

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: City of New Castle	
Address: 220 Delaware Street New Castle, DE 19720	Contact Person: Cathryn Thomas
	Phone Number: (302) 322-9812
	Fax Number: (302) 322-9814
	E-mail Address: cathrynthomas@newcastlecity.org

Date of Most Recently Certified Comprehensive Plan: 2003

draft comprehensive plan can be found at <http://www.newcastlecity.net/>

Information prepared by: URS Corporation	
Address: 1628 JFK Blvd., 21st Floor Philadelphia, PA 19103	Contact Person: Marian Hull
	Phone Number: (215) 940-9270
	Fax Number: (215) 587-0668
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Maps Prepared by: URS Corporation	
Address: 1628 JFK Blvd., 21st Floor Philadelphia, PA 19103	Contact Person: Marian Hull
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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	XX		14-15

Population Data and Analysis	Yes	No	Page #
Past Population Trends	XX		3
Population Projections	XX		4
Demographics	XX		5-6
Position on Population Growth		XX	

Housing	Yes	No	Page #
Housing Stock Inventory	XX		7-8
Housing Pipeline	XX		8-9
Housing Needs Analysis	XX		47
Position on Housing Growth		XX	
Affordable Housing Plan	XX		48

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses		XX	
Annexation Plan	XX		22-24

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	XX		17-20
Redevelopment Strategy	XX		17-20
Community Development Strategy	XX		43-45

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	XX		35-37
Physical Conditions	XX		39-40
Significant Natural Features	XX		52
Community Character	XX		39-40
Historic and Cultural Resources Plan	XX		37-38
Community Design Plan	XX		40-42
Environmental Protection Plan	XX		52-54

Land Use Plan	Yes	No	Page #
Existing Land Use	XX		16
Land Use Plan	XX		17-21

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	XX		1-13
Inventory of Community Infrastructure	XX		25-27
Inventory and Analysis of Community Services	XX		11-13
Water and Wastewater Plan	XX		25-26
Transportation Plan	XX		29-34
Community Development Plan	XX		43-45
Community Facilities Plan		XX	

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	XX		60
Intergovernmental Coordination Strategy	XX		60-61
Analysis and Comparison of Other Relevant Planning Documents	XX		At end of each plan section

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	XX		9
Labor Market		XX	
Income and Poverty	XX		9
Economic Development Plan	XX		43-45

City of New Castle Comprehensive Plan

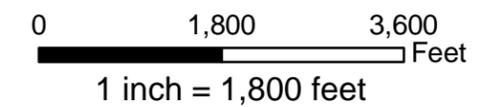
Map 3: Annexation Map DRAFT

Legend

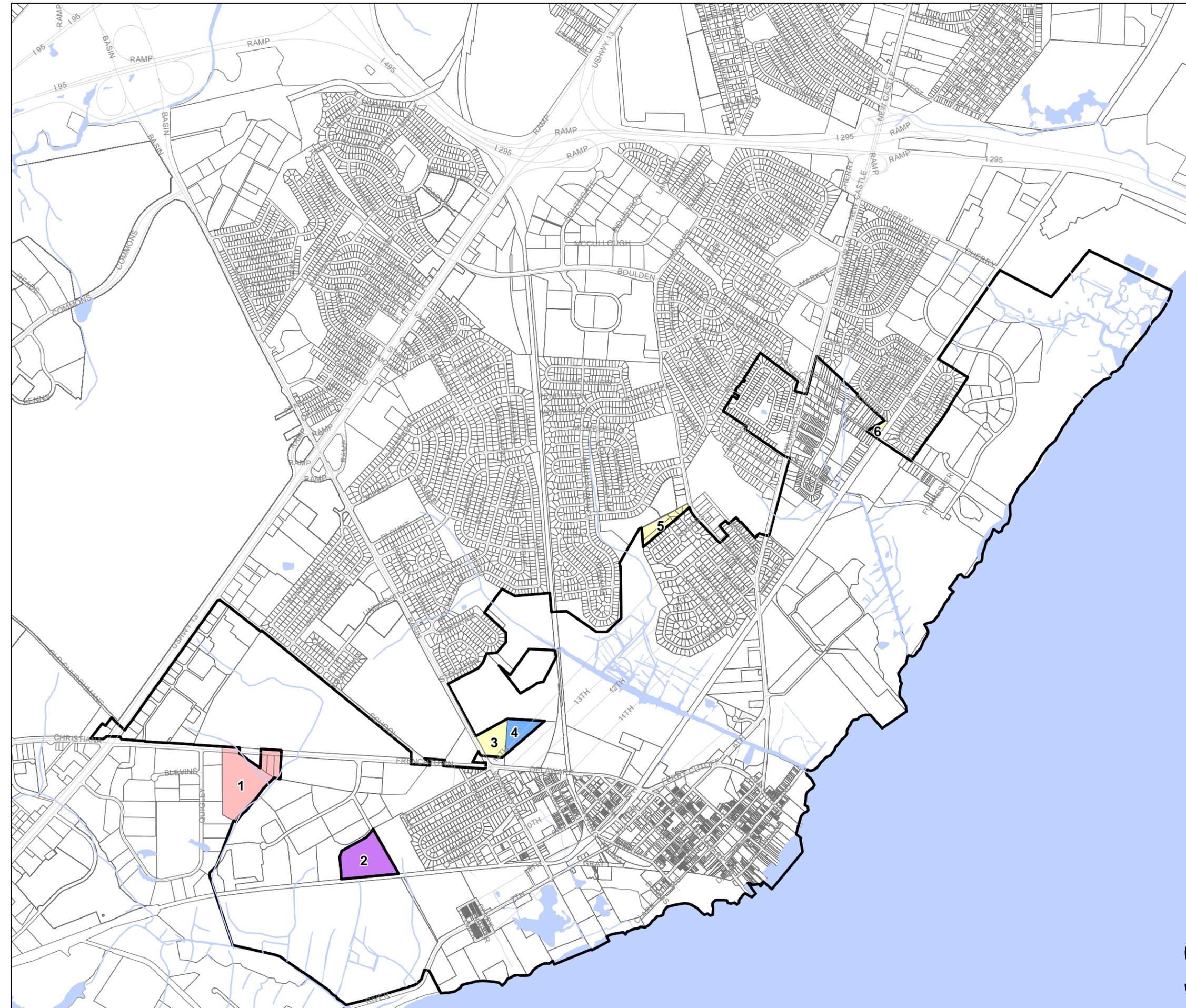
-  New Castle Boundary
-  Parcel

Suggested Annexation Areas

-  Industrial
-  Institutional
-  Mixed Use
-  Residential



DATA SOURCES:
Parcels, City of New Castle Boundary - State of Delaware
Suggested Annexation Areas - City of New Castle
Comprehensive Plan Update 2003



City of New Castle Comprehensive Plan

Map 2c: Suggested Land Use Zoning DRAFT

Legend

-  New Castle Boundary
-  Parcel
-  Redevelopment Area
-  Mixed Use Zoning
- Suggested Land Use**
-  Institutional or Mixed-Use
-  Light Industrial, Office Park
-  Mixed-Use
-  Open Space
-  Residential

