

Preliminary Land Use Service (PLUS) Application County Comprehensive Plans

Delaware State Planning Coordination
540 S. DuPont Highway • 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/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

Name of County: New Castle County

Contact Person: David Culver

Address: 87 Reads Way

City: New Castle

State: DE

Zip: 19720

Phone: 302-395-5463

Fax: 302-395-5443

Email: krbieri@nccde.org

Copies of the plan can be found at :

<http://projects.jmt.com/new-castle-county-comprehensive-plan/documents.aspx>

Date of most recently certified comprehensive plan: July 31, 2007

Information prepared by: Same as above

Contact Person:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

Maps prepared by: Same as above

Contact Person:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

County Plan Approval Process (Del Code *Title 9 Sections 2658; 4958; and, 6958*)

- Step 1:** Planning Commission/Board or Legislative Body approves draft to send to Cabinet Committee on State Planning Issues (CCSPI) and for the PLUS review process at the same time the plan is released for public review.
- Step 2:** the CCSPI meeting will be scheduled the month following receipt of the plan. This is a public meeting at which the County makes a presentation of the plan to the CCSPI.
- Step 3:** PLUS meeting, application submitted by 1st business day of the month for that month's meeting.
- State comments submitted to local government within 20 business days of this meeting.
 - Local government replies to state comments in writing and submits revised plan to Office of State Planning Coordination (OSPC) for review.
 - OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items.
- Step 4:** The Office of State Planning Coordination shall submit a final comprehensive plan report and recommendation to the CCSPI for its consideration;
- Step 5** Within 45 days of the receipt of the report the Council shall issue its findings and recommendations and shall submit the plan to the Governor or designee for certification.
- Step 6:** Within 20 days of receipt of the findings and recommendations from the Council, the Governor shall certify the plan or return it to the local jurisdiction for revision. The local jurisdiction shall have the right to accept or reject any or all of the recommendations as the final decision on the adoption of the plan is up to the local jurisdiction
- (It should be noted the State shall not be obligated to provide state financial assistance or infrastructure improvements to support land use or development actions by the local jurisdiction where the adopted comprehensive plan or portions thereof are determined to be substantially inconsistent with State development policies);*
- Step 7:** The jurisdiction shall adopt the plan as final following certification.
- Once you receive your certification letter, please forward two (2) bound paper copies and one electronic copy of your plan to our office for our records. It is suggested that you incorporate a copy of the State's PLUS letter and/or the report to the Cabinet Committee on State Planning Issues Meeting (CCSPI) and the Governor's certification letter into the final comprehensive plan document.

County Comprehensive Plan Checklist

Please check yes or no to indicate if the following information is included in the comprehensive plan and note the page numbers.

Public Participation	Yes	No	Page # Sections
Public Participation Summary and Results	x		Appendix A
Population Data and Analysis	Yes	No	Page # Sections
Past Population Trends	x		2-4 – 2-7
Population Projections	x		2-4 – 2-7
Demographics	x		2-4 – 2-7
Future Land Use Plan Element	Yes	No	Page # Sections
Existing Land Use	x		3-4 – 3-8
Future Land Use Plan Element	x		3-9
Residential Intensity	X		Discussed throughout plan, particularly Ch 3
Mobility Element	Yes	No	Page # Sections
Mobility Element	x		Ch 4
Water and Sewer Element	Yes	No	Page # Sections
Water and Sewer Element	x		Ch 5
Sourcewater Protection Program	x		5-1, general throughout Ch 5

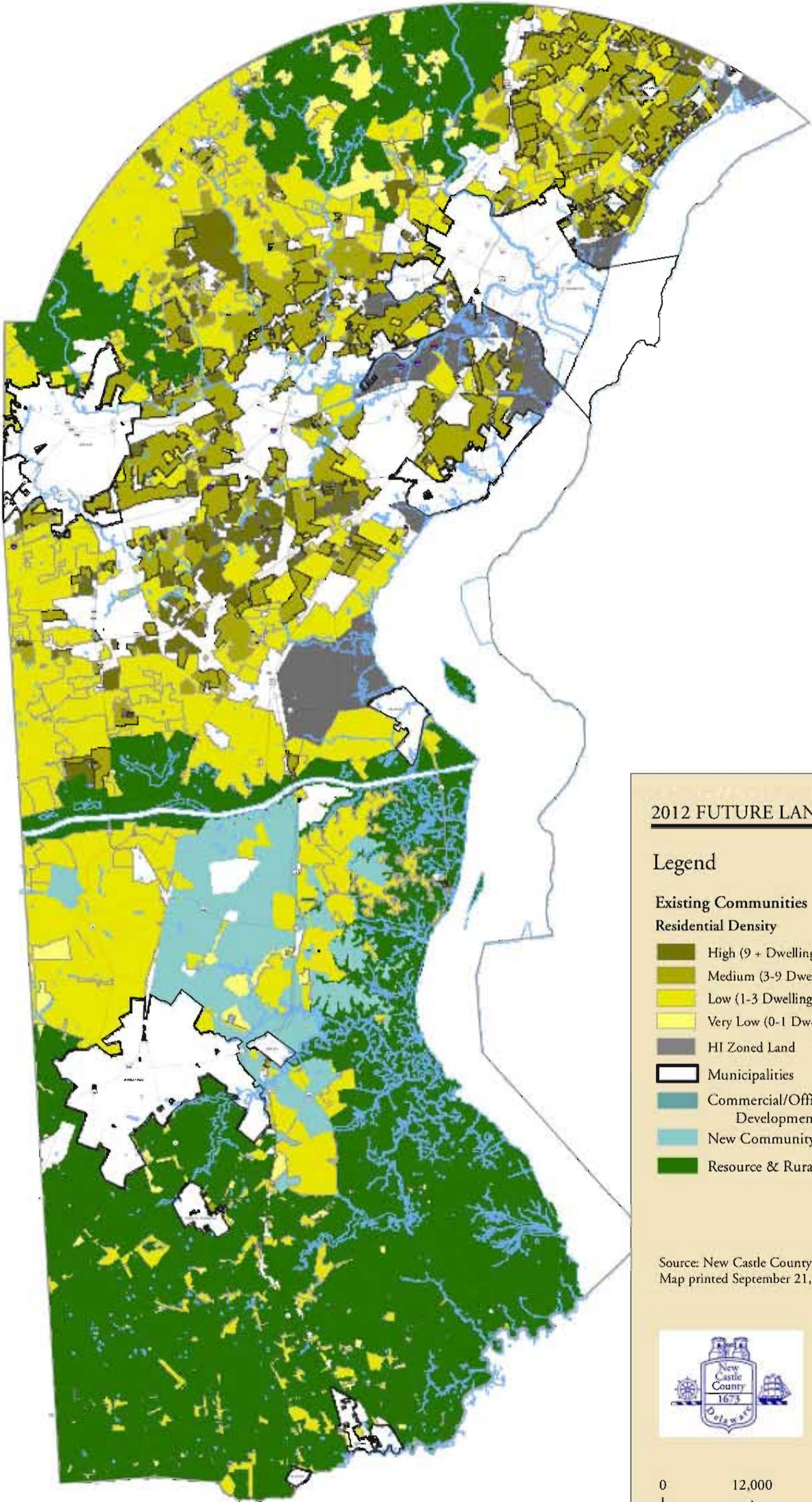
Conservation Element	Yes	No	Page # Sections
Conservation Element	x		Ch 6
Conservation Element (cont.)	Yes	No	Page # Sections
Land Protection Act		x	Awaiting State/DNREC action
Recreation and Open Space Element			
Recreation and Open Space Element	Yes	No	Page # Sections
Inventory of Open Space and Recreation Facilities	x		Map of Preserved Land (Map 6- 4), stats- Pgs 12-4 – 12-5
Recreation and Open Space Element	x		12 -4, 12-5
Housing Element			
Housing Element	Yes	No	Page # Sections
Housing Stock Inventory	x		8-3 – 8-5
Housing Pipeline	X		Ch 8
Housing Needs Analysis	X		8-11 (reference to Consolidated Plan)
Housing Element	x		Ch 8
Intergovernmental Coordination Element			
Intergovernmental Coordination Element	Yes	No	Page # Sections
Description of Intergovernmental Relationships	X		11-1 – 11-3
Analysis and Comparison of Other Relevant Planning Documents	x		11-3
Intergovernmental Coordination Element	X		Ch 11
Community Design Element			
Community Design Element	Yes	No	Page # Sections
Community Design Element	x		Ch 10

Historic Preservation Element	Yes	No	Page # Sections
Historic and Cultural Resource Plan	x		Ch 7
Economic Development Element	Yes	No	Page # Sections
Economic Base / Major Employers	x		9-2 9-3
Economic Development Element (cont.)	Yes	No	Page # Sections
Labor Market	x		9-4
Income and Poverty	x		9-4, 2-8
Economic Development Plan	X		9-5 – 9-9
Affordable Housing and Economic Development	X		Affordable housing is discussed in Ch 3 & 8 as well as 9-8, Strategies 1-3
Capital Improvements Plan	Yes	No	Page # Sections
Capital Improvements Plan	x		Ch 5-2, Ch 12
Other Elements	Yes	No	Page # Sections
Other Elements	X		Stormwater Mgmt Sec. 6-3
Implementation Strategies	Yes	No	Page # Sections
Evaluation of Current Codes and Ordinances	x		Throughout plan
Subdivision and Development Controls Implementation	x		Throughout plan
Zoning Map Revisions	x		Throughout plan, particularly Ch.3, Ch 6,

			Ch 9
Implementation Plan		x	Executed following adoption
Other State Programs, Policies, and Issues	Yes	No	Page # Sections
Total Maximum Daily Loads	x		6-2 – 6-3, 6-8
Corridor Capacity Preservation Program	X		Through general capacity reference – 4-9 & 4-10
Agricultural Preservation Program	X		6-11 – 6-12

Additional Comments: Capital investment and special strategies, particularly relating to housing, parks and recreation and libraries reference the long-range plans that have been adopted by County agencies and (by reference) are linked to the Comprehensive Development Plan.

Summary:



2012 FUTURE LAND USE DRAFT

Legend

Existing Communities
Residential Density

-  High (9 + Dwelling Units Per Acre)
-  Medium (3-9 Dwelling Units Per Acre)
-  Low (1-3 Dwelling Units Per Acre)
-  Very Low (0-1 Dwelling Units Per Acre)
-  HI Zoned Land
-  Municipalities
-  Commercial/Office/Industrial Development Area (CIO)
-  New Community Development Area
-  Resource & Rural Preservation

Source: New Castle County Department of Land Use
 Map printed September 21, 2011



0 12,000 24,000 Feet

