

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

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

<b>Name of Municipality:</b> <b>Town of Middletown</b>		<b>PLUS 2011-09-06</b>
<b>Address:</b>  <b>19 West Green Street Middletown, DE 19709</b>	<b>Contact Person:</b> <b>Morris Deputy, P.E.</b>	
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	<b>Fax Number:</b> <b>378-5672</b>	
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**Date of Most Recently Certified Comprehensive Plan:** November 2005

**Application Type:**

**Comprehensive Plan Amendment:** X

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
<b>Address:</b>  <b>19 West Green Street Middletown, DE 19709</b>	<b>Contact Person:</b> <b>Morris Deputy, P.E.</b>
	<b>Phone Number:</b> <b>378-9120</b>
	<b>Fax Number:</b> <b>378-5672</b>
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<b>Maps Prepared by:</b> <b>KCI Technologies</b>	
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**Please describe the submission:** The Town of Middletown is requesting an amendment to its comprehensive plan to revise Map 6. Future Land Use. Four properties currently zoned residential are requesting a future land use designation of industrial.

[Tax Parcels 23-041.00-030, 23-042.00-011, 23-018.00-002, 23-012.00-011](#)

The four properties are currently zoned R-3. The demand has currently increased for large industrial zoned property that has infrastructure in place and is available for immediate development. Given the proximity to industrial zoned land north of Industrial Drive, the Town and property owner are interested in revising the future land use designation from residential to industrial. The Town has made significant investments in the water, sewer and electric infrastructure in the area which allows the parcels to be ready for development. The parcels were also included in the Westown development area that contributed to the overall traffic improvements along the Rt. 301 corridor.

The Town is currently under contract with the University of Delaware to prepare the update to our current comprehensive plan. The Town is requesting the change to our existing plan now in an effort to be prepared for any development opportunity that develops while the plan update undergoes the required public hearings and review by the State.

Attached is a copy of a plan identifying the parcels that are requesting a future land designation of industrial.

# Plan To Accompany Comprehensive Plan Amendment Submission

Tax Parcel 23-041.00-030  
Zoning Change from R-3 to M-I  
88.88 Acres

Tax Parcel 23-018.00-002  
Zoning Change from R-3 to M-I  
Entire Parcel is Not Being Rezoned  
53.42 Acres

Tax Parcel 23-042.00-011  
Zoning Change from R-3 to M-I  
56.16 Acres

Tax Parcel 23-012.00-011  
Zoning Change from R-3 to M-I  
28.69 Acres

REZONED ACREAGE	
Tax Parcel #	Acreage
23-041.00-030	88.88
23-042.00-011	56.16
23-018.00-002	53.42
23-012.00-011	28.69
<b>TOTAL ACREAGE =</b>	<b>227.15</b>

**Legend**

-  Parcels Getting Rezoned
-  Parcel Boundaries
-  AP Agricultural Preservation
-  C-2 Downtown Commercial
-  C-3 Employment/Regional Retail
-  M-I Manufacturing Industrial
-  R-1A Single Family Residential (9,750 Sq. Feet Min. Lot Size)
-  R-1B Single Family Residential (12,500 Sq. Feet Min. Lot Size)
-  R-2 Single Family Residential (5,000 Sq. Feet Min. Lot Size)
-  R-3 Multi Family Residential
-  R-MH Mobile Home Residential



8/31/2011


