

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**

Delaware State Planning Coordination
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Name of Municipality: Town of Ellendale	
Address: 300 McCauley Street PO Box 06 Ellendale, DE 19941	Contact Person: Delores Price
	Phone Number: (302) 422-6727
	Fax Number: (302) 422-0863
	E-mail:

Date of Most Recently Certified Comprehensive Plan: December 1, 2004

Link to plan:

http://stateplanning.delaware.gov/comp_plans/20090504_ellendale_comp_plan_update_draft.pdf

Information prepared by: Office of State Planning and Coordination	
Address: 122 William Penn Street Dover, DE 19901	Contact Person: Bryan Hall
	Phone Number: (302) 739-3090
	Fax Number: (302) 739-6958
	E-mail Address: bryan.hall@state.de.us

Maps Prepared by: University of Delaware IPA/WPA	
Address: 700 Pilot Town Road Lewes, DE 19958	Contact Person: Nicole Minni
	Phone Number: (302) 645-4353
	Fax Number: (302) 645-4332
	E-mail Address: nminni@udel.edu

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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	X		197

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		199
Population Projections	X		199
Demographics	X		199
Position on Population Growth	X		199

Housing	Yes	No	Page #
Housing Stock Inventory	X		214
Housing Pipeline	X		214
Housing Needs Analysis	X		214
Position on Housing Growth	X		214
Affordable Housing Plan	X		214

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		216
Annexation Plan	X		216

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		198
Redevelopment Strategy	X		198
Community Development Strategy	X		198

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	X		04 CP
Physical Conditions	X		04 CP
Significant Natural Features	X		04 CP
Community Character	X		04 CP
Historic and Cultural Resources Plan	X		04 CP
Community Design Plan	X		198
Environmental Protection Plan	X		202

Land Use Plan	Yes	No	Page #
Existing Land Use	X		215
Land Use Plan	X		215

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		203
Inventory of Community Infrastructure	X		203
Inventory and Analysis of Community Services	X		203
Water and Wastewater Plan	X		203
Transportation Plan	X		203
Community Development Plan	X		203
Community Facilities Plan	X		203

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		198
Intergovernmental Coordination Strategy	X		198
Analysis and Comparison of Other Relevant Planning Documents	X		198

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		214
Labor Market	X		214
Income and Poverty	X		214
Economic Development Plan	X		214

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		204
Open Space and Recreation Plan	X		204

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		201
Zoning Map Revisions	X		201
Zoning and Subdivision Code Revisions	X		201
Implementation Plan	X		201
Coordination with Other Government Agencies	X		201

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		209
Corridor Capacity Preservation Program	X		207
Agricultural Preservation Program	X		219
Sourcewater Protection	X		206

Additional Comments:

None

Summary:

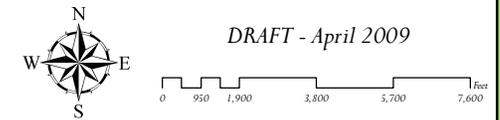
The following application is to provide State and County comments on the proposed 2009 Town of Ellendale Comprehensive Land Use Plan Update.

Town of Ellendale Sussex County, Delaware

Map 9: Potential Growth and
Annexation Areas

Area Phases

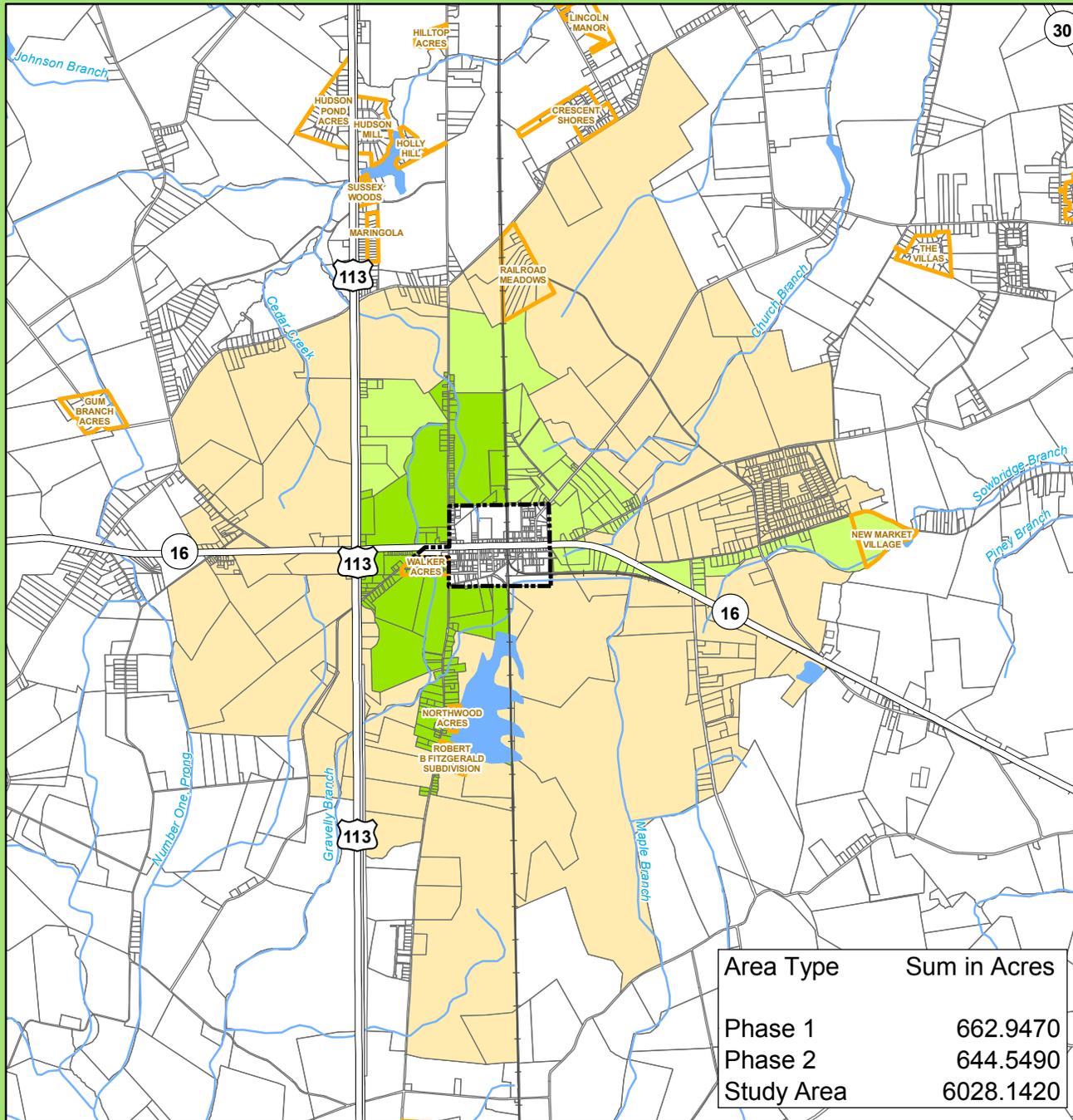
- Phase 1
- Phase 2
- Study Area
- Town of Ellendale
- Subdivisions
- Major Roads
- Railroads
- Rivers and Streams
- Ponds, Lakes and Rivers
- Parcel Boundaries



Sources:
 Potential Growth and Annexation Areas - derived from 2004 plan and updated by IPA and OSPC, 2009.
 Parcel Boundaries - Sussex County Mapping and Addressing Department, March 2009.
 Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded March 2009.
 Roads - Delaware Department of Transportation, 2008.
 Hydrology - USGS, 1991-1993 and National Hydrography Dataset (NDH) flowline, USGS and EPA.

Note:
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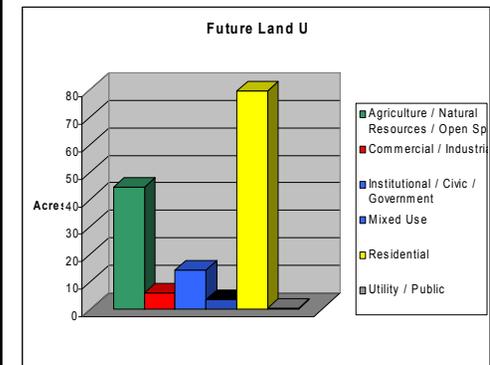
Area Type	Sum in Acres
Phase 1	662.9470
Phase 2	644.5490
Study Area	6028.1420



Town of Ellendale Sussex County, Delaware

Map 6: Future Land Use
Version 1

- Town of Ellendale
- Residential
- Mixed Use
- Commercial / Industrial
- Agriculture / Natural Resources / Open Space
- Institutional / Civic / Government
- Utility / Public
- Railroad Square



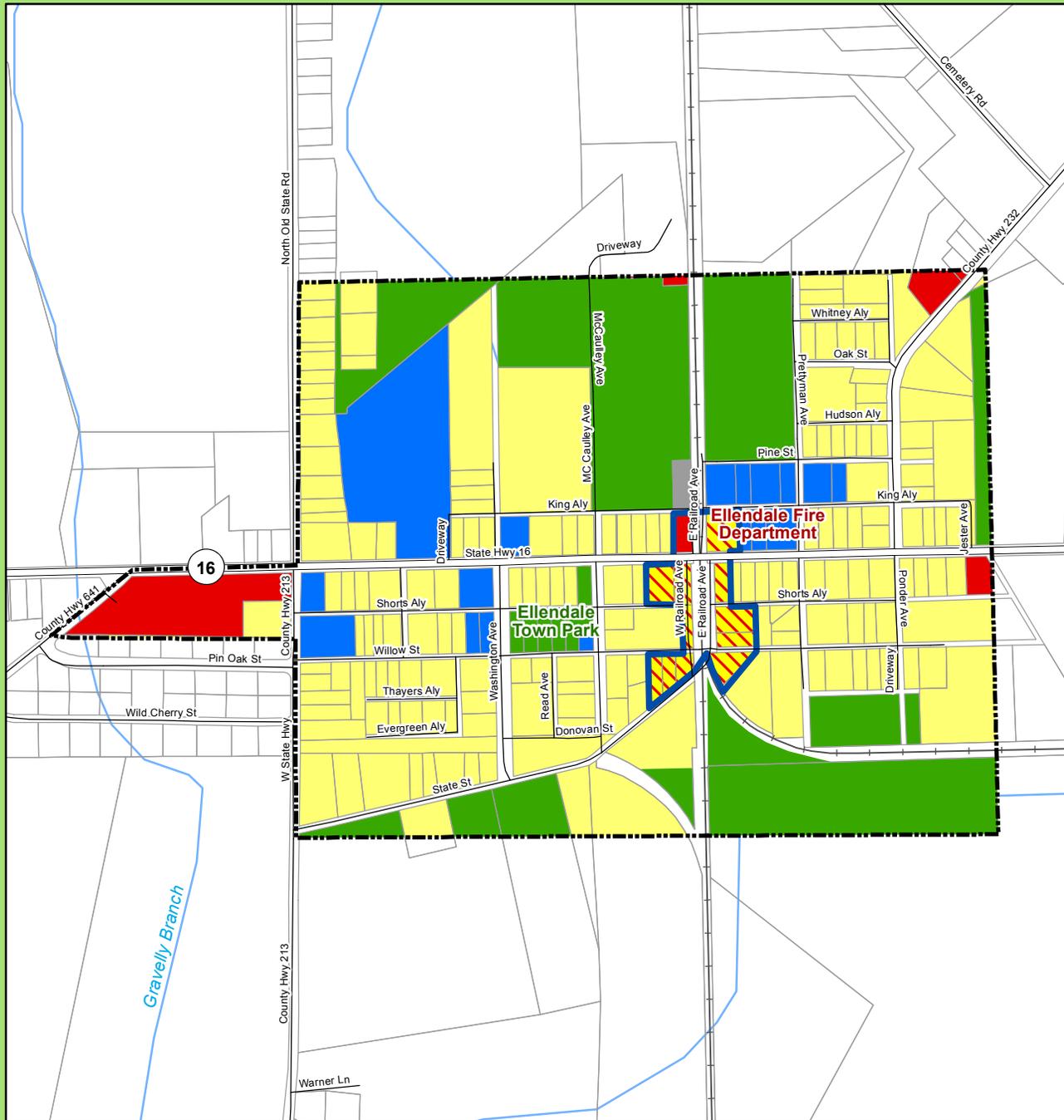
DRAFT - April 2009



Sources:
 Ellendale Future Land Use - derived from 2004 future land use and updated by IPA and OSPC, 2009.
 Parcel Boundaries - Sussex County Mapping and Addressing Department, March 2009.
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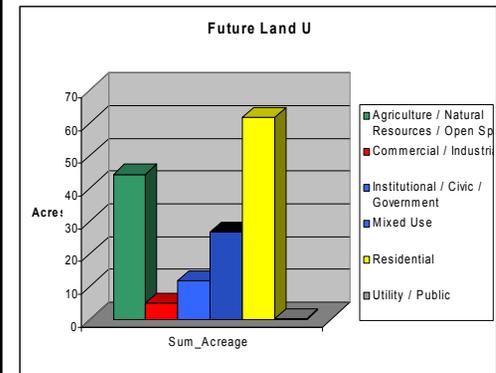
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Town of Ellendale Sussex County, Delaware

Map 6: Future Land Use
Version 2

- Town of Ellendale
- Residential
- Mixed Use
- Commercial / Industrial
- Agriculture / Natural Resources / Open Space
- Institutional / Civic / Government
- Utility / Public
- Railroad Square



DRAFT - April 2009



Sources:
 Ellendale Future Land Use - derived from 2004 future land use and updated by IPA and OSPC, 2009.
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