

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

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/

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

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Name of Municipality: Town of Dewey Beach	
Address: 105 Rodney Avenue Dewey Beach, Delaware 19971	Contact Person: Gordon E. Elliott
	Phone Number: (302) 227-6363
	Fax Number: (302) 227-6164
	E-mail Address: Gordon@townofdeweybeach.com

Date of Most Recently Certified Comprehensive Plan: _____ na _____

Link to plan

<http://www.ipa.udel.edu/localgovt/municipalities/deweybeach/>>

Information prepared by: (B.J.) William J. DeCoursey	
Address: University of Delaware DGS Annex Newark, Delaware 19716	Contact Person: B.J. DeCoursey
	Phone Number: (302) 831-4925
	Fax Number: (302) 831-4934
	E-mail Address: decourse@udel.edu

Maps Prepared by: Nicole Minni	
Address: Nicole Minni Room 111, Pollution Ecology Lab, Hugh R. Sharp Campus University of Delaware 700 Pilottown Rd. Lewes, Delaware 19958	Contact Person: Nicole Minni
	Phone Number: (302) 645-4353
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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	√		4,5

Population Data and Analysis	Yes	No	Page #
Past Population Trends	√		7,8
Population Projections	√		8,9
Demographics	√		7-13
Position on Population Growth	√		13

Housing	Yes	No	Page #
Housing Stock Inventory	√		14-17
Housing Pipeline			
Housing Needs Analysis	√		16
Position on Housing Growth	√		18
Affordable Housing Plan	√		17

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	√		21
Annexation Plan	√		21

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	√		21-23
Redevelopment Strategy	√		18-20, 22-23
Community Development Strategy	√		Ch 2&3

¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Community Character	Yes	No	Page #
History of the Town or City	√		3,4
Physical Conditions	√		2-4
Significant Natural Features	√		2, 29-33
Community Character	√		5,6
Historic and Cultural Resources Plan	√		3,4
Community Design Plan	√		5,6 &CH 3
Environmental Protection Plan	√		29-34

Land Use Plan	Yes	No	Page #
Existing Land Use	√		18,19
Land Use Plan	√		19-23

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	√		27
Inventory of Community Infrastructure	√		26,27
Inventory and Analysis of Community Services	√		26-29
Water and Wastewater Plan	√		27-29
Transportation Plan	√		23-26
Community Development Plan	√		CH 3
Community Facilities Plan	√		28,29

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	√		40,41
Intergovernmental Coordination Strategy	√		41-44
Analysis and Comparison of Other Relevant Planning Documents	√		40,41

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers		√	
Labor Market		√	
Income and Poverty	√		11,12
Economic Development Plan	√		21,22,40

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	√		4,19

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Open Space and Recreation Plan		√	
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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	√		19-23
Zoning Map Revisions	√		20 & map 9
Zoning and Subdivision Code Revisions	√		21-23
Implementation Plan	√		40-44
Coordination with Other Government Agencies	√		35-44

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	√		30,31
Corridor Capacity Preservation Program		√	
Agricultural Preservation Program		√	
Sourcewater Protection	√		30,31

Additional Comments: This draft 2007 Dewey Beach Comprehensive Plan was initiated almost 3 years ago, in July 2004, following the town’s effort in 2002 to develop a comprehensive plan with another consultant. The 2002 draft plan had been reviewed by the OSPC staff and one of the main deficiencies noted by OSPC in that 2002 draft plan was the lack of public involvement. Also, the Town Commissioners and the Town Planning Commission were not in agreement with the 2002 draft Plan. Therefore, IPA/UD has taken extensive efforts to make sure that this draft Plan was developed with public participation and the final draft was agreed to by both the Town Commissioners and the Planning Commission.

Summary:
