

Preliminary Land Use Service (PLUS) Application Municipal Comprehensive Plans

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

PLUS 2006-07-10

Please complete this “PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
[www.dnrec.state.de.us/DNRECeis/
datamil.delaware.gov](http://www.dnrec.state.de.us/DNRECeis/datamil.delaware.gov)
www.state.de.us/deptagri/

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Name of Municipality: Delaware City http://www.ipa.udel.edu/localgovt/municipalities/delawarecity/	
Address: 407 Clinton Street, P.O. Box 4159, Delaware City, DE 19706	Contact Person: Paul Morrill
	Phone Number: 302-834-4573
	Fax Number: 302-832-5545
	E-mail Address: pmorrill@ci.delaware-city.de.us

Date of Most Recently Certified Comprehensive Plan: Last plan predated HB255

Information prepared by: Institute for Public Administration	
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Maps Prepared by: Nicole Minni	
Address: Room 111 Pollution Ecology Lab, Hugh R. Sharp Campus University of Delaware 700 Pilottown Road Lewes, DE 19958	Contact Person: Nicole Minni
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General Plan Approval Process

- Step 1:** Draft prepared by local government.
- Step 2:** Planning Commission and/or Legislative Body approves draft plan to send to PLUS.
- Step 3:** PLUS meeting, application submitted by 1st business day of the month for that month's meeting.
- Step 4:** State comments submitted to local government within 20 business days of meeting.
- Step 5:** Local government replies to state comments in writing and submits revised plan (if necessary) to the Office of State Planning Coordination (O S P C) for review.
- Step 6:** OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items or if no changes are necessary see step 7.
- Step 7:** Certification letter will be sent within 10 business days of final submission to OSPC.
- Step 8:** The local jurisdiction shall adopt the plan as final following certification. Plan is effective on the date of adoption.
- Step 9:** A copy of the final document and written notification of adoption is to be sent to OSPC.

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Comprehensive Plan / Amendment Checklist¹

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results	√		2, 5, 32

Population Data and Analysis	Yes	No	Page #
Past Population Trends	√		6,7
Population Projections	√		6,7
Demographics	√		7,8
Position on Population Growth	√		32

Housing	Yes	No	Page #
Housing Stock Inventory	√		12-14, 15, 34-35
Housing Pipeline		√	
Housing Needs Analysis		√	
Position on Housing Growth	√		16, 32-35
Affordable Housing Plan	√		13,34-35

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	√		36
Annexation Plan	√		37-38

Redevelopment Potential	Yes	No	Page #
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¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Identification of Redevelopment Areas and Issues	√		38
Redevelopment Strategy	√		16,31,
Community Development Strategy	√		37,41,45

Community Character	Yes	No	Page #
History of the Town or City	√		3,4,15
Physical Conditions	√		12
Significant Natural Features	√		26,27
Community Character	√		32,33
Historic and Cultural Resources Plan	√		15,16
Community Design Plan	√		14,32-33
Environmental Protection Plan	√		23,26,27

Land Use Plan	Yes	No	Page #
Existing Land Use	√		34-36
Land Use Plan	√		37,38

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	√		37,38,12,14,
Inventory of Community Infrastructure	√		17-25,28-31
Inventory and Analysis of Community Services	√		17-25,28-31
Water and Wastewater Plan	√		23-25
Transportation Plan	√		28-31
Community Development Plan	√		32,33,37,38
Community Facilities Plan	√		17-22

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	√		39-45
Intergovernmental Coordination Strategy	√		39-45
Analysis and Comparison of Other Relevant Planning Documents	√		39,40,23-24,27

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers		√	
Labor Market		√	

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Income and Poverty	√		9
Economic Development Plan	√		16,32,33

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	√		18- 22,36
Open Space and Recreation Plan	√		18- 22,37,38

Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	√		37,38
Zoning Map Revisions	√		32,33,37,38
Zoning and Subdivision Code Revisions	√		16,32,33
Implementation Plan	√		40-45
Coordination with Other Government Agencies	√		39-45, 44,45

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	√		27
Corridor Capacity Preservation Program		√	
Agricultural Preservation Program	√		38
Sourcewater Protection	√		23-25

Additional Comments:

Wilmapco is currently working with the town on a comprehensive transportation plan that the city intends to adopt as an addendum to its comp-plan.

Summary:

**Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans**

Delaware State Planning Coordination

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

City of Delaware City
New Castle County, Delaware



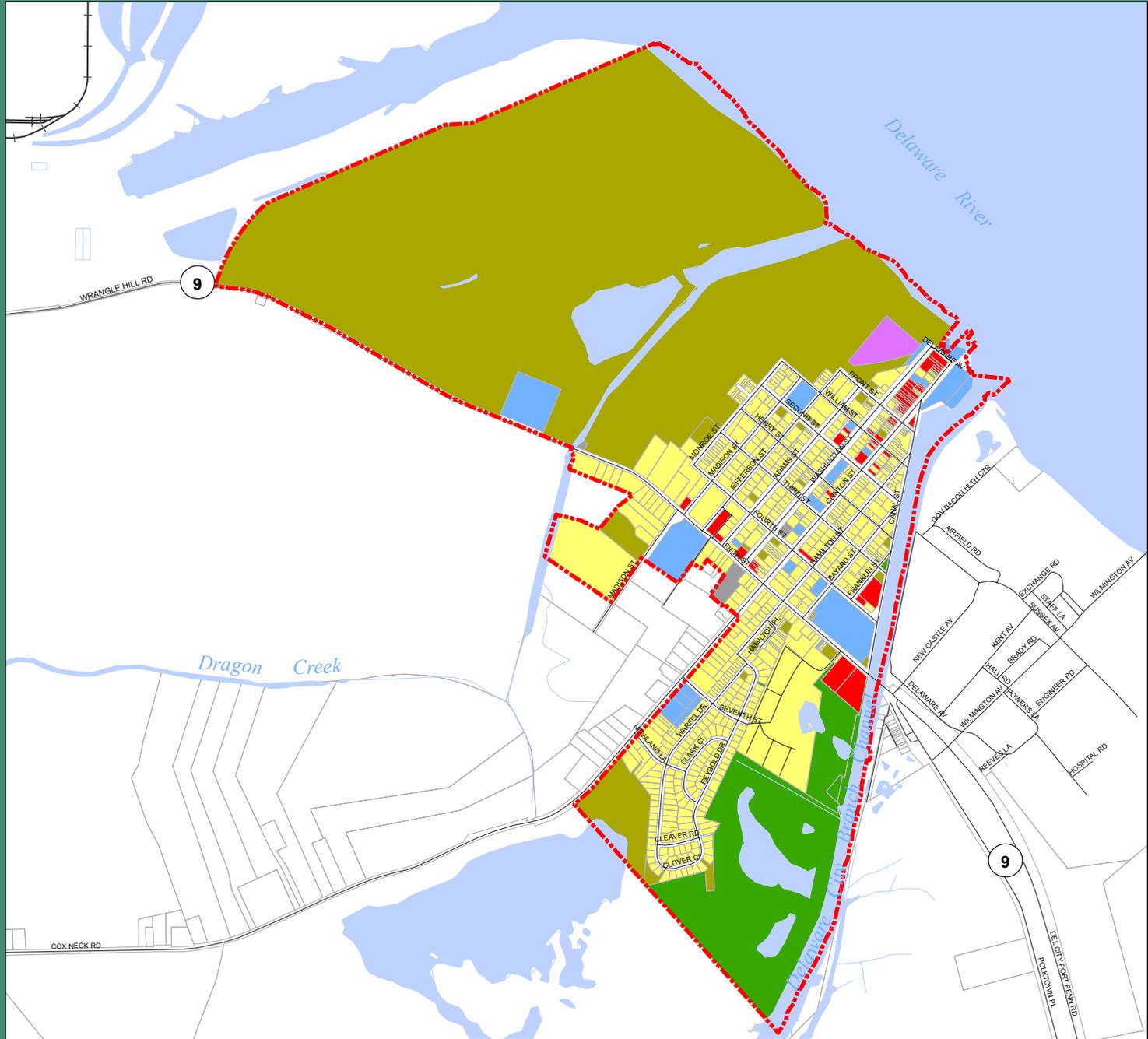
Map 4. Existing Land Use

- Residential
- Commercial
- Industrial
- Institutional
- Open Space
- Utilities
- Vacant
- Municipal Boundary
- Roads
- Parcel Boundaries
- River, Lakes, and Ponds
- Railroads
- Streams



Sources:
Existing Land Use - Developed from field survey by the Institute for Public Administration, University of Delaware, Fall 2005 and updated June 2006.
Parcel Boundaries - New Castle County Land Use Department, June 2005.
Roads - New Castle County road file was developed from centerline of parcel boundaries, 2003.
National Hydrography Dataset (NHD) is based upon the content of from the EPA Reach File Version 3 (RF3), 2004.
Municipal Boundaries - Delaware Office of State Planning Coordination, May 2006.

Note:
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City of Delaware City
New Castle County, Delaware



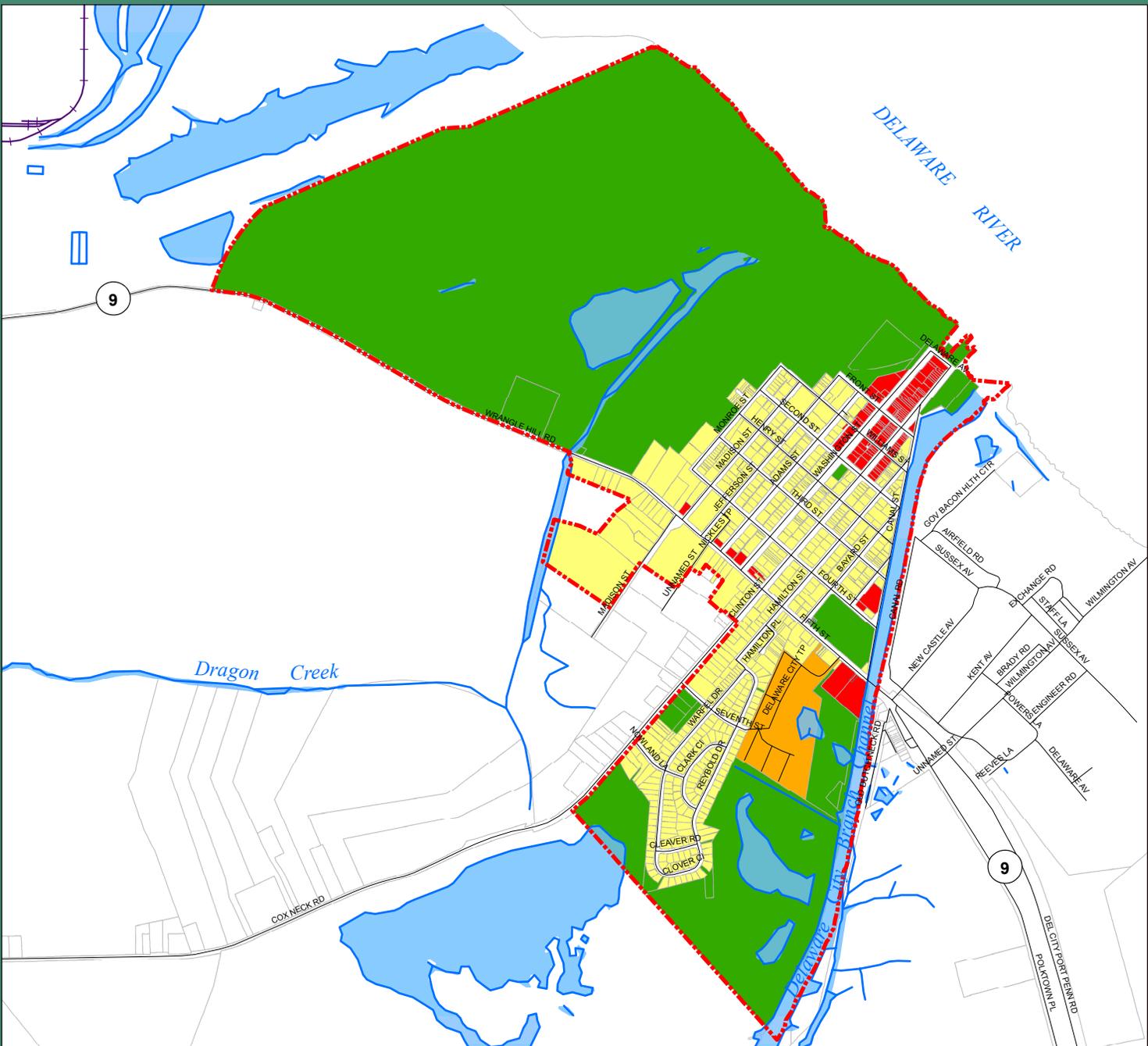
Map 9. Future Land Use

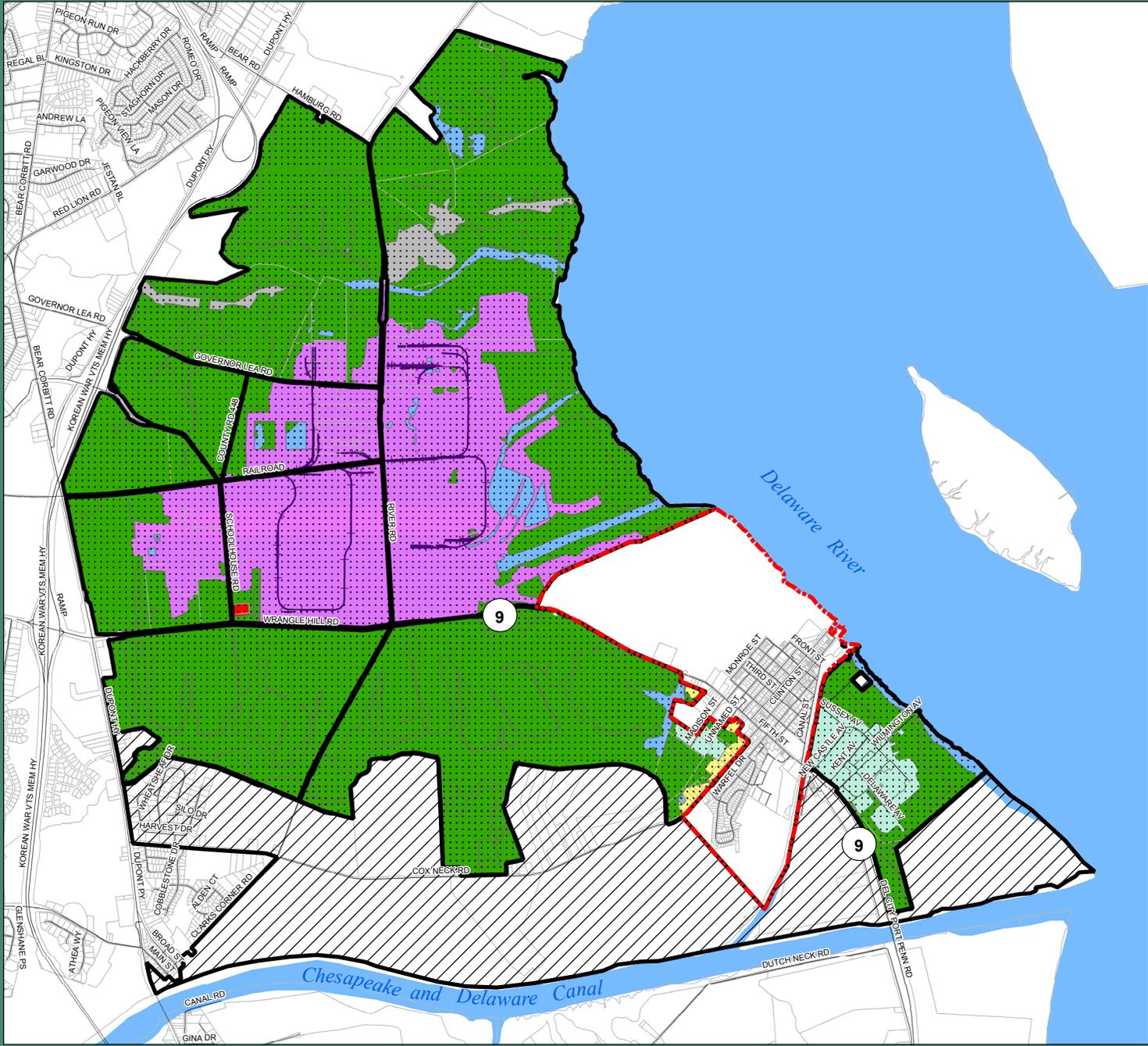
- Residential
- Commercial
- Manufactured Homes
- Open Space
- Municipal Boundary
- New Castle County Roads
- Parcel Boundaries
- Railroads
- Streams
- River, Lakes, and Ponds

DRAFT - June 2006

Sources:
 Future Land Use - Developed from Existing Land Use Map by the City of Delaware City with cooperation from the Institute for Public Administration, University of Delaware, April 2006.
 Parcel Boundaries - New Castle County Land Use Department, June 2005.
 Roads - New Castle County road file was developed from centerline of parcel boundaries, 2003.
 National Hydrography Dataset (NHD) is based upon the content of from the EPA Reach File Version 3 (RF3), 2004.
 Municipal Boundaries - Delaware Office of State Planning Coordination, May 2006.

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City of Delaware City
New Castle County, Delaware



Map 10. Annexation and Future Land Use

- Delaware City Boundary
 - Areas of Annexation
 - Areas of Concern
- Land Use Classification**
- Residential
 - Retail
 - Industrial
 - Open Space
 - Utilities
 - Institutional
 - Water



Sources:
 Future Land Use - Modified from the State's 2002 Land Use / Land Cover dataset.
 Parcel Boundaries - New Castle County Land Use Department, June 2005.
 Roads - New Castle County road file was developed from centerline of parcel boundaries, 2003.
 National Hydrography Dataset (NHD) is based upon the content of from the EPA Reach File Version 3 (RF3), 2004.
 Municipal Boundaries - Delaware Office of State Planning Coordination, May 2006.

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