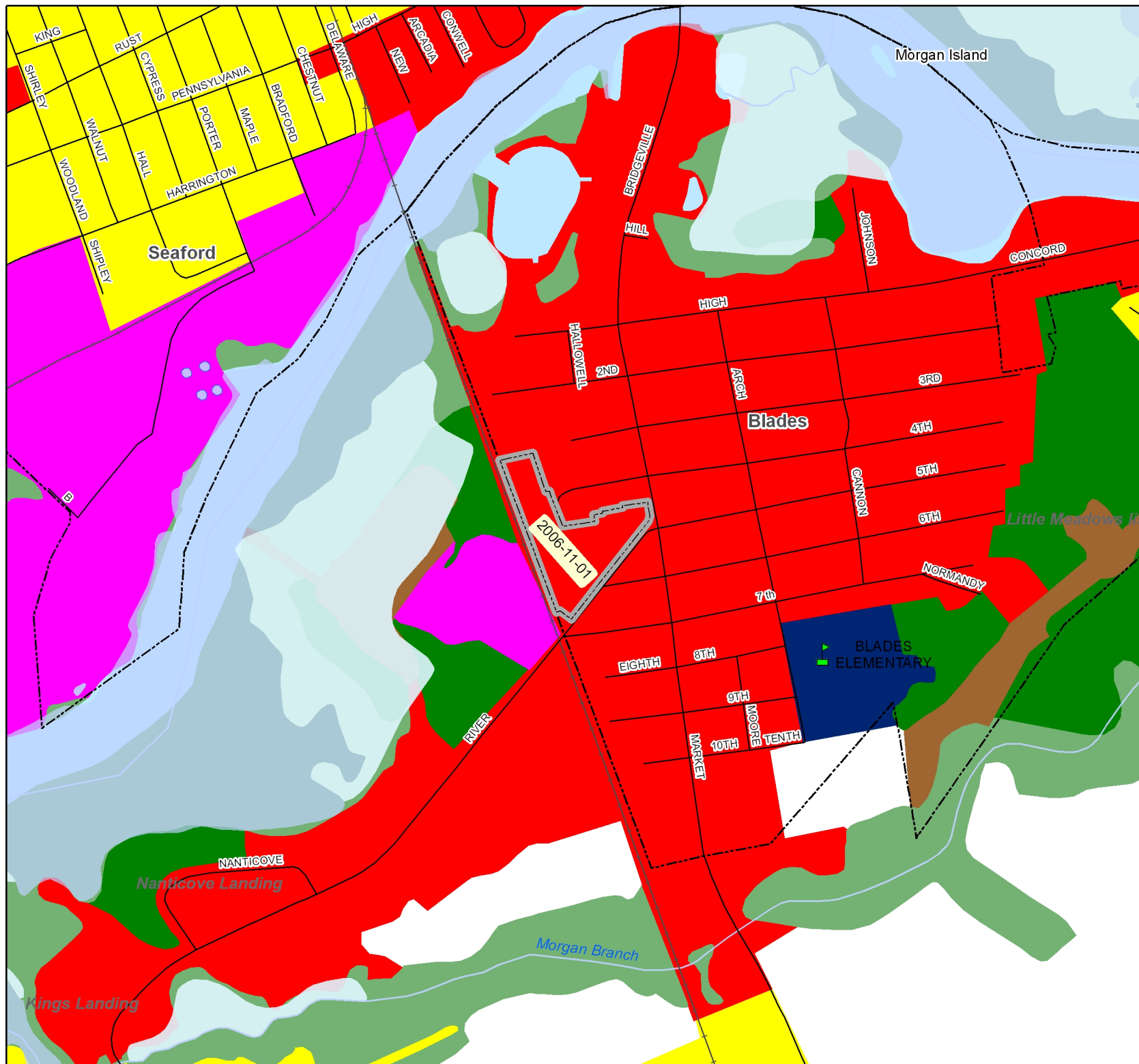


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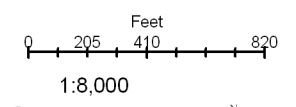


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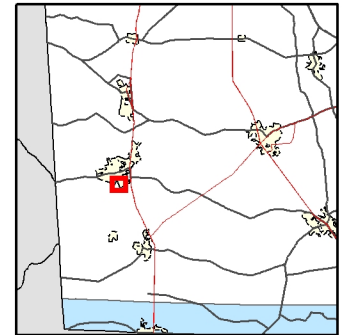
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



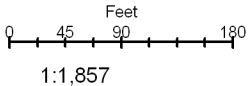
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Preliminary Land Use Service (PLUS)

Blades Comp Plan Amendment
2006-11-01

-  Project Area
-  Municipalities



1:1,857



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