

**Preliminary Land Use Service (PLUS) Application  
Municipal 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/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

The link to the draft comprehensive plan update:

<http://odessa.delaware.gov/codes-and-policies/>

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<b>Name of Municipality:</b>	Town of Odessa
<b>Address:</b> 315 Main Street	<b>Contact Person:</b> Kathleen Harvey
P.O. Box 111	<b>Phone Number:</b> (302) 378-2510
Odessa, DE 19730	<b>Fax Number:</b> (302) 378-8292
	<b>E-mail Address:</b> townofodessa@verizon.net

**Date of Most Recently Certified Comprehensive Plan:** October 17, 2006

<b>Information prepared by:</b>	IPA, University of Delaware
<b>Address:</b> DGS Annex, Academy Street	<b>Contact Person:</b> Theodore Patterson
Newark, DE 19716	<b>Phone Number:</b> 302-831-4926
	<b>Fax Number:</b> 302-831-4934
	<b>E-mail Address:</b> theodore@udel.edu

<b>Maps Prepared by:</b>	IPA, University of Delaware
<b>Address:</b> Room 109	<b>Contact Person:</b> Nicole Minni
Pollution Ecology Lab, Hugh R. Sharp Campus, University of Delaware	<b>Phone Number:</b> 302-645-4353
700 Pilottown Road	<b>Fax Number:</b> 302-645-4332
Lewes, Delaware 19958	<b>E-mail Address:</b> nminni@udel.edu

**General Plan Approval Process**

**Step 1: Draft prepared by local government.**

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- Step 2:** Planning Commission and/or Legislative Body approves to send to PLUS at the time the plan is released for public review.
- Step 3:** PLUS meeting, application submitted by 1<sup>st</sup> 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 to 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.
- Step 7:** Once you receive the Office of State Planning Coordination letter stating that all certification items have been addressed, your Planning Commission and Council should adopt the plan pending State certification. We strongly recommend that your Council adopt the plan by ordinance. The ordinance should be written so that the plan will go into effect upon receipt of the certification letter from the Governor.
- Step 8:** Send our office a copy of the ordinance (or other documentation) that formally adopts your plan along with an electronic or paper copy of the final plan. We will forward these materials to the Governor for consideration. At the discretion of the Governor a certification letter will be issued to your town. The plan is effective on the date of adoption.
- Step 9:** 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 the Governor's certification letter into the final comprehensive plan document.

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**Comprehensive Plan / Amendment Checklist**<sup>1</sup>

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.

<b>Public Participation</b>	<b>Yes</b>	<b>No</b>	<b>Page # / Sections</b>
Public Participation Summary and Results	X		4 / 1-3

<b>Population Data and Analysis</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Past Population Trends	X		6
Population Projections	X		7
Demographics	X		8
Position on Population Growth	X		13

<b>Housing</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Housing Stock Inventory	X		10
Housing Pipeline		X	
Housing Needs Analysis		X	
Position on Housing Growth	X		13
Affordable Housing Plan		X	

<b>Annexation</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Analysis of Surrounding Land Uses		X	
Annexation Plan	X		43-48

<b>Redevelopment Potential</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Identification of Redevelopment Areas and Issues		X	
Redevelopment Strategy	X		39
Community Development Strategy		X	

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

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<b>Community Character</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
History of the Town or City	X		2-4
Physical Conditions	X		1-2
Significant Natural Features	X		1-2
Community Character	X		36
Historic and Cultural Resources Plan	X		36-38
Community Design Plan	X		36-38
Environmental Protection Plan		X	

<b>Land Use Plan</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Existing Land Use	X		39-40
Land Use Plan	X		43-48

<b>Critical Community Development and Infrastructure Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Review of Community Conditions		X	
Inventory of Community Infrastructure	X		14-19
Inventory and Analysis of Community Services	X		14-19
Water and Wastewater Plan	X		20-23
Transportation Plan	X		29-35
Community Development Plan	X		36-48
Community Facilities Plan		X	

<b>Intergovernmental Coordination</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Description of Intergovernmental Relationships	X		49-51
Intergovernmental Coordination Strategy	X		49-51
Analysis and Comparison of Other Relevant Planning Documents	X		36-38

<b>Economic Conditions</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Economic Base / Major Employers		X	
Labor Market		X	
Income and Poverty	X		12-13
Economic Development Plan		X	

<b>Open Space and Recreation</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
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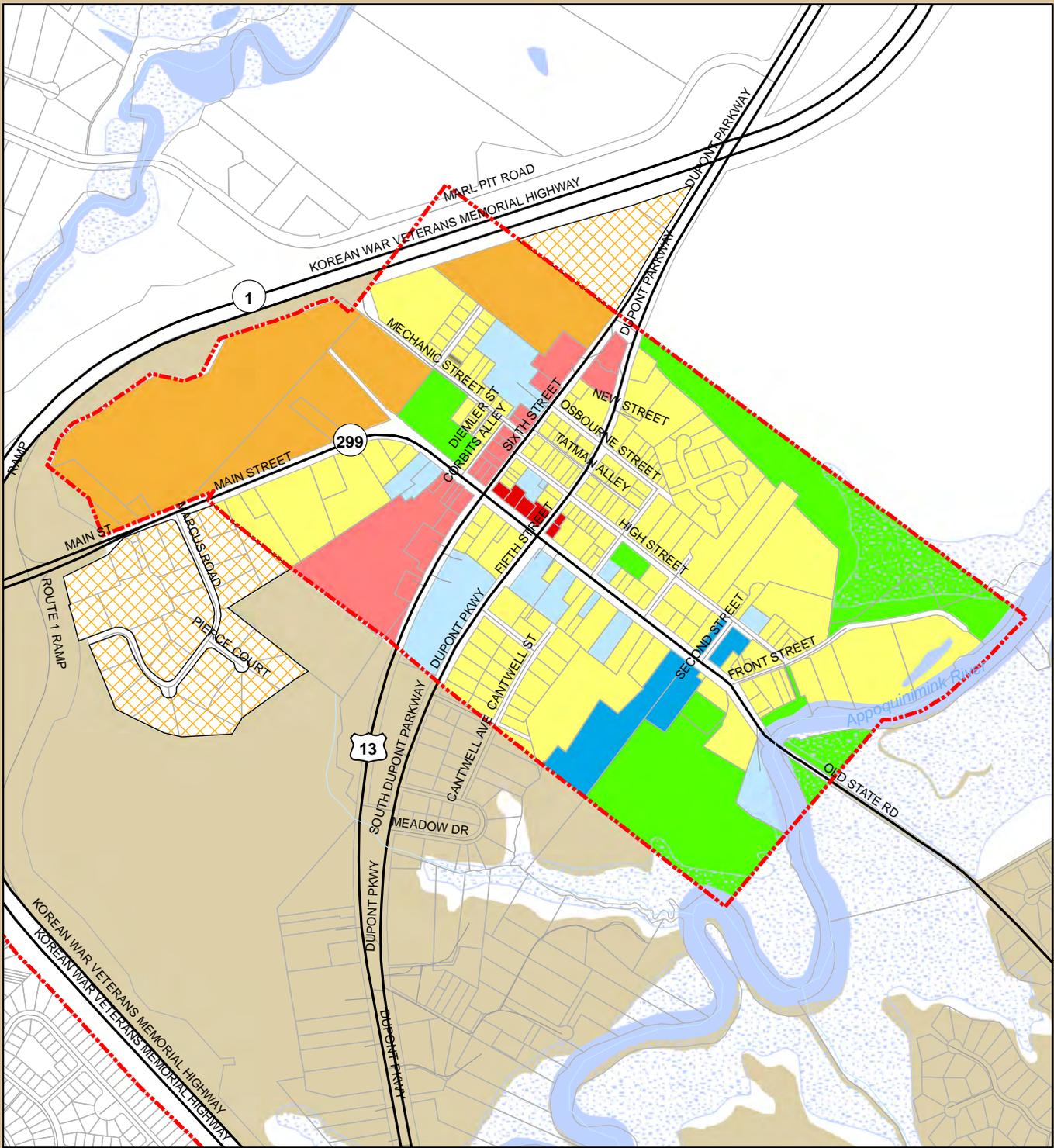
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- AOC Buildable Land
- Annexation Area
- FutureLandUse2006
- Residential
- Planned Development
- Downtown Commerical
- Commercial
- Institutional
- Nonprofit Estate
- Parks/Open Space
- Utilities
- Municipal Boundaries
- Parcel Boundaries
- Major Routes
- Minor Roads
- Railroads

## Town of Odessa, Delaware

### Future Land Use

Draft - April 2012

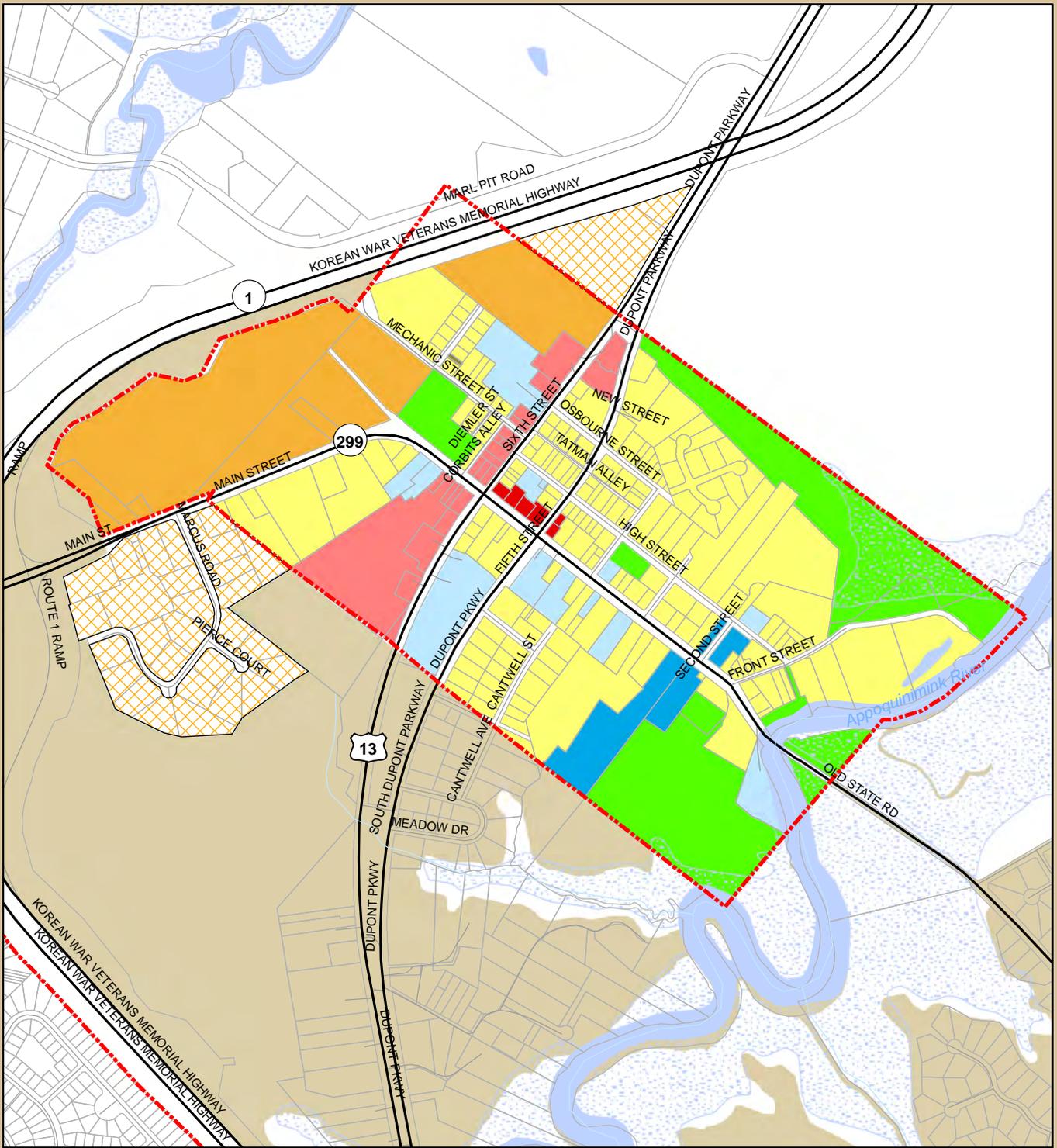


Sources:  
 Municipal Boundaries - Office of State Planning Coordination (OMB), downloaded June 2011.  
 Communities - Provided by New Castle County.  
 Parcel Boundaries - Provided by New Castle County, Jan. 31, 2011.  
 Roads - Delaware Department of Transportation, 2010.  
 Hydrology - National Hydrography Dataset (NHD) flowlines and waterbodies, USGS and EPA.  
 Zoning - New Castle County, 2003.

Note:  
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