

**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

Name of Municipality: Cheswold	
Address: Town Hall 333 Main Street Cheswold, DE 19936	Contact Person: Don Tinari
	Phone Number: (302) 734-6991
	Fax Number: (302) 734-1355
	E-mail Address: cheswoldoffice@comcast.net

Date of Most Recently Certified Comprehensive Plan: 2003

Information prepared by: Davis, Bowen & Friedel, Inc.	
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Maps Prepared by: Davis, Bowen & Friedel, Inc.	
Address: 23 N. Walnut Street Milford, DE 19963	Contact Person: Janet Lardner
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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	✓		10

Population Data and Analysis	Yes	No	Page #
Past Population Trends	✓		15
Population Projections	✓		16
Demographics	✓		20
Position on Population Growth	✓		10

Housing	Yes	No	Page #
Housing Stock Inventory	✓		17
Housing Pipeline	✓		16-17
Housing Needs Analysis	✓		33
Position on Housing Growth	✓		33
Affordable Housing Plan	✓		33

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	✓		25
Annexation Plan	✓		25

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	✓		33
Redevelopment Strategy	✓		33
Community Development Strategy	✓		33

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	✓		4
Physical Conditions	✓		3
Significant Natural Features	✓		6
Community Character	✓		32
Historic and Cultural Resources Plan		✓	
Community Design Plan	✓		32
Environmental Protection Plan		✓	

Land Use Plan	Yes	No	Page #
Existing Land Use	✓		8
Land Use Plan	✓		25

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	✓		28
Inventory of Community Infrastructure	✓		28
Inventory and Analysis of Community Services	✓		28
Water and Wastewater Plan	✓		28
Transportation Plan	✓		31
Community Development Plan	✓		32
Community Facilities Plan	✓		32

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	✓		14, 39
Intergovernmental Coordination Strategy	✓		39
Analysis and Comparison of Other Relevant Planning Documents	✓		31

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers		✓	
Labor Market	✓		23-24
Income and Poverty	✓		23
Economic Development Plan	✓		36

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	✓		30
Open Space and Recreation Plan	✓		36-37

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances		✓	
Zoning Map Revisions		✓	
Zoning and Subdivision Code Revisions		✓	
Implementation Plan	✓		36
Coordination with Other Government Agencies	✓		36

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	✓		31
Corridor Capacity Preservation Program		✓	
Agricultural Preservation Program	✓		11
Sourcewater Protection		✓	

Additional Comments:

The Town has evaluated its zoning and subdivision ordinance and Cheswold realizes that they need to be revised to best manage future growth in Cheswold. Consequently, the Town plans on conducting a more in-depth review and revision process over the next 18-months.

The Town and its consultants have reviewed Kent County's Comprehensive Plan in its draft form, and realized that there are some discrepancies in the projected land uses. In order to answer as best as possible its community's needs, the Town will share this draft Comprehensive Plan and work closely with the County to coordinate growth within those areas.

Summary:

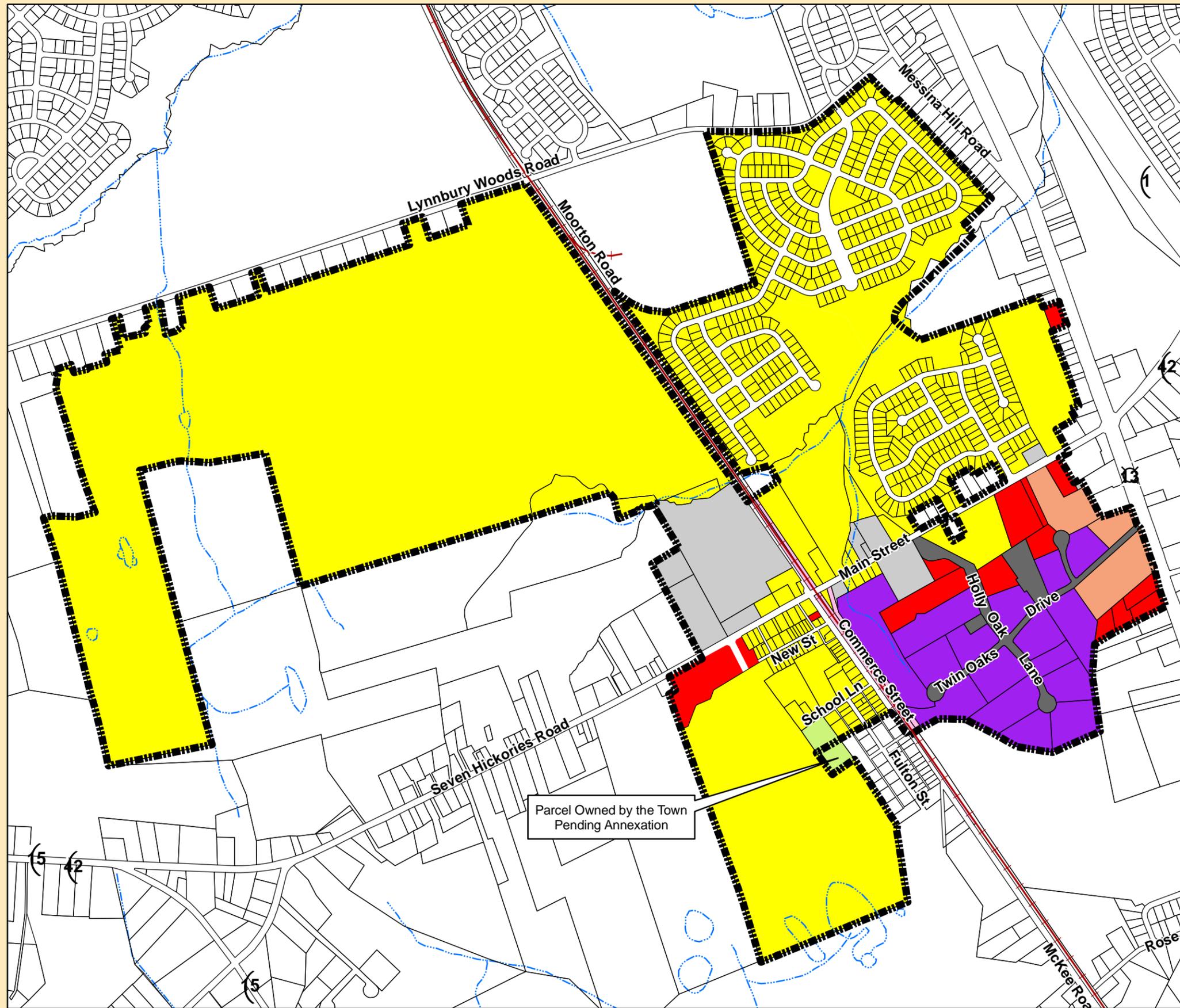
Cheswold has seen over a 300% increase in its population over the past eight years and according to population projections, the development of several different residential projects could lead to approximately 1,400 to 1,800 new homes in the Town through 2020. It is therefore important for the Town to identify the community's needs and assess the adequacy of its current facilities, as well as define goals and objectives that will help accommodate the projected growth and guide the future of the Town and its people. Cheswold believes this draft plan performs these functions.

Link to Town of Cheswold Plan

http://stateplanning.delaware.gov/comp_plans/2009_draft_cheswold_comprehensive_plan.pdf



MAP 4 In-Town Future Land Use



Legend

- Town Boundary
- Tax Parcel Boundary
- Railroad
- Waterway

Future Land Use

- Residential
- Commercial
- Industrial
- Institutional
- Utility
- Park
- Mixed Use
- Railroad

Town of Cheswold, DE
COMPREHENSIVE PLAN
ADOPTED 10-2003 • UPDATED 2008

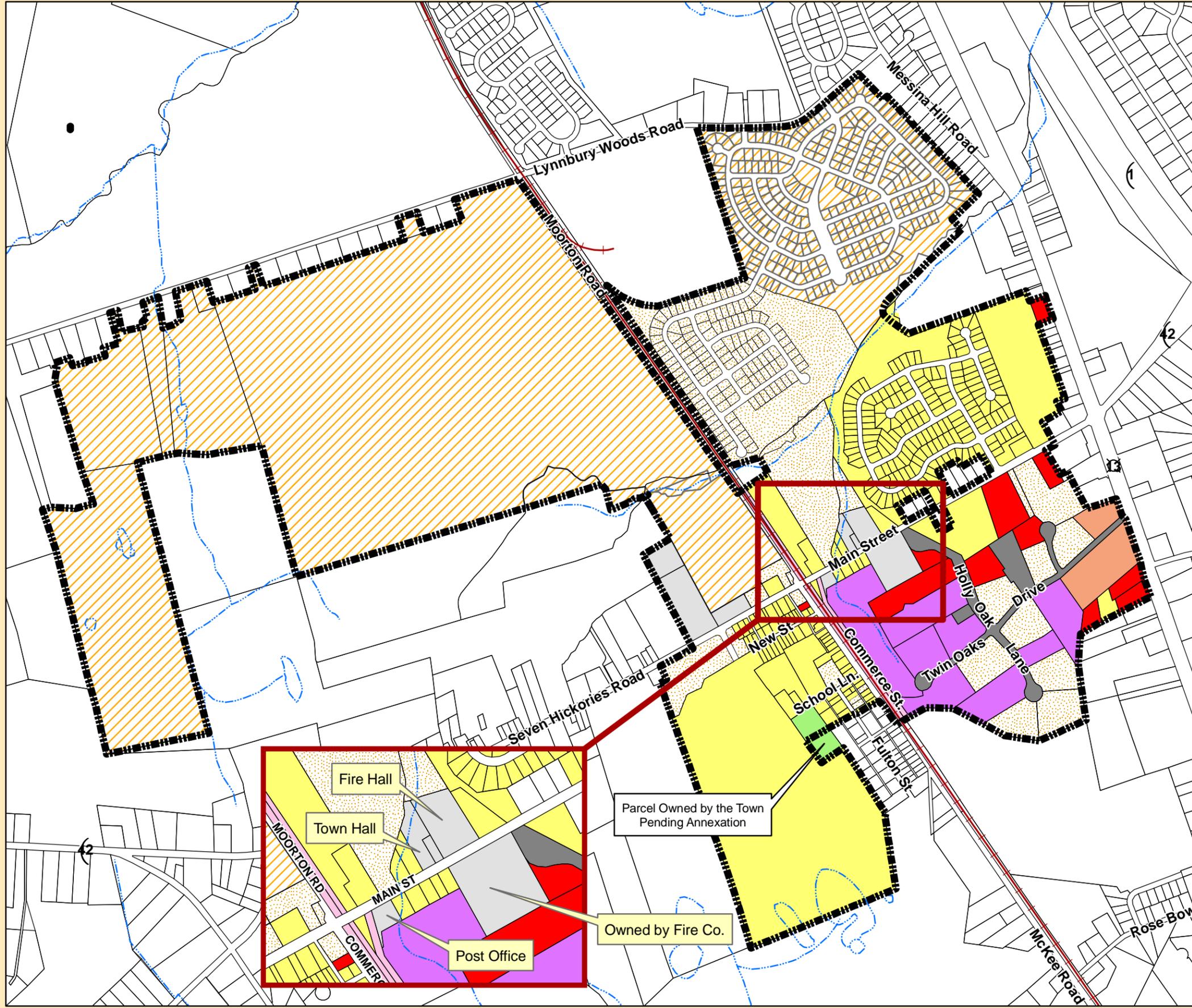


Notes: 1) Tax Parcel outlines based on GIS data available through Kent County, circa 2007, with modification through the Town of Cheswold GIS projects.
2) Framework data courtesy of DNREC, DeDOT, DGS, and the Delaware Geographic Data Committee, various releases.

THIS DRAWING HAS BEEN PREPARED, IN PART, BASED ON PUBLIC-DOMAIN INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED RELIABLE FOR CONCEPTUAL PLANNING PURPOSES, DAVIS, BOWEN & FRIEDEL, INC. CANNOT VERIFY ITS ACCURACY AND ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS INCORPORATED INTO IT.



MAP 3 In-Town Existing Land Use



Legend

- Town Boundary
- Tax Parcel Boundary
- Railroad
- Waterway
- Existing Land Use**
- Residential
- Commercial
- Industrial
- Institutional
- Utility
- Park
- Mixed Use
- Railroad
- Transition
- Vacant

Town of Cheswold, DE COMPREHENSIVE PLAN

ADOPTED 10-2003 • UPDATED 2008



Notes: 1) Land Use as of March 2008 survey by Planning Commissioners
 2) Tax Parcel outlines based on GIS data available through Kent County, circa 2007, with modification through the Town of Cheswold GIS projects.
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MAP 8 Growth Phasing for the Land Use Plan

Legend

- Town of Cheswold
- Cheswold Planning Area
- Capitol School District - Possible School Site
- Airport - Runway Clear Zone Area
- Out of Play - Very Limited Potential for Annexation

ANNEXATION GROWTH PHASING

- Existing Enclave - Annex if requested
- Near term planning area to be evaluated if requested
- Mid range planning area to be evaluated in 3-5 years
- Long range planning area to be evaluated after 10 - 2013
- Potential Enclave - Annex if requested
- Possible Annexation to Prevent Development

- Area 1 - Residential with limited existing institutional
- Area 2 - Residential (annexed in 2004)
- Area 3 - Commercial with limited existing institutional
- Area 4 - Residential (annexed in April 2007)
- Area 5 - Residential

Areas of Local Interest or Concern

- Area "C" - Delaware Airpark - Expansion Buildout
- Area "B" - Groundwater Issues

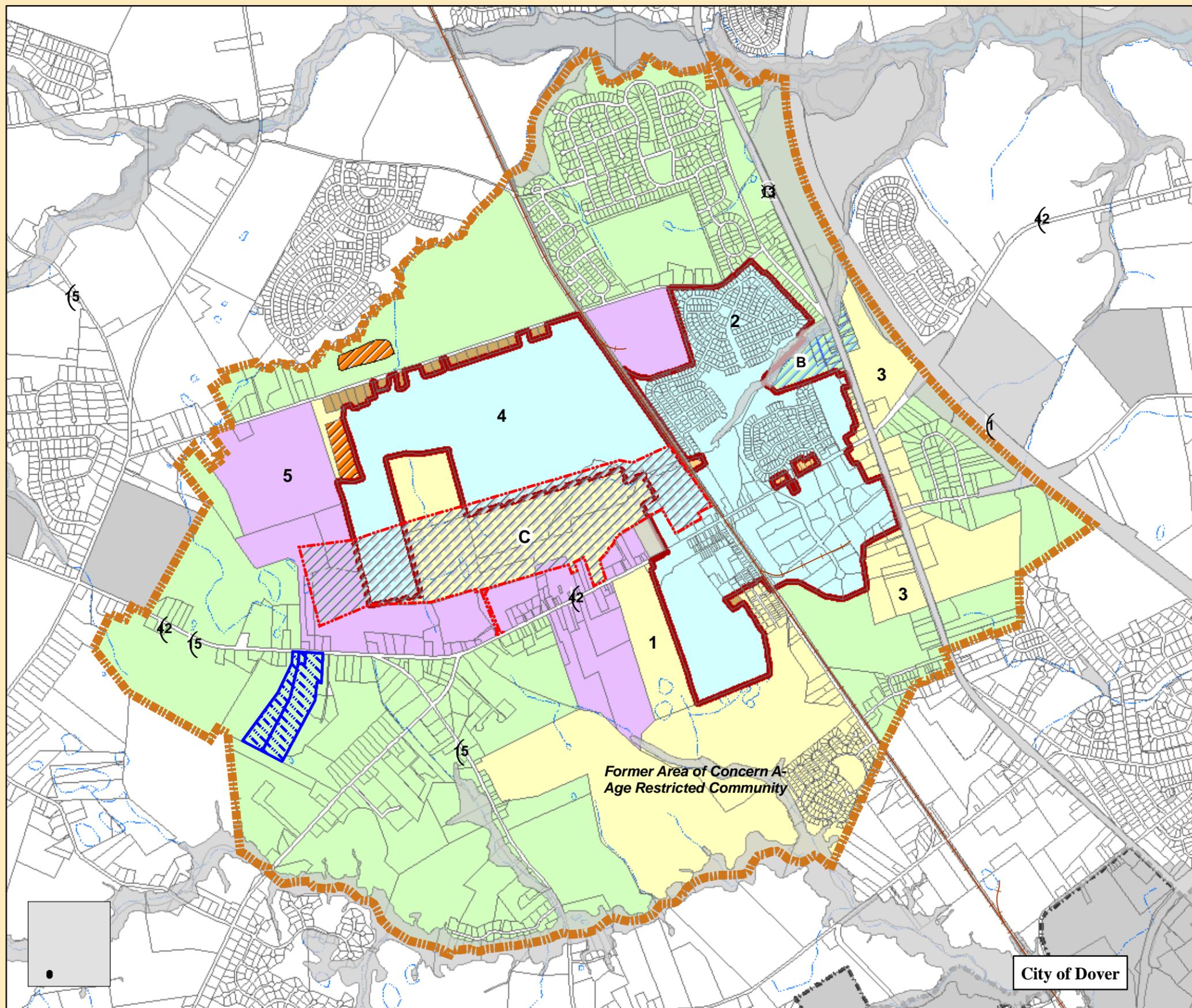
The term 'Land Use Plan' refers to both the text of Chapters 2, 4 and 5 and the map suite. In practice neither should be used without referencing the other.

Town of Cheswold, DE COMPREHENSIVE PLAN

ADOPTED 10-2003 • UPDATED 2008



2,000 1,000 0 2,000



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