

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 Rehoboth Beach	
Address: 229 Rehoboth Avenue PO Box 1163 Rehoboth, DE 19971	Contact Person: Sam Cooper, Mayor
	Phone Number: (302) 227-6181
	Fax Number: (302) 227-4643
	E-mail Address: information@cityofrehoboth.com scooper@cityofrehoboth.com

Date of Most Recently Certified Comprehensive Plan: August 19, 2004

Comp Plan Web Links:

Executive Summary:

https://imageserv2.team-logic.com/mediaLibrary/8/EXECUTIVE_SUMMARY_2010.pdf

Complete Plan: https://imageserv2.team-logic.com/mediaLibrary/8/2010_CDP_3.pdf

Information prepared by: Bruce Galloway, Consultant & Preston Littleton, Chair, Planning Commission	
Address: 229 Rehoboth Avenue PO Box 1163 Rehoboth, DE 19971	Contact Person: Bruce Galloway
	Phone Number: (410) 647-2247 [Galloway] (301) 340-7120 [Littleton]
	Fax Number: (302) 227-4643
	E-mail Address: bruce.galloway@gmail.com LAP99H@hotmail.com

Maps Prepared by: City of Rehoboth Beach	
Address: 229 Rehoboth Avenue PO Box 1163 Rehoboth, DE 19971	Contact Person: Bruce Galloway
	Phone Number: (410) 647-2247
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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. *NOTE: Copy of the City of Rehoboth's 2010 CDP is available on the web at: https://imageserv2.team-logic.com/mediaLibrary/8/2010_CDP_3.pdf and its Executive Summary at: https://imageserv2.team-logic.com/mediaLibrary/8/EXECUTIVE_SUMMARY_2010.pdf*

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results -	X		3, 8-10

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		19-21
Population Projections	X		22-23
Demographics	X		19-20
Position on Population Growth	X		20-21

Housing	Yes	No	Page #
Housing Stock Inventory	X		20-21
Housing Pipeline	X		20-21, 78
Housing Needs Analysis	X		20-21, 78
Position on Housing Growth	X		20-21, 78
Affordable Housing Plan	X		84-85

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		102- 103
Annexation Plan	X		102-

¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		78-81
Redevelopment Strategy	X		78-81
Community Development Strategy	X		78-81

Community Character	Yes	No	Page #
History of the Town or City	X		18-19
Physical Conditions	X		24-28
Significant Natural Features <i>See Chapters 5 & 6</i>	X		32-44
Community Character	X		78-81
Historic and Cultural Resources Plan	X		78-81
Community Design Plan	X		78-81, 85-92
Environmental Protection Plan	X		34-44

Land Use Plan	Yes	No	Page #
<i>See Chapter 8</i>			
Existing Land Use	X		94-96
Land Use Plan	X		94-99

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		24-28
Inventory of Community Infrastructure	X		24-28
Inventory and Analysis of Community Services	X		24-28
Water and Wastewater Plan <i>See Chapter 5</i>	X		36-44
Transportation Plan <i>See Chapter 7</i>	X		56-74
Community Development Plan	X		78-81, 88-92, 105
Community Facilities Plan	X		24-28, 88-89, 105

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		96-99
Intergovernmental Coordination Strategy	X		96-99
Analysis and Comparison of Other Relevant Planning Documents	X		7-10,

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– Greater discussion of State Strategies and County Plan.			22-24, 96-99
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Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		60-61, 86-92
Labor Market	X		22-23, 84-85
Income and Poverty	X		
Economic Development Plan	X		86-92, 99-101

Open Space and Recreation	Yes	No	Page #
<i>See Chapter 6</i>			
Inventory of Open Space and Recreation Facilities	X		45-55
Open Space and Recreation Plan	X		45-55

Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		92-94
Zoning Map Revisions	X		92-94
Zoning and Subdivision Code Revisions	X		81-83
Implementation Plan <i>See Chapter 2 for summary of all priorities</i>	X		11-16, 105
Coordination with Other Government Agencies	X		96-99

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		36-39
Corridor Capacity Preservation Program – <i>See Chapter 7 extensive discussion on traffic impacts and alternative transportation methods.</i>	X		56-74
Agricultural Preservation Program	X		98
Sourcewater Protection	X		39-40

Summary:

The Planning Commission, with the assistance/guidance of an expert professional planner consultant, devoted approximately 2 years in drafting the City's 2010 Comprehensive Development Plan. After conducting a series of special all-day workshop meetings focused on particular issues where input from the public and subject area experts was sought, the Commission prepared a preliminary draft of the CDP that it released in early 2009. The Planning

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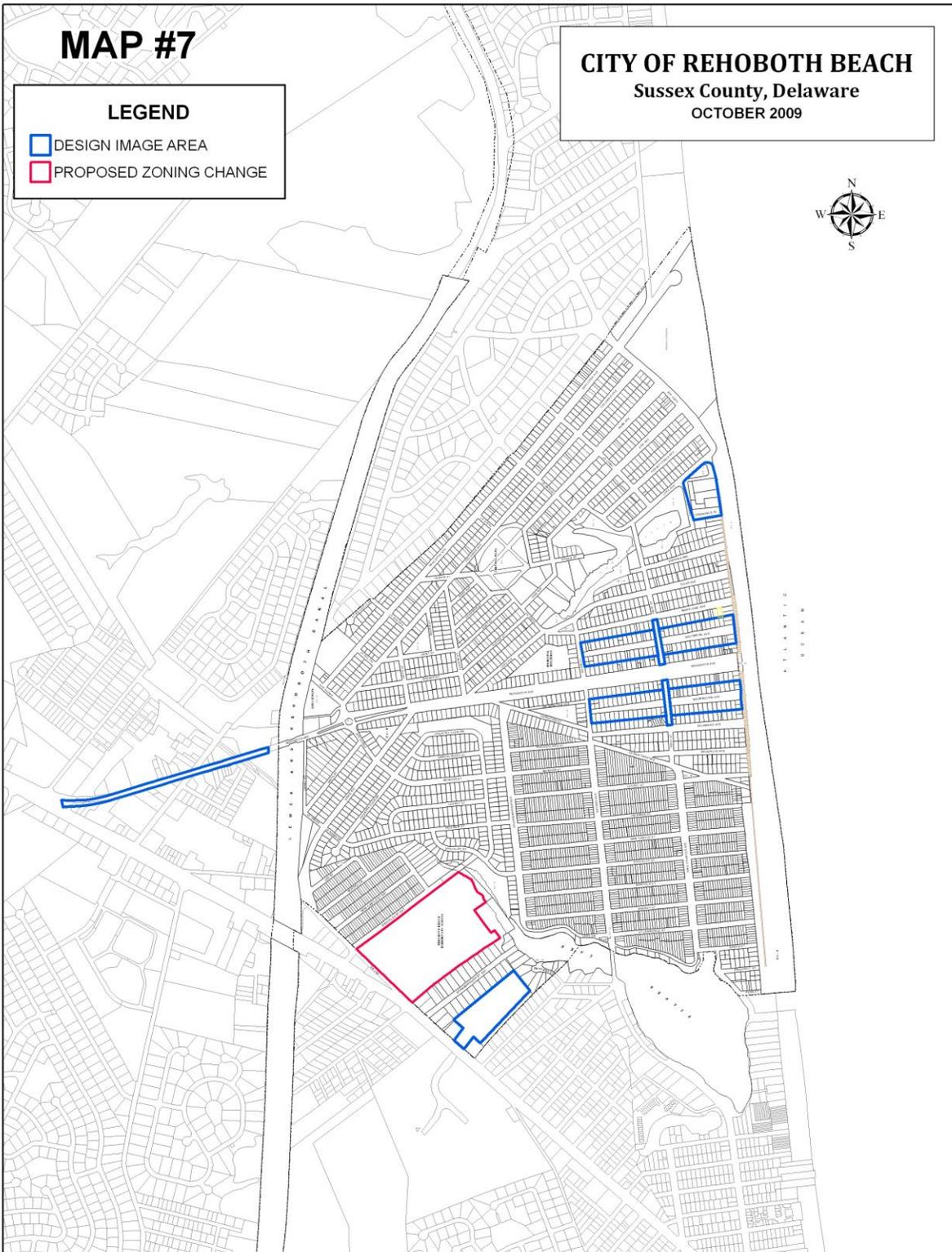
Commission then initiated a 5-month public review and comment period. During this period presentations were made to a number of civic organizations and their members and two well publicized public information sessions were held. After conducting a formal Public Hearing, the Planning Commission revised the Plan based on public input and forwarded the final draft to the Mayor and Commissioners for their review and adoption. The Board of Commissioners conducted a Public Hearing on April 30, 2010 prior to its adoption of the attached 2010 Rehoboth Beach Comprehensive Development Plan.

MAP #7

CITY OF REHOBOTH BEACH
Sussex County, Delaware
OCTOBER 2009

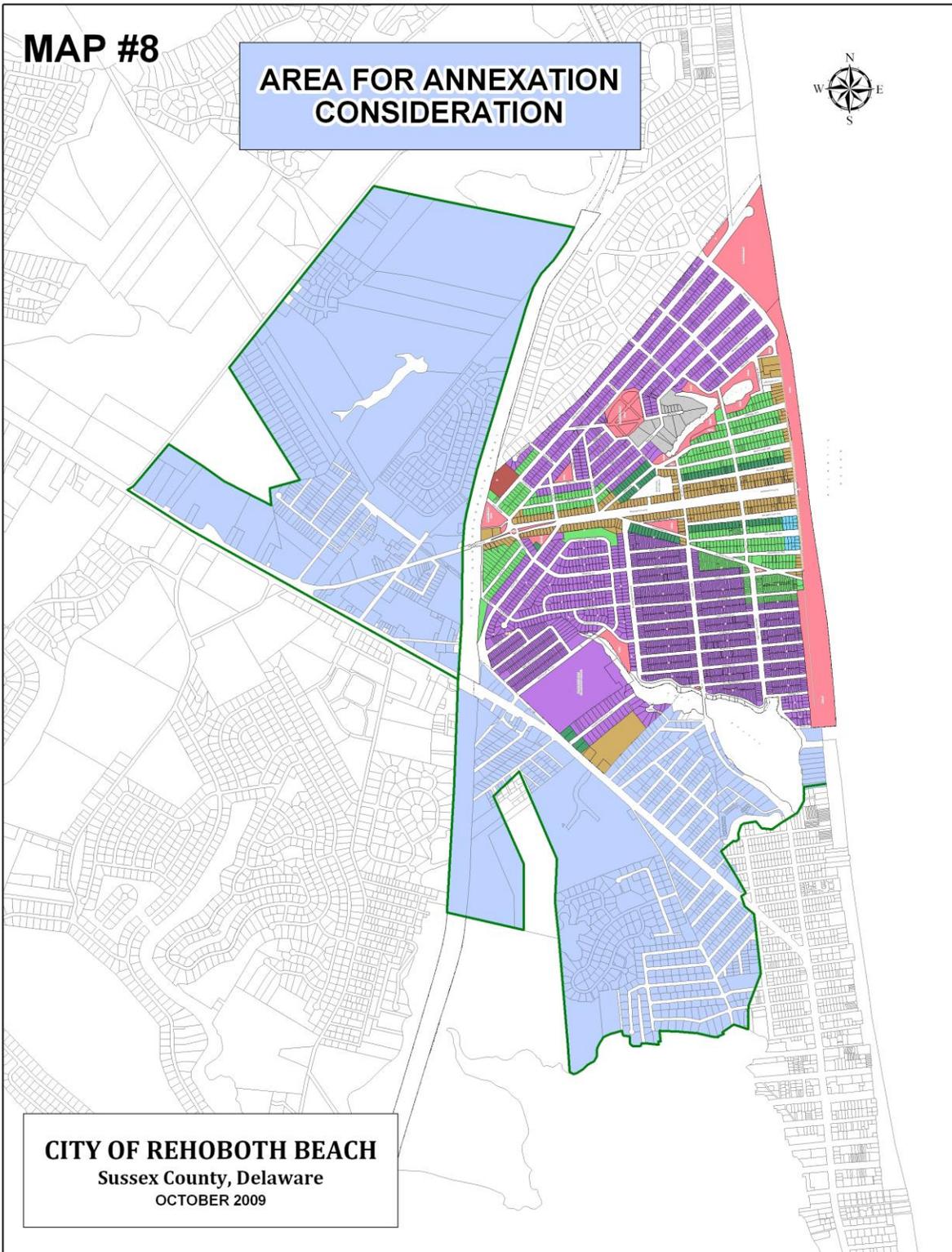
LEGEND

-  DESIGN IMAGE AREA
-  PROPOSED ZONING CHANGE



MAP #8

**AREA FOR ANNEXATION
CONSIDERATION**



CITY OF REHOBOTH BEACH
Sussex County, Delaware
OCTOBER 2009