

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

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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Date of Most Recently Certified Comprehensive Plan: February 2002

Application Type:

Comprehensive Plan Amendment: 2006 Amendment

Ordinance: _____

Other: _____

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Please describe the submission:

The following amendment to the Town's Comprehensive Plan has been developed through the Planning Commission, during public meetings on March 8, May 1 and a Public Hearing held on May 30. At the conclusion of the May 30 meeting, the final draft was recommended for PLUS submission.

The amendment updates the Town maps with the current Town boundary, new environmental data in conjunction with the Town's recently adopted Land Use and Development Code, and expands and divides the Town's growth area into near-term and long-term growth zones.

See attached text, Chapter 4, and Map No. 9 Annexation and Land Use Plan

Chapter 4-1 Amended Land Use Plan

Update – Land Use

The Bridgeville land use pattern continues to evolve from its beginning as a center of agriculture, to a mix of commerce, residential and political life for the surrounding region. Retirees attracted to southern Delaware are moving to Bridgeville, and residential growth is occurring as anticipated by the 2002 Plan, although at a more robust pace. New development has expanded along the major transportation corridors of US Route 13 and Market Street. Annexation has provided the land to accommodate residential growth with nearby amenities for recreation, shopping and services. The relevant planning principles (see Chapter 1-4, Conclusion The Planning Principles) that have assisted in this desirable development are:

Principle 1: Bridgeville continues to encourage high quality development that is compatible with the town's historic character and small town charm.

Principle 3: Bridgeville must expand the areas where new residential and commercial growth can occur, in a manner that is compatible with the character of the town. Developments that include needed services and facilities should be sought.

Principle 4: Suburban sprawl should be avoided.

Goal Statement – Land Use

The Town continues to encourage quality residential, industrial, and commercial growth that is compatible with the historic character of the town. This amendment deals specifically with an expanded Growth Area surrounding the current Town boundaries. While the area is expanded under this amendment, the background research and public participation, demographic basis and original intent of the 2002 Town of Bridgeville Comprehensive Plan remain relevant and pertinent.

Recommendation 1: Parcels with Existing Land Use Activity in the Growth Area

Strip lots have been subdivided from existing vacant undeveloped parcels and single-family homes with on-site septic and individual water wells are common in the lands surrounding Bridgeville. While these land uses pose no serious conflicts between uses envisioned within the current and future Town, this type of development contributes to the negative impacts associated with suburban sprawl, including but not limited to: numerous entrances onto roadways, nutrient enrichment of groundwater from drain fields, and inefficiencies in the transportation of children to and from school. As the Town grows, inclusion of these parcels into the Town, through annexation and connection to water and sewer services should be considered.

Coordination of annexation or utility connections to large projects may reduce the cost of tie-in or annexation to these individual homeowners. This plan does not advocate such inclusions solely at the expense of the Town.

Recommendation 2: Criteria for Changing Existing Land Uses in Town or through Annexation

When the Town receives requests to change existing structures from one use to another, the following policies should be considered:

- Changes to less intensive land uses may be permitted by right under the Bridgeville Code of Ordinances Chapter 234, Land Use and Development Code, and if so, should be permitted, while changes to more intensive land uses may require site plan review. The Town considers the impact the new use will have on the surrounding neighborhood, the transportation system, and public utilities.
- Small commercial or office uses can be compatible in and near residential neighborhoods. Ideally, these uses will locate near intersections and provide desired services for the immediate neighborhood.
- Land uses that generate truck or heavy vehicle traffic should be permitted only when access to major transportation routes is available. These uses should not be allowed where truck traffic will have to access the site via local streets through neighborhoods.

Recommendation 3: Intergovernmental Coordination

As the Town grows, there may occur areas of overlapping jurisdiction – in particular between the Woodbridge School District and adjoining districts. The following policy should be considered:

- The Town should support minor adjustments to school district boundaries so that all of the Town of Bridgeville is served by the Woodbridge School District, to assure constancy in tax base, and ease of coordination of services.

Chapter 4-2 Growth and Annexation Plan

Update – Growth and Annexation

1. Town Growth Trends

The Town of Bridgeville has participated in the population expansion of Sussex County. Since adoption of the 2002 plan the Town has annexed approximately 1,000 acres, and approved 2000 residential units. Build-out and occupancy of new homes will continue at an average rate of 200 units per year. Similarly, sales of existing homes continue to require less time on the market and are increasing in value when compared to the early 1990s.

Positive net migration will occur mainly through the choice of out-of-state retirees to relocate to Bridgeville. It is not possible to forecast a growth rate with certainty; however, the population will continue to increase within the Town at rates higher than seen historically.

This amendment addresses the land use category “Vacant Developable” located adjacent to and generally to the southwest of the 2002 Annexation and Land Use Plan. All of the vacant lands are classified as “growth areas,” which acknowledges that during the planning period these properties are likely to be developed for typical municipal uses. Within the Town limits, the “development zones” described in the adopted 2002 Plan (see Map 8b and associated text) remain viable guides for development.

Since the adoption of the 2002 Plan, the development trends of the past decades have turned from population loss and little development to population gains and strong economic development. The growing commercial node at the intersection of Routes 13 and 404 provides necessary services to support the addition of new families.

2. Town Services

Bridgeville serves both its citizens and the surrounding area with sewer and water services. It continues to serve as the regional utility provider. The Town is engaged in the implementation of the 2002 Wastewater and Water Facility Plan recommendations. The water system is being expanded through developer contributions and property has been purchased and permitted for additional wastewater treatment capacity.

3. Strategies for State Policies and Spending and Livable Delaware Policies

While local governments exercise control over land use decisions in their own jurisdictions, state investment and policy decisions can influence land use and the pattern and pace of growth. The State Strategies Maps are not land use maps, but provide a composite view of local municipal and County growth areas. The Strategies Map had been revised 2004 and better reflects the growth area in the vicinity of Bridgeville. Map 6 has been amended in the Map Appendix at the end of this document.

One of the core principles guiding the Livable Delaware is to direct urban development to occur in and adjacent to existing towns and developed areas. As such, the State should be supportive of additional development within Bridgeville’s growth area, which is proposed to attract and compact development as an alternative to lower density development that may occur across the agricultural lands of western Sussex County.

The Town proposes to expand the planning area (that is, to recognize the expanded Town boundaries and extend the Growth Area) originally outlined in the 2002 Plan by approximately 1,477 acres for near term annexation and development and to include 1,256 acres in the Growth Area in a long term annexation area. These changes are based on the public discussion and

developed Planning Principles described in Chapter 1-4. The relevant planning principles (see Chapter 1-4, Conclusion The Planning Principles) that will apply to the expansion are:

Principle 1: Bridgeville should seek to encourage high quality development that is compatible with the town's historic character and small town charm.

Principle 3: Bridgeville should encourage an appropriate amount of new residential and commercial growth that is compatible with the character of the town. Developments that include needed services and facilities should be sought.

Principle 4: New municipal growth should be balanced with the protection of farmland and open space in the Bridgeville area. Suburban sprawl should be avoided.

Principle 5: New development, especially residential neighborhoods, should be located adjacent to the town and integrated into the town with street connections, sidewalks, and bike paths where possible.

Principle 7: Solutions to transportation issues should be coordinated with the Delaware Department of Transportation. The comprehensive plan should develop land use strategies that are compatible with realistic transportation options.

Principle 8: The town should continue to coordinate with the Delaware Department of Transportation's Corridor Capacity Preservation Program to develop a plan for service roads along the Route 13 corridor. The land use strategies included in the comprehensive plan should support the service road planning effort.

Principle 10: It is clear that Bridgeville influences, and is affected by, an area much larger than the current town limits. This area is under the jurisdiction of Sussex County. The town should coordinate its planning efforts with Sussex County to achieve a common vision for land use around Bridgeville.

Principle 12: The existing water and wastewater services are critical to the continued viability of the town and will be important tools that the town can use to attract and guide new development. The town should evaluate the capacity of the existing infrastructure and develop strategies to increase the capacity of these services if needed. The town should retain control of water and wastewater services as a tool to guide growth and development.

Goal Statement – Growth and Annexation

Bridgeville will build on the success of the 2002 Plan and continue to seek quality growth and development that benefits the Town. The Town's growth will include needed services, facilities, housing, and other municipal-style uses within the reasonable proximity to services and utilities provided by the Town. Annexation of developing adjacent areas that meet this goal will be encouraged.

Plan Recommendations – Growth and Annexation

These recommendations may assist the town in preparing plans for utility services in the adjacent areas, and they may also be useful when negotiating with developers in these areas.

If annexation is proposed, these recommendations will be available to guide the town in terms of the types of land uses and scale of development that would be appropriate in various areas.

When the County next updates its Comprehensive Plan, the Town should actively participate to assist the County in developing desirable policies for western Sussex County.

Recommendation 1: Intergovernmental Coordination

Intergovernmental coordination may improve the outcome of any growth policy or proposal. Within the Town, developments of significant impact are required to be reviewed under the Preliminary Land Use Service (PLUS) process, where the key State agencies and the County are in attendance for comments. As yet, no mechanism has been developed whereby the Town is notified of projects being proposed to the County or to State agencies that are located within the Town's growth zone.

When a development or rezoning is proposed in Sussex County's jurisdiction within Bridgeville's growth area, the Town should be notified so that it will have the opportunity to make informed comments or anticipate new service demands. Similarly, requests to the Public Service Commission for water or wastewater service territories by private companies should be forwarded to the Town for comment, if the CPCN is within the Town's Growth Area.

Finally, the Town continues to believe that agricultural preservation within the Town's growth area should not occur without meaningful participation by the Town in the determination of suitability. The Town continues to refine and identify its long-range growth intentions through this Plan so that the State can invest in agricultural preservation in other, more appropriate areas. Although the County does not have immediate plans for a Transfer Development Rights program, the Town of Bridgeville maintains a position that sending purchased development rights in the Town's Growth Area would be most appropriate. The Growth Area is a logical receiving area for transferred development rights.

Recommendation 2: The Route 13 Highway Corridor

The Growth Area includes lands along the Route 13 highway corridor from Redden Road south to the Route 13 and DE Route 18 intersection. The lands in this area generally have frontage on the highway and have access to town utilities, or are located where utilities can be extended to them in the future.

In addition, the Delaware Department of Transportation has designated this area for investment in service roads and other alternative access strategies as a part of the Corridor Capacity

Preservation Program (see Chapter 2-4, Transportation Plan). Due to these factors the lands in this Growth Area have value as commercial and other higher density urban uses.

The following policies from the 2002 Plan are useful when reviewing development proposals or providing utilities in this part of the Growth Area:

- If the parcel in question is partially in the Town and partially in the County, it is recommended that the town annex the parcel in its entirety when development is proposed.
- Along the highway corridor, it is appropriate to have commercial enterprises mixed with other land uses in projects that use combined entrances and interior roadways. A typical mixture of uses might include commercial or office uses along the highway and townhouses or condominiums between the commercial area and the existing residential parcels on Main Street.
- The design of these properties should consider the service road proposals currently being developed by DelDOT through their Corridor Capacity Preservation Program. Ideally, the site designs will include service and access roads that will allow safe and convenient access to and from the highway and adjacent properties. Due to these properties close proximity to the town; consideration should be given to providing street and sidewalk connections between the new development and the existing street pattern where practical.
- Commercial and office development that provides the town with needed products and services should be encouraged. Examples include additional medical services, food stores, and other uses of suitable scale to serve the community.

Recommendation 3: Southwestern Town Extension

The amended Growth Area includes undeveloped lands south and west of the current town boundaries. While this area is currently used for agriculture, parcels have been subdivided with strip lots and single family homes along the roadways area common. It is anticipated that there will be future interest in more effectively developing these areas. It is in the Town's best interest that these areas develop within the Town's tax base. This area is a logical extension of the residential area of the Town. The close proximity makes it a logical location for future park and recreation facilities.

The following policies from the 2002 Plan may apply in reviewing development proposals or providing utilities in this western part of the growth area:

- Residential uses are most appropriate in this area. Ideally, the residential areas would have the same style and character as the existing neighborhoods in the southern part of the Town. Multi-family units (townhouses, duplexes et cetera), either rental or condominium, may be desirable as well if they are well-integrated into the

neighborhoods. Master-planned designs that integrate small town amenities to support the neighborhood should be encouraged.

- The street patterns should be linked into the existing town's street network where practical. Sidewalks, bike paths, and other pedestrian connections should be provided.
- Consider providing a centralized park and/or recreation area to serve this neighborhood and perhaps the larger Bridgeville community (see the full discussion of this concept in Chapter 2-9). The location of this park area should be reviewed as an integral part of any subdivision plan.
- Strip commercial development is not recommended along the west side of South Main Street or along Wilson Farm or Wesley Church Roads. There are abundant commercial opportunities along Market Street and the Route 13 corridor. Commercial uses along these smaller collector streets may increase traffic, and reduce the capacity of S. Main Street and detract from the residential environment that is envisioned for this part of the Growth Area.

Recommendation 4: Annexation Area

Annexation will continue to occur in the Growth Area. This amendment reflects the Town's success in attracting desirable development under the 2002 Plan, and the recognition that it is also important to have a longer-range vision for the future growth of the community. The Annexation Area depicted on Map 9 (Amended) represents the lands that will be considered for annexation by the town in the intermediate and long-term future.

The Annexation Area differs from both the Level 1, 2 and 3 units of the 2004 State Strategies, and is more similar to the area depicted as Developing Area on the 2002 Sussex County Comprehensive Plan.

- The Growth Area is more logically and specifically described along tax parcel boundaries. The area focuses on desirable growth along the existing road network and also recognizes natural boundaries, such as streams, wooded areas or potential wetlands.
- The Growth Area includes a parcel in agricultural preservation, which is abutting the Town boundary. The parcel is not identified for future development; however, the inclusion reflects potential benefit to both the Town and the farming enterprise through lease agreements for water production or water reclamation.
- Nothing in this annexation plan is intended to undermine or preclude economically viable agricultural activity. The Town actively supports agri-business and food processing. Existing preservation areas continue to define the edges of the Growth Area to the east and the west of the Town. The Town would encourage Sussex County and the State of Delaware to develop Transfer Development Rights systems that will both preserve agricultural activities in the County and direct development into the municipalities desiring such development.

- The Growth Area includes the lands to the south and east of the Bridgeville Plaza shopping center, which is currently under construction. This area will be a likely expansion of the growing commercial areas.
- The Growth Area takes into account property owners and developers who have approached the town with interest in developing their properties.
- The Growth Area represents a natural progression of the town as it seeks to meet the growing need for services in this area.

Table 25. Planning Area¹ Comparisons - 2006

	2002 Comprehensive Plan	2006 Amendment (acres)		
		Near Term	Long Term	Total
Area within Town Limits	510 acres	1,525	n/a	1,525
Growth Area beyond Town	4,940 acres	5,174	1,256	6,430
Area in Agricultural Easements	0 acres	228 ²	0	228
Total Acres for Development or Redevelopment	5,450 acres	6,927	1,256	8,183 acres
Additional Acreage in Amendment	N/A			2,733 acres

1: Areas are calculated from OSPC municipal boundary data sets and are “gross,” that is include road right-of- way between parcels.

2: Property being considered for public park and open space.

Tables 26A and B, included at the end of this chapter includes listings of the individual parcels being added to the Growth Area and the Annexation Plan described below.

Recommendation 5: Annexation Plan

Bridgeville’s charter stipulates that properties that receive town utilities must pay town taxes. This provision allows the Town to benefit from properties receiving services, even though those properties are in the County. The charter provision can serve as an incentive to encourage annexation. The Town encourages the annexation of adjacent lands in order to have a role in the review and approval of development proposals and to formalize service arrangements with the property.

The Town Commission may utilize the following policies when considering annexation requests:

- The Town should put the highest priority on annexing properties which are directly adjacent to the current town boundaries and properties which are currently partially

within the town boundaries, however, properties that are partially or minimally adjacent to the Town boundaries are also eligible for annexation.

- The town should avoid creating enclaves of unincorporated land. Lands in agricultural preservation may become enclaves; however, the Town should consider the benefits of preserved land for wellhead protection of land resources for spray irrigation.
- Annexation should always be evaluated for the benefit created for the Town and its current and future citizens. The evaluation of these annexation proposals may include:
 - The potential benefit to the town in terms of tax revenue, jobs, services, or facilities to be provided.
 - If development is imminent, the desirability of controlling the type and style of development using Town zoning and development codes.
 - The impact of the development on town services and utilities. These impacts include sewer, water, fire service, police service, administrative costs, long-term maintenance of infrastructure, impact of the development on town facilities, as well as other criteria to be defined by the Town Commission.

Recommendation 5: Sprawl Avoidance Strategies

Planning Principle 4 indicates that new urban growth should be balanced with the protection of farmland and open space, and “suburban sprawl” should be avoided. The following are some specific policies the Town Commission could consider, when and if, they have any role in reviewing development proposals or providing utilities in areas adjacent to the town:

- Parcels that are adjacent to the current town boundaries should be developed first, before the development of more remote parcels is considered.
- Utility services should be extended only to areas that are anticipated for development. Utilities should not be extended to remote areas without a full evaluation of the costs and the benefits to the town.

Table 26-A. Additional Parcels in Annexation and Land Use Plan – Near Term

Tax Parcel Number	ACRES	Current Land Use	Anticipated Land Use
530-17-10.00	5.13	Existing Single Family Residential	Primarily Residential or Master-planned mix
131-10.00-45.00	147.13	Agricultural	Primarily Residential or Master-planned mix
131-14.00-21.00	130.81	Agricultural	Primarily Residential or Master-planned mix
131-18.00-28.00	104.52	Agricultural	Primarily Residential or Master-planned mix
131-18.00-3.00	97.72	Agricultural	Primarily Residential or Master-planned mix
131-14.00-19.00	65.95	Agricultural	Primarily Residential or Master-planned mix
131-14.00-12.00	58.40	Agricultural	Primarily Residential or Master-planned mix
131-14.00-10.00	58.34	Agricultural	Primarily Residential or Master-planned mix
131-18.00-22.00	33.84	Agricultural	Primarily Residential or Master-planned mix
131-18.00-13.00	33.16	Agricultural	Primarily Residential or Master-planned mix
131-14.00-22.00	33.09	Agricultural	Primarily Residential or Master-planned mix
131-18.00-4.00	28.80	Agricultural	Primarily Residential or Master-planned mix
131-10.00-38.00	22.99	Agricultural	Primarily Residential or Master-planned mix
131-18.00-5.00	20.02	Existing Single Family Residential	Primarily Residential or Master-planned mix
131-18.00-33.00	18.16	Existing Single Family Residential	Primarily Residential or Master-planned mix
131-18.00-21.00	17.46	Agricultural	Primarily Residential or Master-planned mix
131-18.00-6.00	15.19	Agricultural	Primarily Residential or Master-planned mix
131-18.00-31.00	9.95	Agricultural	Primarily Residential or Master-planned mix
131-14.00-2.00	18.89	Agricultural	Primarily Residential or Master-planned mix
131-18.00-20.04	8.37	Agricultural	Primarily Residential or Master-planned mix
131-18.00-14.01	3.78	Agricultural	Primarily Residential or Master-planned mix
131-18.00-20.00	2.94	Agricultural	Primarily Residential or Master-planned mix
131-18.00-29.00	2.59	Agricultural	Primarily Residential or Master-planned mix
131-18.00-23.01	1.06	Agricultural	Primarily Residential or Master-planned mix
131-14.00-19.02	1.04	Agricultural	Primarily Residential or Master-planned mix
131-18.00-6.01	0.89	Agricultural	Primarily Residential or Master-planned mix
131-18.00-6.03	0.80	Agricultural	Primarily Residential or Master-planned mix
131-18.00-4.02	0.78	Agricultural	Primarily Residential or Master-planned mix
131-18.00-4.03	0.75	Agricultural	Primarily Residential or Master-planned mix
131-18.00-4.01	0.75	Agricultural	Primarily Residential or Master-planned mix

Tax Parcel Number	ACRES	Current Land Use	Anticipated Land Use
131-18.00-6.02	0.75	Agricultural	Primarily Residential or Master-planned mix
131-18.00-22.09	0.74	Agricultural	Primarily Residential or Master-planned mix
<i>Acres Subtotal</i>	<i>944.77</i>		
131-14.00-20.00	65.75	Agricultural - Spray Irrigation	Agricultural - Spray Irrigation
131-18.00-20.01	37.21	Agricultural - Spray Irrigation	Agricultural - Spray Irrigation
131-18.00-20.02	32.91	Agricultural - Spray Irrigation	Agricultural - Spray Irrigation
131-18.00-19.00	2.91	Food Processing	Food Processing
131-18.00-17.00	1.43	Food Processing	Food Processing
<i>Acres Subtotal</i>	<i>140.21</i>		
131-18.00-28.02	2.08	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.02	1.00	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.08	0.72	Existing Single Family Residential	Existing Single Family Residential
131-18.00-24.00	0.20	Existing Single Family Residential	Existing Single Family Residential
131-18.00-21.01	5.94	Existing Single Family Residential	Existing Single Family Residential
131-14.00-11.00	5.13	Existing Single Family Residential	Existing Single Family Residential
131-10.00-42.00	4.78	Existing Single Family Residential	Existing Single Family Residential
131-10.00-43.00	3.56	Existing Single Family Residential	Existing Single Family Residential
131-18.00-16.00	3.55	Existing Single Family Residential	Existing Single Family Residential
131-18.00-30.00	2.80	Existing Single Family Residential	Existing Single Family Residential
131-18.00-9.00	2.12	Existing Single Family Residential	Existing Single Family Residential
131-18.00-32.00	2.03	Existing Single Family Residential	Existing Single Family Residential
131-18.00-26.00	2.02	Existing Single Family Residential	Existing Single Family Residential
131-18.00-28.04	1.68	Existing Single Family Residential	Existing Single Family Residential
131-18.00-7.00	1.63	Existing Single Family Residential	Existing Single Family Residential
131-10.00-30.01	1.52	Existing Single Family Residential	Existing Single Family Residential
131-18.00-29.03	1.45	Existing Single Family Residential	Existing Single Family Residential
131-18.00-28.01	1.40	Existing Single Family Residential	Existing Single Family Residential
131-18.00-27.00	1.35	Existing Single Family Residential	Existing Single Family Residential
131-10.00-38.02	1.34	Existing Single Family Residential	Existing Single Family Residential

Tax Parcel Number	ACRES	Current Land Use	Anticipated Land Use
131-18.00-6.04	1.34	Existing Single Family Residential	Existing Single Family Residential
131-18.00-29.01	1.24	Existing Single Family Residential	Existing Single Family Residential
131-18.00-23.00	1.14	Existing Single Family Residential	Existing Single Family Residential
131-18.00-28.03	1.03	Existing Single Family Residential	Existing Single Family Residential
131-18.00-29.02	1.02	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.01	1.00	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.03	0.99	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.04	0.99	Existing Single Family Residential	Existing Single Family Residential
131-14.00-19.01	0.98	Existing Single Family Residential	Existing Single Family Residential
131-14.00-4.00	0.84	Existing Single Family Residential	Existing Single Family Residential
131-14.00-3.00	0.83	Existing Single Family Residential	Existing Single Family Residential
131-14.00-9.00	0.82	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.05	0.73	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.06	0.73	Existing Single Family Residential	Existing Single Family Residential
131-18.00-22.07	0.73	Existing Single Family Residential	Existing Single Family Residential
131-18.00-11.00	0.72	Existing Single Family Residential	Existing Single Family Residential
131-14.00-10.01	0.70	Existing Single Family Residential	Existing Single Family Residential
131-18.00-12.00	0.62	Existing Single Family Residential	Existing Single Family Residential
131-18.00-8.00	0.58	Existing Single Family Residential	Existing Single Family Residential
131-18.00-15.00	0.52	Existing Single Family Residential	Existing Single Family Residential
131-18.00-3.01	0.50	Existing Single Family Residential	Existing Single Family Residential
131-18.00-14.00	0.46	Existing Single Family Residential	Existing Single Family Residential
131-18.00-10.00	0.34	Existing Single Family Residential	Existing Single Family Residential
131-18.00-25.00	0.13	Existing Single Family Residential	Existing Single Family Residential
<i>Acres Subtotal</i>	65.25		
Total Near Term t	1150.23	Acres (net, by parcel)	

Table 26-B. Additional Parcels in Annexation and Land Use Plan – Long Term

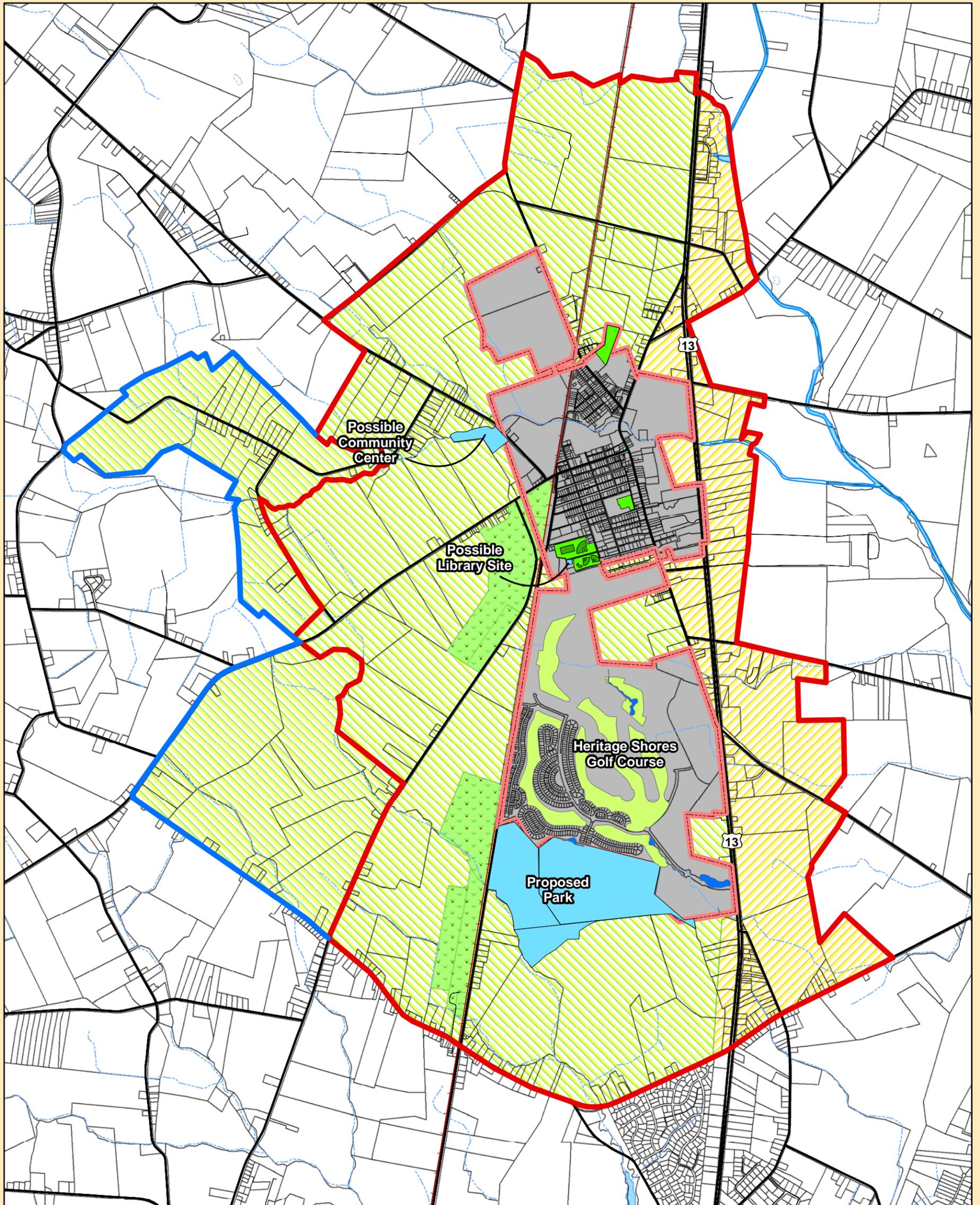
Tax Parcel Number	ACRES	Current Land Use	Future Land Use
131-13.00-59.00	146.81	Agricultural	Primarily Residential or Master-planned mix
131-14.00-14.00	140.10	Agricultural	Primarily Residential or Master-planned mix
131-9.00-36.00	99.60	Agricultural	Primarily Residential or Master-planned mix
131-13.00-62.00	88.61	Agricultural	Primarily Residential or Master-planned mix
131-10.00-38.00	84.73	Agricultural	Primarily Residential or Master-planned mix
131-18.00-2.02	75.04	Agricultural	Primarily Residential or Master-planned mix
131-9.00-36.00	71.55	Agricultural	Primarily Residential or Master-planned mix
131-14.00-18.00	66.76	Agricultural	Primarily Residential or Master-planned mix
131-13.00-62.00	56.21	Agricultural	Primarily Residential or Master-planned mix
131-14.00-15.00	54.77	Agricultural	Primarily Residential or Master-planned mix
131-10.00-30.00	44.45	Agricultural	Primarily Residential or Master-planned mix
131-10.00-30.00	35.47	Agricultural	Primarily Residential or Master-planned mix
131-9.00-38.00	23.85	Agricultural	Primarily Residential or Master-planned mix
131-13.00-60.00	15.53	Agricultural	Primarily Residential or Master-planned mix
131-10.00-116.00	15.00	Agricultural	Primarily Residential or Master-planned mix
131-10.00-32.00	13.48	Agricultural	Primarily Residential or Master-planned mix
131-14.00-13.01	12.61	Agricultural	Primarily Residential or Master-planned mix
131-10.00-31.05	10.94	Agricultural	Primarily Residential or Master-planned mix
131-9.00-95.00	10.59	Agricultural	Primarily Residential or Master-planned mix
131-13.00-61.00	10.37	Agricultural	Primarily Residential or Master-planned mix
131-9.00-97.00	9.68	Agricultural	Primarily Residential or Master-planned mix
131-9.00-98.00	9.67	Agricultural	Primarily Residential or Master-planned mix
131-9.00-96.00	9.63	Agricultural	Primarily Residential or Master-planned mix
131-14.00-1.00	9.39	Agricultural	Primarily Residential or Master-planned mix
131-10.00-31.00	8.69	Agricultural	Primarily Residential or Master-planned mix
131-13.00-59.01	8.63	Agricultural	Primarily Residential or Master-planned mix
131-10.00-32.01	8.49	Agricultural	Primarily Residential or Master-planned mix
131-10.00-39.01	7.07	Agricultural	Primarily Residential or Master-planned mix
131-14.00-18.01	6.74	Agricultural	Primarily Residential or Master-planned mix

131-10.00-30.03	5.01	Agricultural	Primarily Residential or Master-planned mix
131-14.00-13.00	4.47	Agricultural	Primarily Residential or Master-planned mix
131-14.00-16.00	3.98	Agricultural	Primarily Residential or Master-planned mix
131-9.00-99.00	3.63	Agricultural	Primarily Residential or Master-planned mix
131-14.00-13.02	2.97	Agricultural	Primarily Residential or Master-planned mix
131-18.00-1.00	2.58	Agricultural	Primarily Residential or Master-planned mix
131-14.00-17.00	2.52	Agricultural	Primarily Residential or Master-planned mix
Subtotal	1,179.62		

Tax Parcel Number	ACRES	Current Land Use	Future Land Use
131-10.00-31.03	2.19	Existing Single Family Residential	Existing Single Family Residential
131-10.00-31.04	2.16	Existing Single Family Residential	Existing Single Family Residential
131-10.00-31.02	2.02	Existing Single Family Residential	Existing Single Family Residential
131-10.00-31.01	2.01	Existing Single Family Residential	Existing Single Family Residential
131-10.00-30.02	1.95	Existing Single Family Residential	Existing Single Family Residential
131-9.00-37.00	1.75	Existing Single Family Residential	Existing Single Family Residential
131-14.00-13.01	1.60	Existing Single Family Residential	Existing Single Family Residential
131-18.00-2.01	1.40	Existing Single Family Residential	Existing Single Family Residential
131-9.00-38.06	1.35	Existing Single Family Residential	Existing Single Family Residential
131-10.00-113.00	1.28	Existing Single Family Residential	Existing Single Family Residential
131-10.00-33.00	1.26	Existing Single Family Residential	Existing Single Family Residential
131-10.00-109.00	1.25	Existing Single Family Residential	Existing Single Family Residential
131-10.00-108.00	1.24	Existing Single Family Residential	Existing Single Family Residential
131-13.00-63.00	1.21	Existing Single Family Residential	Existing Single Family Residential
131-14.00-18.02	1.18	Existing Single Family Residential	Existing Single Family Residential
131-9.00-38.05	1.09	Existing Single Family Residential	Existing Single Family Residential
131-10.00-114.00	1.08	Existing Single Family Residential	Existing Single Family Residential
131-9.00-38.04	1.08	Existing Single Family Residential	Existing Single Family Residential
131-9.00-38.03	1.06	Existing Single Family Residential	Existing Single Family Residential
131-10.00-34.00	1.05	Existing Single Family Residential	Existing Single Family Residential
131-13.00-59.02	1.03	Existing Single Family Residential	Existing Single Family Residential
131-10.00-112.00	1.02	Existing Single Family Residential	Existing Single Family Residential

131-9.00-38.01	1.00	Existing Single Family Residential	Existing Single Family Residential
131-10.00-39.00	0.99	Existing Single Family Residential	Existing Single Family Residential
131-9.00-38.02	0.99	Existing Single Family Residential	Existing Single Family Residential
131-18.00-2.00	0.97	Existing Single Family Residential	Existing Single Family Residential
131-13.00-61.02	0.96	Existing Single Family Residential	Existing Single Family Residential
131-14.00-17.01	0.95	Existing Single Family Residential	Existing Single Family Residential
131-10.00-115.00	0.93	Existing Single Family Residential	Existing Single Family Residential
131-13.00-64.00	0.93	Existing Single Family Residential	Existing Single Family Residential
131-10.00-35.00	0.83	Existing Single Family Residential	Existing Single Family Residential
131-10.00-38.01	0.80	Existing Single Family Residential	Existing Single Family Residential
131-10.00-29.00	0.79	Existing Single Family Residential	Existing Single Family Residential
131-10.00-110.00	0.71	Existing Single Family Residential	Existing Single Family Residential
131-10.00-38.03	0.69	Existing Single Family Residential	Existing Single Family Residential
131-10.00-111.00	0.63	Existing Single Family Residential	Existing Single Family Residential
131-10.00-36.00	0.52	Existing Single Family Residential	Existing Single Family Residential
131-10.00-37.00	0.52	Existing Single Family Residential	Existing Single Family Residential
131-10.00-28.00	0.50	Existing Single Family Residential	Existing Single Family Residential
131-10.00-32.00	0.23	Existing Single Family Residential	Existing Single Family Residential
Subtotal	45.20		
Long-term Total Parcel Acreage	1,224.82		

Map 9. Annexation and Land Use Plan



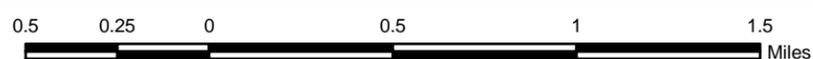
Legend

- | | |
|-----------------------|------------------------------------|
| Town Limits | Existing Open Space |
| Tax Parcels | Spray Irrigation Permit Sites (Ag) |
| Near-Term Growth Area | 2006 Amendment Areas |
| Long-Term Growth Area | Master-Planned Residential Mix |
| | Retail-Office-Residential Mix |

The Town of Bridgeville
COMPREHENSIVE PLAN

Adopted Feb 2002
Final Draft May 2006

This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, DBF cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.



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