

PLUS 2010-03-02
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/

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Name of Municipality: Town of Townsend	
Address: Town of Townsend P.O. Box 223 661 South Street Townsend, DE 19734	Contact Person: David Raughley, Mayor
	Phone Number: 302-378-8082
	Fax Number: 302-378-7099
	E-mail Address: townhall@townsend.delaware.gov

Date of Most Recently Certified Comprehensive Plan: February 2003

The draft plan will be posted on the IPA web site at
www.ipa.udel.edu/localgovt/municipalities/townsend/

Information prepared by: Institute for Public Administration	
Address: 180 Graham Hall University of Delaware Newark, DE 19716	Contact Person: Martin Wollaston Ed O'Donnell
	Phone Number: 831-4930 (martin) 831-4928 (ed)
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	E-mail Address: martinw@udel.edu troutbum@udel.edu

Maps Prepared by: Institute for Public Administration	
Address: Pollution Ecology Lab; Rm 109 700 Pilottown Road University of Delaware Lewes, DE 19958	Contact Person: Nicole Minni
	Phone Number: 645-4353
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	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		4-5

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		6
Population Projections	X		6-9
Demographics	X		9-10
Position on Population Growth	X		9

Housing	Yes	No	Page #
Housing Stock Inventory	X		11-13
Housing Pipeline	X		11
Housing Needs Analysis	X		11-12
Position on Housing Growth	X		11, 18, 20, 66
Affordable Housing Plan	X		15-16

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		61-64
Annexation Plan	X		62-64

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		61
Redevelopment Strategy	X		61, 64, 72
Community Development Strategy		X	

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		3-4
Physical Conditions	X		50, 51, 58, 60, 61
Significant Natural Features	X		35-38
Community Character	X		49-50
Historic and Cultural Resources Plan	X		4
Community Design Plan	X		49-57
Environmental Protection Plan	X		35-41

Land Use Plan	Yes	No	Page #
Existing Land Use	X		57-59
Land Use Plan	X		60-61

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		18-57
Inventory of Community Infrastructure	X		18-35
Inventory and Analysis of Community Services	X		18-30
Water and Wastewater Plan	X		30-33
Transportation Plan	X		43-49
Community Development Plan	X		49-57
Community Facilities Plan		X	

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		65
Intergovernmental Coordination Strategy	X		65
Analysis and Comparison of Other Relevant Planning Documents	X		59-60, 65

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers		X	
Labor Market		X	
Income and Poverty	X		14
Economic Development Plan		X	

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Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		26-28
Open Space and Recreation Plan	X		28-30

Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		28, 42, 45, 48, 51, 52, 54, 55, 56, 61, 62, 64, 66, 67, 72
Zoning Map Revisions	X		60-61
Zoning and Subdivision Code Revisions	X		61-62
Implementation Plan	X		65-73
Coordination with Other Government Agencies	X		65

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		38-39
Corridor Capacity Preservation Program	X		43, 63, 67
Agricultural Preservation Program	X		50, 51, 56, 69, 70
Sourcewater Protection	X		39-40

Additional Comments:

The completion of the Townsend Comprehensive Plan Update was prolonged due to the necessity to fully integrate and coordinate it with the Southern New Castle County Master Planning effort. This effort, initiated in September of 2006 and driven by a memorandum of agreement (MOA), involves state agencies, school districts, and several towns in both New Castle and Kent counties. The master plan study area was divided into five sub-areas, with Townsend being in the first sub-area to be studied. As the master planning effort proceeds, Townsend will consider amendments as appropriate to its Comprehensive Plan.

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Summary:

Town of Middletown

Town of Townsend, Delaware



Map 7b. Future Land Use and Areas of Annexation

- Residential
- Commercial
- Industrial
- Institutional/Community
- Town Center Redevelopment
- Potential Annexation
Possible future annexation area, potential receiving zone for TDRs - detailed master planning required.
- Municipal Boundaries
- Incorporated Middletown
- Agricultural Districts
- Agricultural Easements
- Greenbelt
- NCC Parkland

Draft - January 2010



Sources:
 DRAFT Future Land Use for just withinTown of Townsend, Delaware - Comprehensive Plan, October 2005 updated 01/10, Green North & Spur Road Alternative - RK&K Engineers, 02/09, Agricultural Areas - Delaware Department of Agriculture, 2008, Parcels - New Castle County Mapping & Addressing Roads - Delaware Department of Transportation (DelDOT) centerline file, 12/09, Hydrology - USGS, 1991-1993 and National Hydrography Datasets (NDH), flowline, USGS and EPA, Municipal Boundaries - Office of State Planning Coordination (OMB), January 2010.

Note:
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