

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: 302-739-5661

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
www.state.de.us/deptagri/

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Municipal Comprehensive Plans**

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Name of Municipality: City of Milford	
Address: 201 South Walnut Street Milford, DE 19963	Contact Person: Gary J. Norris
	Phone Number: 302-424-3712
	Fax Number: 302-424-3559
	E-mail Address: gnorris@milford-de.gov

Date of Most Recently Certified Comprehensive Plan: 2008

Link to amended Plan: <http://cityofmilford.com/index.aspx?NID=81>

Information prepared by: City of Milford	
Address: 201 South Walnut Street Milford, De 19963	Contact Person: Gary J. Norris
	Phone Number: 302-424-3712
	Fax Number: 302-424-3559
	E-mail Address: gnorris@milford-de.gov

Maps Prepared by: URS Corporation	
Address: 4051 Ogletown Road, Ste. 300 Newark, DE 19712	Contact Person: Debbie Pfeil
	Phone Number: 302-547-6068
	Fax Number: 302-781-5901
	E-mail Address: Debbie.pfeil@urs.com

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General Plan Approval Process

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

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results	X		6****

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		9
Population Projections	X		10
Demographics	X		12
Position on Population Growth	X		10

Housing	Yes	No	Page #
Housing Stock Inventory	X		7
Housing Pipeline	X		35
Housing Needs Analysis	X		8
Position on Housing Growth	X		8
Affordable Housing Plan	X		73*

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		34
Annexation Plan	X		34

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		19*
Redevelopment Strategy	X		19*
Community Development Strategy	X		41*

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

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Community Character	Yes	No	Page #
History of the Town or City	X		*
Physical Conditions	X		*
Significant Natural Features	X		*
Community Character	X		*
Historic and Cultural Resources Plan	X		*
Community Design Plan	X		*
Environmental Protection Plan	X		*

Land Use Plan	Yes	No	Page #
Existing Land Use	X		**
Land Use Plan	X		**

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		24
Inventory of Community Infrastructure	X		29
Inventory and Analysis of Community Services	X		29
Water and Wastewater Plan	X		30
Transportation Plan	X		57*
Community Development Plan	X		24
Community Facilities Plan	X		72*

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		6****
Intergovernmental Coordination Strategy	X		78*
Analysis and Comparison of Other Relevant Planning Documents	X		***

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		3
Labor Market	X		4
Income and Poverty	X		5 & 6
Economic Development Plan	X		6

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		22
Open Space and Recreation Plan	X		23

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances		X	
Zoning Map Revisions	X		**
Zoning and Subdivision Code Revisions		X	
Implementation Plan		X	
Coordination with Other Government Agencies	X		6****

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		32
Corridor Capacity Preservation Program		X	
Agricultural Preservation Program		X	
Sourcewater Protection		X	

Additional Comments:

* SEE 2008 COMPREHENSIVE PLAN

** SEE MAPS

*** SEE SE MASTER PLAN

**** SEE BELOW

PUBLIC PARTICIPATION

As it relates to PUBLIC PARTICIPATION concerning the amendment to the 2008 Comprehensive Plan for the City of Milford, the Milford Planning Commission has had two Public Hearings regarding this amendment as well as a presentation to City Council. In addition there has been considerable public involvement in the development of the South East Master Plan for the City of Milford.

INTERGOVERNMENTAL COORDINATION

The City of Milford has been contact with the Office of State Planning regarding this amendment, and in the future will have additional meetings with both Counties to explain is amendment prior to adoption.

COORDINATION WITH OTHER GOVERNMENTAL AGENCIES

The presentation to the PLUS meeting will enable the 2013 amendment of the Comprehensive Plan to be presented to various State agencies for their comment and coordination of this report.

Summary:

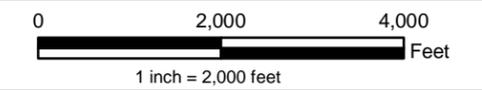
Milford Comprehensive Plan

2013

Figure 14A Neighborhood Map North

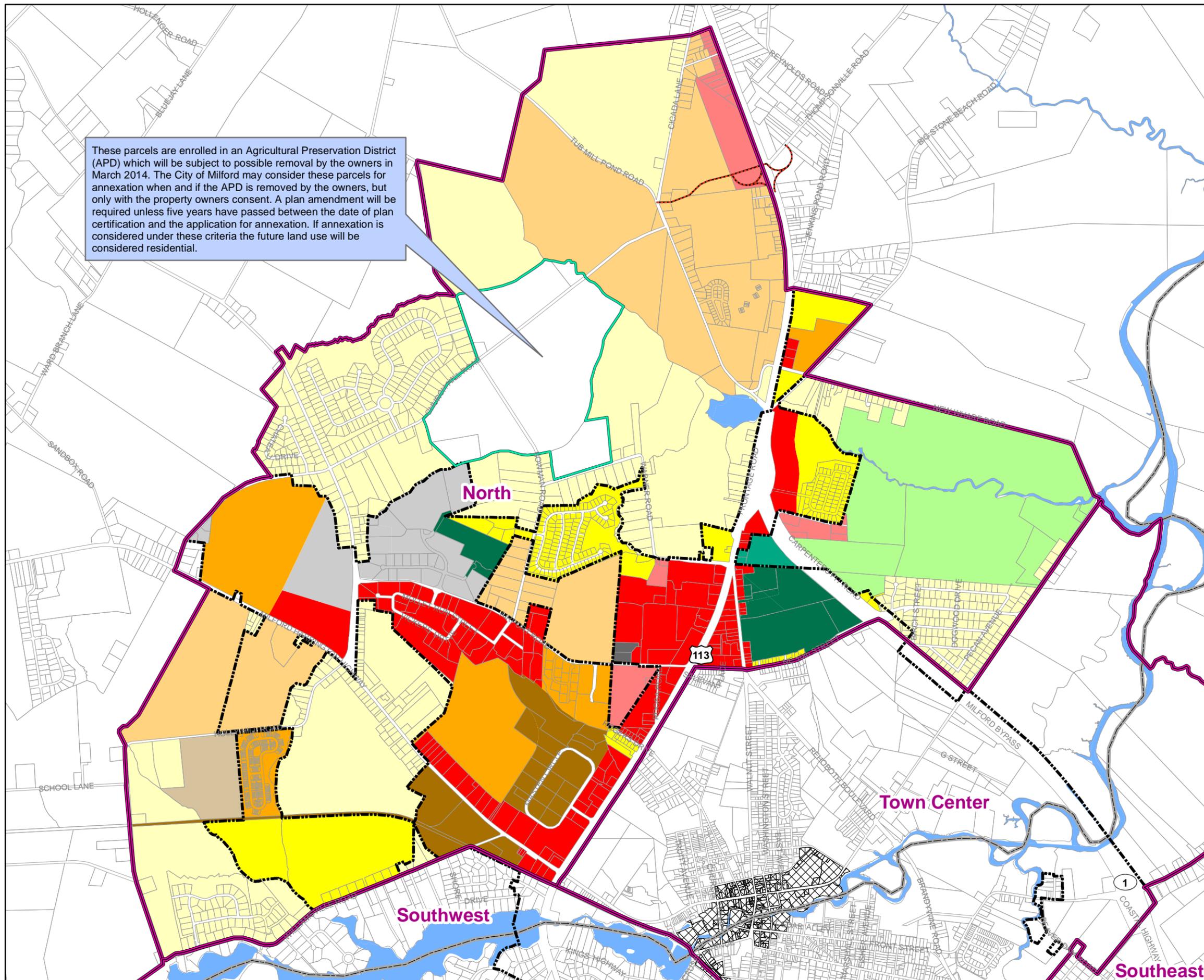
Legend

-  City Boundary
 -  Urban Growth Boundary
 -  Neighborhood Boundary
 -  Downtown
 -  County Boundary
 -  Parcel
 -  Water
- #### Future Land Use
-  Low Density Residential
 -  Moderate Density Residential
 -  Highway / Commercial
 -  Government
 -  Institutional
 -  Industrial
 -  Employment
 -  Business Park
 -  Open Space
 -  Transfer Station
 -  Proposed Highway / Commercial
 -  Proposed Low Density Residential
 -  Proposed Moderate Density Residential
 -  Proposed Institutional
 -  Proposed Employment
 -  Proposed Open Space
 -  Proposed Thompsonville Intersection



Data Sources:
 Roads - DELDoT
 State, County, Municipal Boundaries - State of Delaware
 Future Land Use - City of Milford

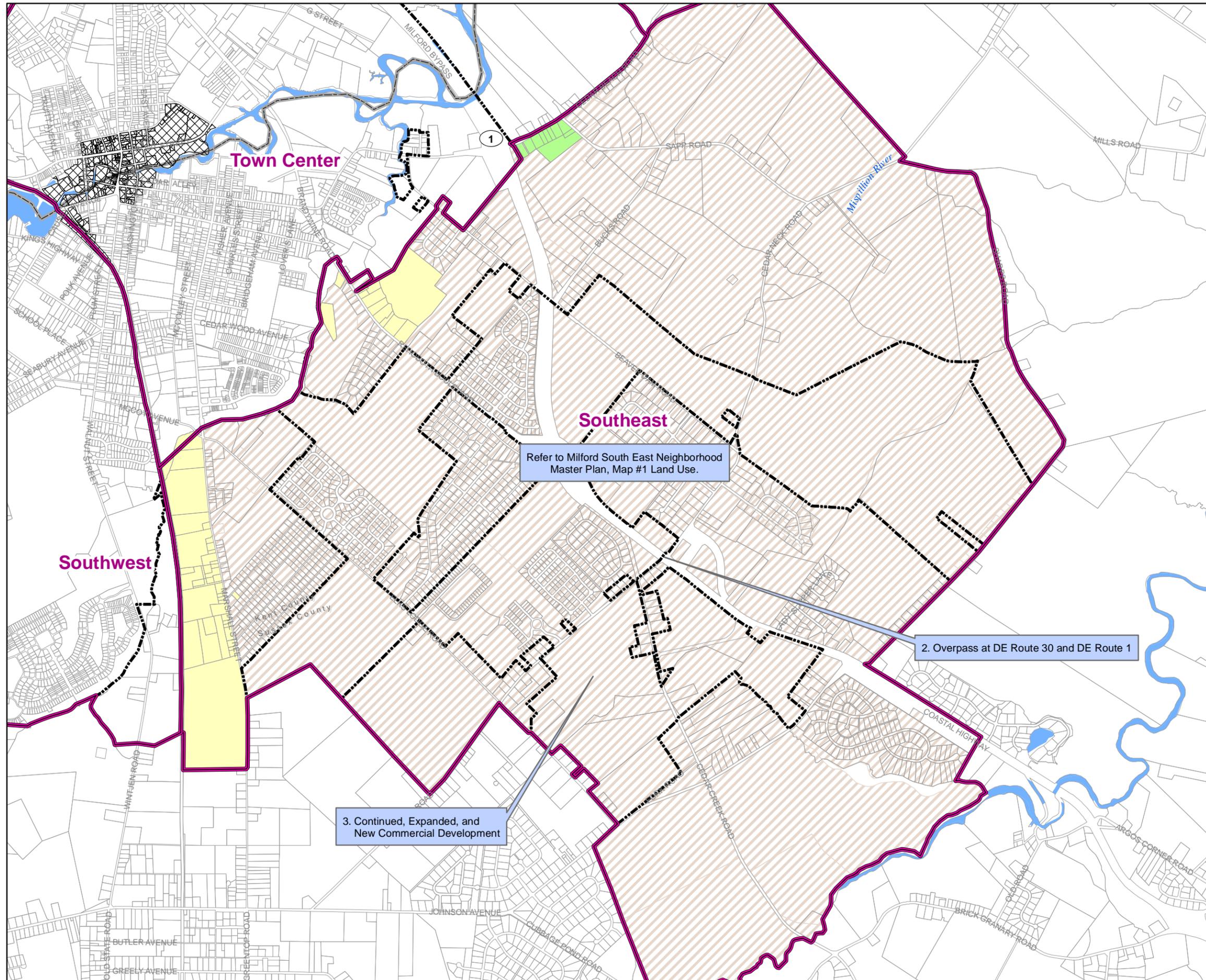
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 February 2013



Milford Comprehensive Plan

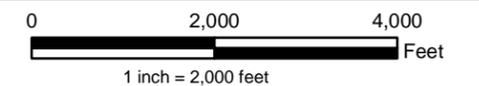
2013

Figure 14B Neighborhood Map Southeast



Legend

- City Boundary
 - Urban Growth Boundary
 - Neighborhood Boundary
 - Downtown
 - County Boundary
 - Parcel
 - Water
- Future Land Use**
- Low Density Residential
 - Moderate Density Residential
 - Highway / Commercial
 - Government
 - Institutional
 - Industrial
 - Employment
 - Business Park
 - Open Space
 - Transfer Station
 - Proposed Highway / Commercial
 - Proposed Low Density Residential
 - Proposed Moderate Density Residential
 - Proposed Institutional
 - Proposed Employment
 - Proposed Open Space
 - Proposed Thompsonville Intersestion
 - Refer to Milford Southeast Neighborhood Master Plan, Map #1 Land Use

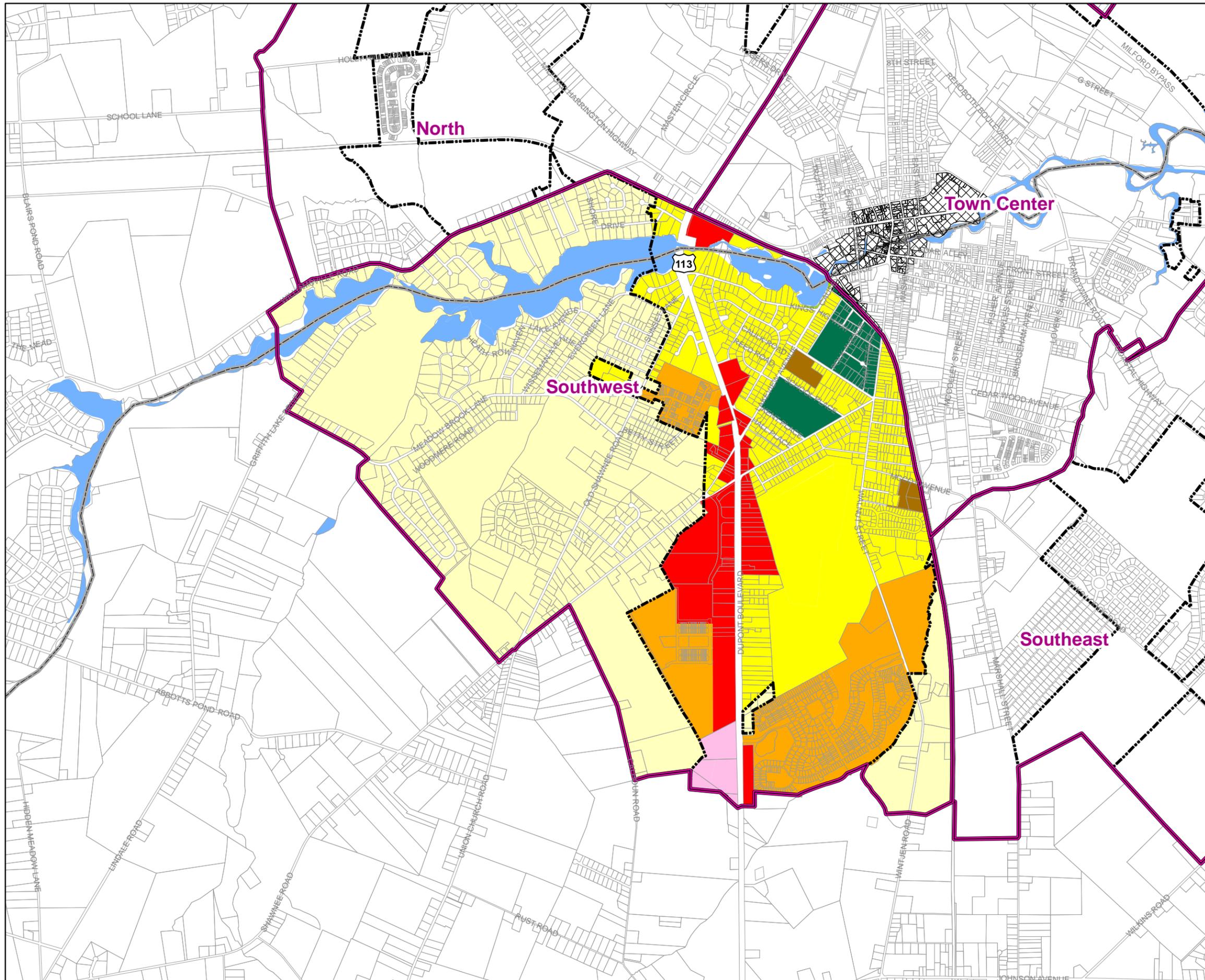


Data Sources:
 Roads - DELDOT
 State, County, Municipal Boundaries - State of Delaware
 Future Land Use - City of Milford

Milford Comprehensive Plan

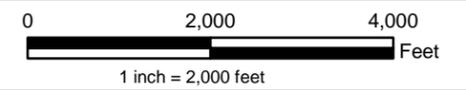
2013

Figure 14C Neighborhood Map Southwest



Legend

- City Boundary
 - Urban Growth Boundary
 - Neighborhood Boundary
 - Downtown
 - County Boundary
 - Parcel
 - Water
- Future Land Use**
- Low Density Residential
 - Moderate Density Residential
 - Highway / Commercial
 - Government
 - Institutional
 - Industrial
 - Employment
 - Business Park
 - Open Space
 - Transfer Station
 - Proposed Highway / Commercial
 - Proposed Low Density Residential
 - Proposed Moderate Density Residential
 - Proposed Institutional
 - Proposed Employment
 - Proposed Open Space
 - Proposed Thompsonville Intersection

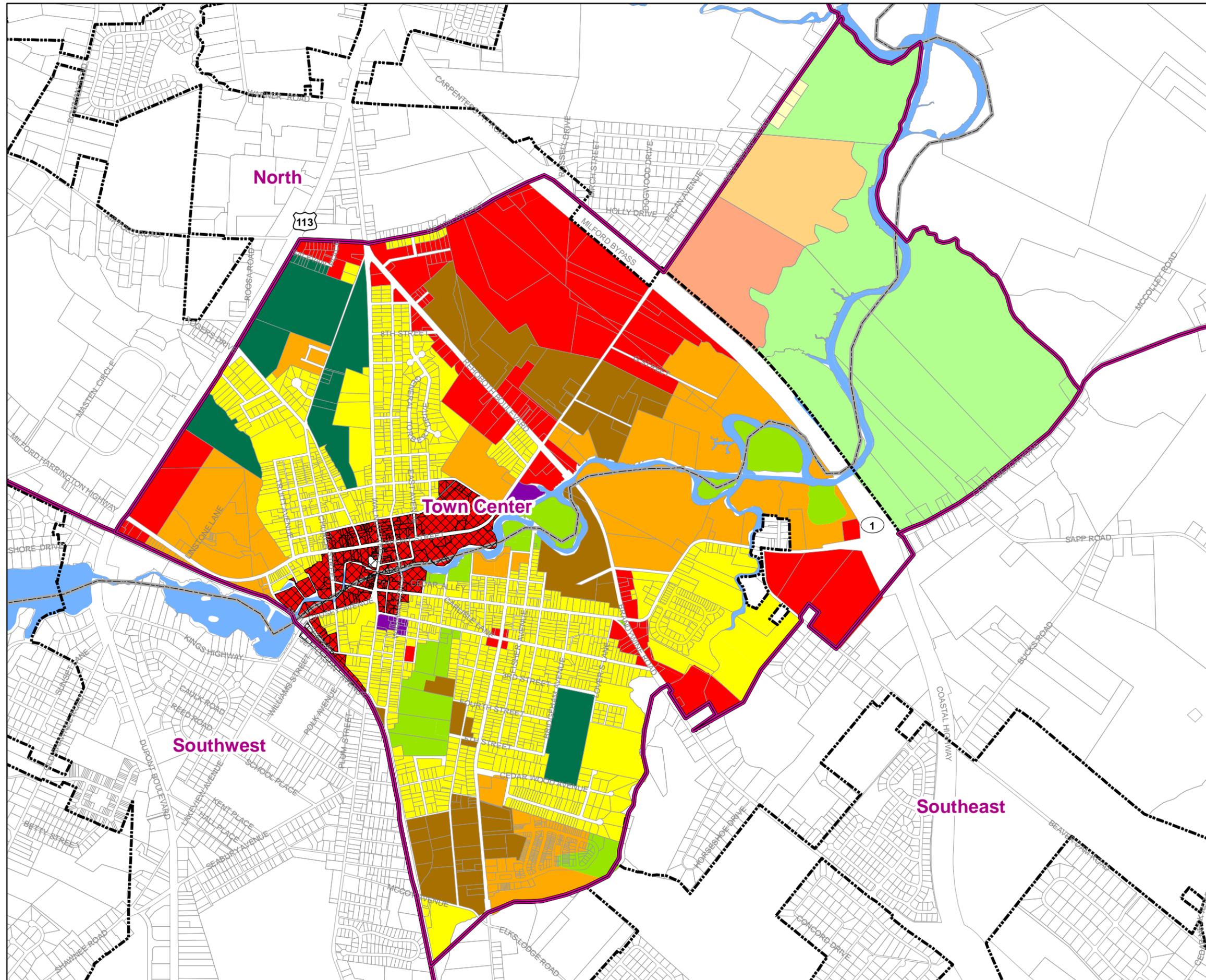


Data Sources:
 Roads - DELDoT
 State, County, Municipal Boundaries - State of Delaware
 Future Land Use - City of Milford

Milford Comprehensive Plan

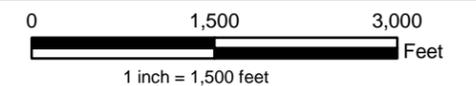
2013

Figure 14D Neighborhood Map Town Center



Legend

- City Boundary
 - Urban Growth Boundary
 - Neighborhood Boundary
 - Downtown
 - County Boundary
 - Parcel
 - Water
- Future Land Use**
- Low Density Residential
 - Moderate Density Residential
 - Highway / Commercial
 - Government
 - Institutional
 - Industrial
 - Employment
 - Business Park
 - Open Space
 - Transfer Station
 - Proposed Highway / Commercial
 - Proposed Low Density Residential
 - Proposed Moderate Density Residential
 - Proposed Institutional
 - Proposed Employment
 - Proposed Open Space
 - Proposed Thompsonville Intersection



Data Sources:
 Roads - DELDoT
 State, County, Municipal Boundaries - State of Delaware
 Future Land Use - City of Milford