

## Preliminary Land Use Service (PLUS) Application County Comprehensive Plans

Delaware State Planning Coordination  
540 S. DuPont Highway • 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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

Name of County: New Castle

Contact Person: Charles Baker

Address: 87 Reads Way

City: New Castle

State: DE

Zip: 19720

Phone: (302) 395-5463

Fax: (302) 395-5983

Email: cbaker@nccde.org

Date of most recently certified comprehensive plan: March 25, 2002, certified January 18, 2002

Information prepared by: D.J. Guthrie Carter

Contact Person: D.J. Guthrie Carter

Address: 87 Reads Way

City: New Castle

State: DE

Zip: 19720

Phone: (302) 395-5459

Fax: (302) 395-5983

Email: djcarter@nccde.org

Maps prepared by: N.C.C. Mapping Division, Department of Land Use

Contact Person: Sandy Janowski

Address: 87 Reads Way

City: New Castle

State: DE

Zip: 19720

Phone: (302) 395-5558

Fax: (302) 395-5587

Email: SJanowski@nccde.org

**County Plan Approval Process (Del Code *Title 9 Sections 2658; 4958; and, 6958*)**

- Step 1:** Draft prepared by local government and released for public review.
- Step 2:** Planning Commission/Board or Legislative Body approves draft to send to Livable Delaware Advisory Committee (LDAC) and for the PLUS review process.
- Step 3:** LDAC meeting will be scheduled the month following receipt of the plan. This is a public meeting at which the County makes a presentation of the plan to the LDAC.
- Step 4:** PLUS meeting, application submitted by 1<sup>st</sup> business day of the month for that month's meeting.
- a. State comments submitted to local government within 20 business days of this meeting.
  - b. Local government replies to state comments in writing and submits revised plan to Office of State Planning Coordination (O S P C) for review.
  - c. O S P C requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items.
- Step 5:** The Office of State Planning Coordination shall submit a final comprehensive plan report and recommendation to the LDAC for its consideration;
- Step 6** Within 45 days of the receipt of the report the Council shall issue its findings and recommendations and shall submit the plan or amendment to the Governor or designee for certification.
- Step 7:** Within 20 days of receipt of the findings and recommendations from the Council, the Governor shall certify the plan or return it to the local jurisdiction for revision. The local jurisdiction shall have the right to accept or reject any or all of the recommendations as the final decision on the adoption of the plan is up to the local jurisdiction
- (It should be noted the State shall not be obligated to provide state financial assistance or infrastructure improvements to support land use or development actions by the local jurisdiction where the adopted comprehensive plan or portions thereof are determined to be substantially inconsistent with State development policies);*
- Step 8:** The jurisdiction shall adopt the plan as final following certification.
- a. The jurisdiction shall send a copy of the adopted plan to the Office of State Planning Coordination.

### County Comprehensive Plan Checklist

Please check yes or no to indicate if the following information is included in the comprehensive plan and note the page numbers.

<b>Public Participation</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Public Participation Summary and Results	x		p. 12 p. 152-179
<b>Population Data and Analysis</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Past Population Trends	x		p. 27
Population Projections	x		p. 28
Demographics	x		p. 28-29
<b>Future Land Use Plan Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Existing Land Use	x		p. 31
Future Land Use Plan Element	x		p. 38-50
Residential Intensity	x		p. 44-45
<b>Mobility Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Mobility Element	x		p. 103-116
<b>Water and Sewer Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Water and Sewer Element	x		Water – p. 125-128 Sewer- p.117-123
Sourcewater Protection Program	x		p. 63
<b>Conservation Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Conservation Element	x		p. 59-67

<b>Conservation Element (cont.)</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Land Protection Act (SRA's and Resource Protection)	x		p. 59-67
<b>Recreation and Open Space Element</b>			
<b>Recreation and Open Space Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Inventory of Open Space and Recreation Facilities	x - map		p. 66
Recreation and Open Space Element	x		p. 140-143; p. 59-67
<b>Housing Element</b>			
<b>Housing Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Housing Stock Inventory	x		p. 80
Housing Pipeline	x		p. 27, 29, 80, 190-193
Housing Needs Analysis	x		p. 81
Housing Element	x		p. 79-88
<b>Intergovernmental Coordination Element</b>			
<b>Intergovernmental Coordination Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Description of Intergovernmental Relationships	x		p. 51-52
Analysis and Comparison of Other Relevant Planning Documents	x		p. 151
Intergovernmental Coordination Element	x		p. 51-58
<b>Community Design Element</b>			
<b>Community Design Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Community Design Element	x – combined with Future Land Use		p. 40-50
<b>Historic Preservation Element</b>			
<b>Historic Preservation Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Historic and Cultural Resource Plan	x		p. 74-78

<b>Economic Development Element</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Economic Base / Major Employers	x		p. 90 – 95
<b>Economic Development Element (cont.)</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Labor Market	x		p. 90-91
Income and Poverty	x		p. 30-31
Economic Development Plan	x		p. 89-98
Affordable Housing and Economic Development	x		p. 81-88
<b>Capital Improvements Plan</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Capital Improvements Plan			p. 99-102
<b>Other Elements</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Other Elements			
Schools	x		p. 129-131
Stormwater Management	x		p. 133-136
Public Safety/EMS/Fire Services	x		p. 137-139
Libraries	x		p. 144-145
<b>Implementation Strategies</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Evaluation of Current Codes and Ordinances	x		p. 32-36
Subdivision and Development Controls Implementation	x		p. 40-44
Zoning Map Revisions	n/a		No zoning revisions included/anticipated
Implementation Plan	x		p. 148-150
<b>Other State Programs, Policies, and Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page # Sections</b>
Total Maximum Daily Loads	x		p. 133 (see also p. 18)
Corridor Capacity Preservation Program		x*	

Agricultural Preservation Program	x		p. 68-73

**Additional Comments:** \*While the Corridor Capacity Preservation Program is not referenced by name, the plan deals extensively with the issue of infrastructure coordination and maximizing the use of existing infrastructure. See Challenges, p. 19; Future Land Use, p. 32-33, p. 35-39 (scenario analysis); Inter-Governmental Coordination, p. 51-52, p. 55-56, and the Infrastructure and Transportation Sections, p. 99-116.

Pages 12-20 provide a comprehensive summary of the process, vision, changes and challenges that New Castle County will encounter in implementing the plan.

Pages 21-26 summarize the accomplishments made pursuant to the 2002 Comprehensive Plan Update.

Pages 180-189 provide photos and maps showing various density examples for housing and the various scenario growth models that were evaluated in preparing the plan.

**Summary:** The plan is divided into 8 sections that were designed such that those with specific areas of interest could readily locate those sections dealing with their issues and those who wish a general overview of the plan could read the opening sections to gain a general understanding. Section I provides the background, vision, overview of changes and the challenges we currently face. Section II combines Future Land Use and Community Design, as they are intrinsically linked with respect to the diversity and mixed uses this plan promulgates. Section III discusses Inter-Governmental Coordination and includes the issues identified by the incorporated areas within New Castle County. Section IV discusses protection of our natural, agricultural and historic resources. Section V discusses housing and Section VI covers economic development and workforce issues. Section VII includes the variety of elements of infrastructure, beginning with a general discussion of infrastructure, then dealing with each distinct component separately. The final section, VIII contains the appendices with detailed information on the public process, the modeling exercises, implementation and other relevant areas.