



**Preliminary Land Use Service (PLUS)**  
**Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination

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**Please describe the submission:**

This Future Land Use Map amendment will create one future land use designation for two parcels currently designated on the map as being half for residential land use and half for conservation/agricultural (C/A) land use. A black and white copy of the Future Land Use Map is attached, and it shows in red two parcels which were recently subdivided from the neighboring parcel to the north. The original large parcel was “split designated” by the current Future Land Use Map prior to the subdivision of the two new parcels (each 100’ x 100’), and the two new parcels remain split designated after the subdivision. These parcels are similarly “split zoned.” The map amendment (attached hereto) eliminates the split designation for these two parcels by moving the dividing line between the residential land use and C/A land use by fifty (50) feet in order to designate the entire area occupied by these new parcels for future residential land use.

The development planned for these parcels will not substantially change as a result of this map amendment. The town, however, will benefit from this map amendment because shifting the residential development to the portion of these parcels sought to be re-designated for residential uses will free up land better suited for installing an emergency access road and thus open the door to the possibility of the town installing such a road. This emergency access road would facilitate the provision of emergency services to the residents in the northern portion of Bowers. The town respectfully requests this map amendment be approved.

**DRAFT**

Ted Harvey Wildlife Area Rd

**Bowers Beach**

Public Utilities

**Future Land Use**

Conservation/Agricultural

Commercial

Residential

Recreational

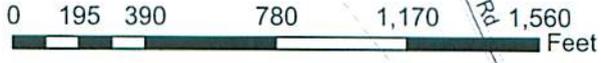
Institutional

Pumping Station - Public Utility

Firehouse - Institutional

This map was developed by the Town of Bowers Beach with technical and mapping assistance from the Delaware Office of State Planning Coordination.  
Sources:  
Future Land Use - Town of Bowers Beach/OSPC.  
Parcels - Kent County Department of Planning Services, GIS Department, May 2006.  
Municipal Boundaries - Office of State Planning Coordination, 2006.  
Roads - Delaware Department of Transportation, March 2006.  
Hydrology - National Hydrology Dataset (NHD), developed from USGS, merged with EPA Stream Reach data.  
Note:  
This map is provided by the Delaware Office of Management and Budget, Office of State Planning Coordination, solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by the Office for purposes other than for which it was intended.

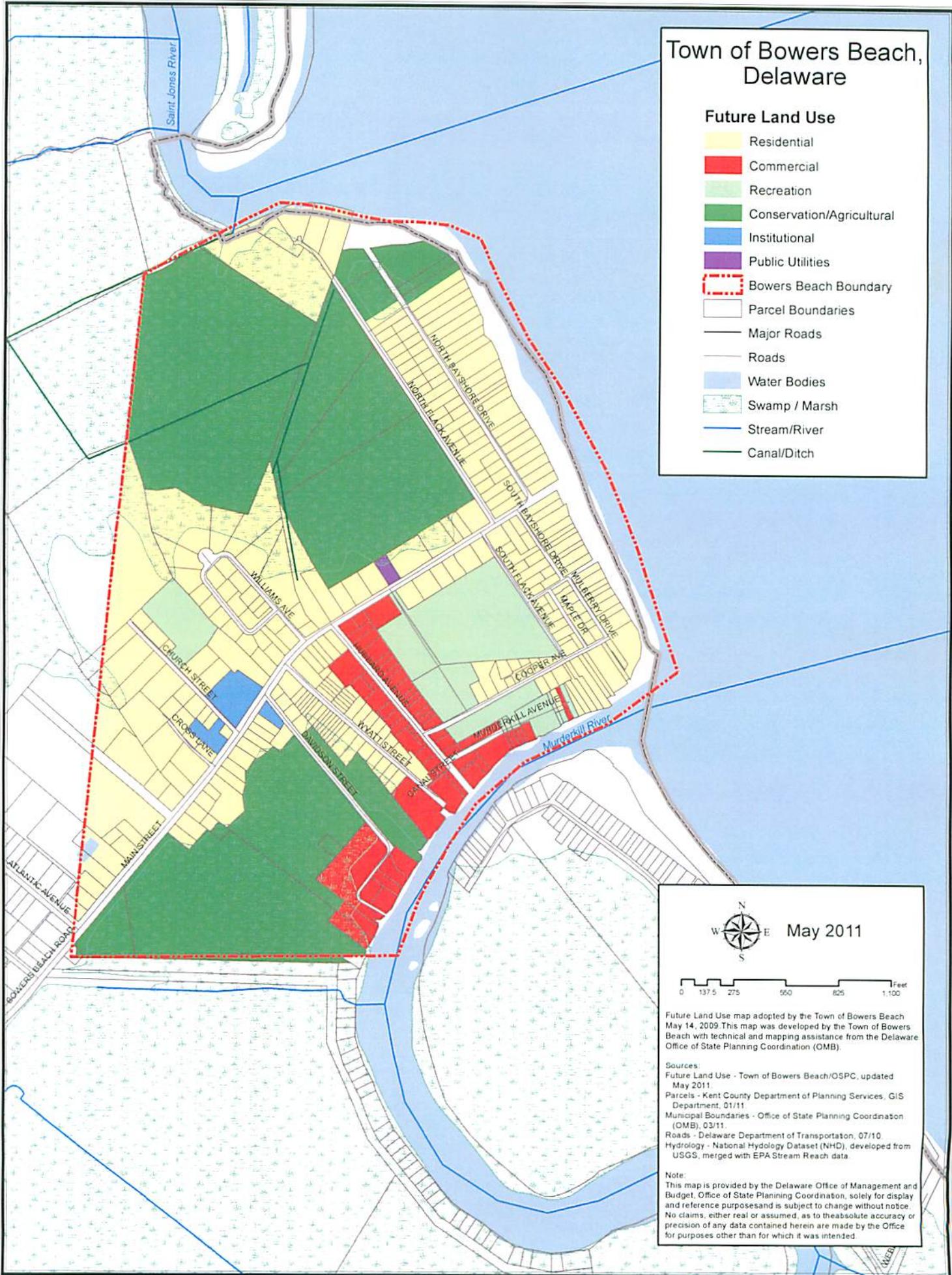
Bayview Ave  
Bowers Beach Rd



# Town of Bowers Beach, Delaware

## Future Land Use

- Residential
- Commercial
- Recreation
- Conservation/Agricultural
- Institutional
- Public Utilities
- Bowers Beach Boundary
- Parcel Boundaries
- Major Roads
- Roads
- Water Bodies
- Swamp / Marsh
- Stream/River
- Canal/Ditch



May 2011



Future Land Use map adopted by the Town of Bowers Beach May 14, 2009. This map was developed by the Town of Bowers Beach with technical and mapping assistance from the Delaware Office of State Planning Coordination (OMB).

Sources:  
 Future Land Use - Town of Bowers Beach/OSPC, updated May 2011  
 Parcels - Kent County Department of Planning Services, GIS Department, 01/11  
 Municipal Boundaries - Office of State Planning Coordination (OMB), 03/11  
 Roads - Delaware Department of Transportation, 07/10  
 Hydrology - National Hydrology Dataset (NHD), developed from USGS, merged with EPA Stream Reach data

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