

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/

The entire 2013 Final Draft of Harrington's Comprehensive Land Use Plan can be found on the City website. Below is the link:

<http://harrington.delaware.gov/2013/04/01/comprehensive-land-use-plan-final-draft/>

**Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans**

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Name of Municipality: CITY OF HARRINGTON	
Address: 106 DORMAN STREET HARRINGTON, DE 19952	Contact Person: TERESA TIEMAN, CITY MANAGER
	Phone Number: 302-398-3530
	Fax Number: 302-398-4477
	E-mail Address: ttieman@cityofharrington.com

Date of Most Recently Certified Comprehensive Plan: 2004 Amended 2009

Information prepared by: URS CORPORATION AND REMINGTON, VERNICK & BEACH (CITY ENGINEER-CHAPTERS 4 & 7)	
Address: 4051 OGLETOWN ROAD SUITE 300 NEWARK, DE 19713	Contact Person: DEBBIE PFEIL, SENIOR PLANNER
	Phone Number: 302-781-5964
	Fax Number: 302-781-5901
	E-mail Address: debbie.pfeil@urs.com

Maps Prepared by: URS CORPORATION	
Address: 4051 OGLETOWN ROAD SUITE 300 NEWARK, DE 19713	Contact Person: DEBBIE PFEIL, SENIOR PLANNER
	Phone Number: 302-781-5964
	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		Ch 2 pg 2

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		Ch 10 pg 3
Population Projections	X		Ch 10 pg 3
Demographics	X		Ch 10 pg 1
Position on Population Growth	X		throughout

Housing	Yes	No	Page #
Housing Stock Inventory	X		Ch 13 pg 2
Housing Pipeline	X		Ch 13 pg 10
Housing Needs Analysis	X		Ch 13 pg 2
Position on Housing Growth	X		Ch 13 pg 9
Affordable Housing Plan	X		Ch 13/Ch 8

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	X		Ch 8 Pg 5
Annexation Plan	X		Ch 8 Ex 15

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	X		Ch 9 pg 9
Redevelopment Strategy	X		Ch 9 pg 14
Community Development Strategy	X		Ch 8 pg 7

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		Ch 12 Pg 1
Physical Conditions	X		Chapter 7
Significant Natural Features	X		Chapter 7
Community Character	X		Ch 3 pg 1
Historic and Cultural Resources Plan	X		Ch 12 pg 1
Community Design Plan	X		Chapter 8
Environmental Protection Plan	X		Chapter 7

Land Use Plan	Yes	No	Page #
Existing Land Use	X		Ch 8 Ex 16
Land Use Plan	X		Ch 8 Ex 17

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		throughout
Inventory of Community Infrastructure	X		Chapter 4
Inventory and Analysis of Community Services	X		Chapter 6
Water and Wastewater Plan	X		Chapter 4
Transportation Plan	X		Chapter 11
Community Development Plan	X		Chapter 8
Community Facilities Plan	X		Chapter 4/8

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		Ch 2 pg 2
Intergovernmental Coordination Strategy	X		Ch 2 pg 2
Analysis and Comparison of Other Relevant Planning Documents	X		throughout

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers	X		Ch 9 pg 4
Labor Market	X		Ch 9 pg 1
Income and Poverty	X		Ch 9 pg 6
Economic Development Plan	X		Chapter 9

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		Ch 8 pg 15
Open Space and Recreation Plan	X		Ch 8 pg 15

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Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		throughout
Zoning Map Revisions	X		Ch 8/15
Zoning and Subdivision Code Revisions	X		Ch 8/15
Implementation Plan	X		Chapter 15
Coordination with Other Government Agencies	X		Ch 2 pg 2

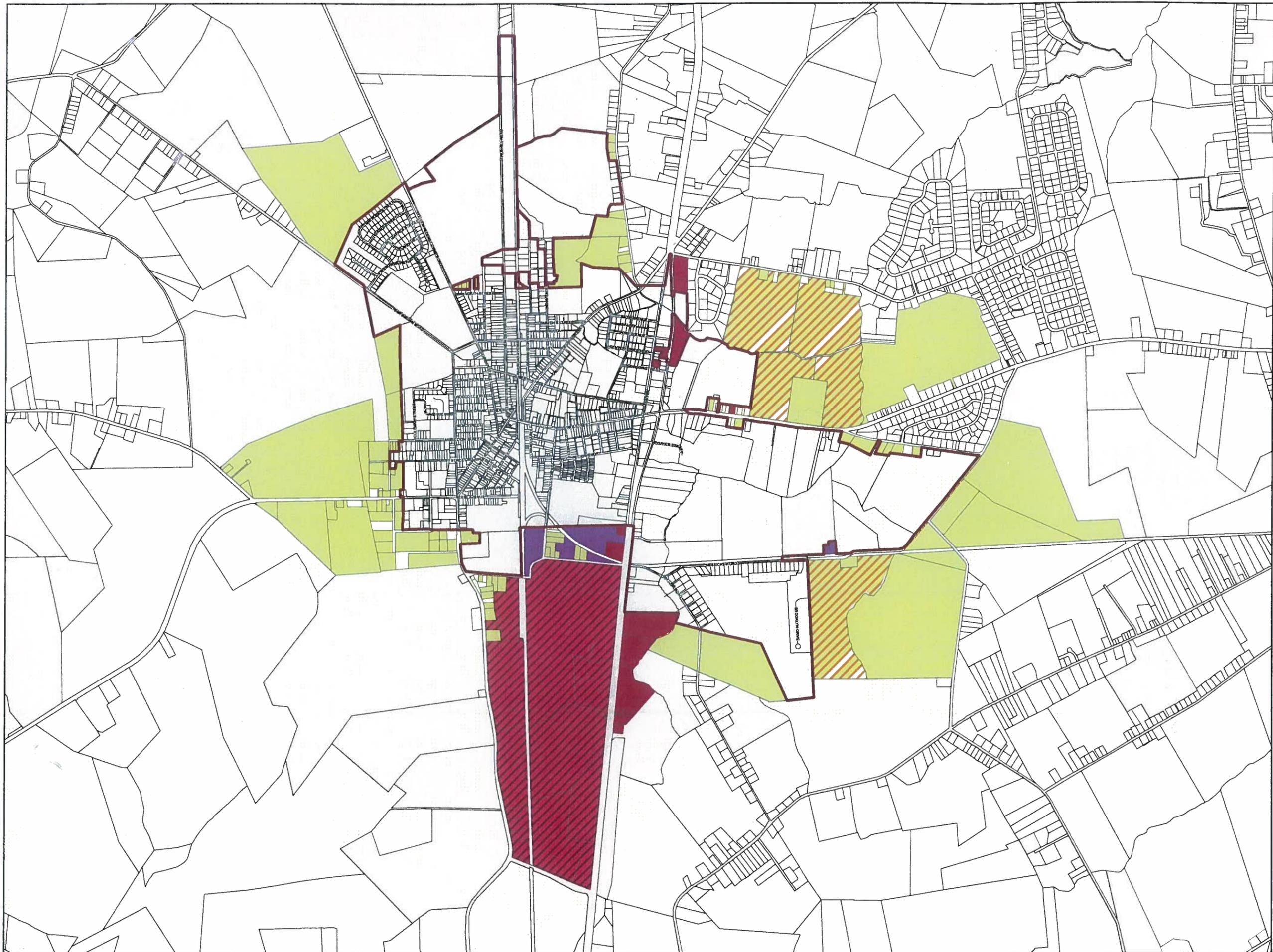
Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads	X		Ch 7 pg 3
Corridor Capacity Preservation Program	X		Ch 11 pg 2
Agricultural Preservation Program		X	
Sourcewater Protection	X		Ch 7 pg 3

Additional Comments:

The City requested a Pre-PLUS Meeting in 2009 to discuss amending the 2004 plan or a completed rewrite. Based on the amount of comments and information that could not be used from the previous plan, the City decided to write an entire new plan based on the input. Therefore, we did not providing written comments responding to PLUS 2009-09-01. All PLUS recommendations were considered and the document reflects this information.

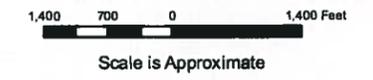
Summary:

This is the first City Comprehensive Plan that provides current data and City tracking elements as well as updated exhibits/maps. Since the beginning of this project, the City has had staff turnover causing delays and multiple changes/meetings to the schedule. The City appreciates the patience and understanding of the State Agencies during these times. A joint committee was formed to work on this plan, the committee included the Planning & Zoning Commission and Comprehensive Plan Committee (3 Council Members). Several public meetings were held with educational components for the Joint Committee and public for each Chapter. During the creation of this plan, a large amount of very important implementation items were discovered. As you will notice this document is a platform with goals for the City to move forward in developing the Plan by implementing specific studies, analyzing the outcome and defining the policies in several areas. The document clearly reflects the need for additional work; they are stated in Chapter goals as well as the implementation Chapter. This will assist the City in developing a priority for funding and/or researching funding opportunities to ensure the goals of the Plan are moving forward and being completed. We wish to thank those that worked with the City to gather the information and provide assistance in preparing this document.



- Legend**
- Harrington City Limits
 - Parcel Boundary
 - Roads
- Future Land Use**
- Lower Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Residential
 - Neighborhood Commercial
 - Central Commercial
 - Service Commercial
 - Mixed Commercial
 - Manufacturing
 - Industrial
 - Open Space
 - Railroad

DATA SOURCES:
 * Municipal Boundary, Parcel Boundary - Delaware DataMIL, Updated by URS as approved by the City of Harrington, January 2010
 * Roads - DelDOT Centerline File, Updated by URS as approved by the City of Harrington, January 2010
 * Future Land Use - City of Harrington

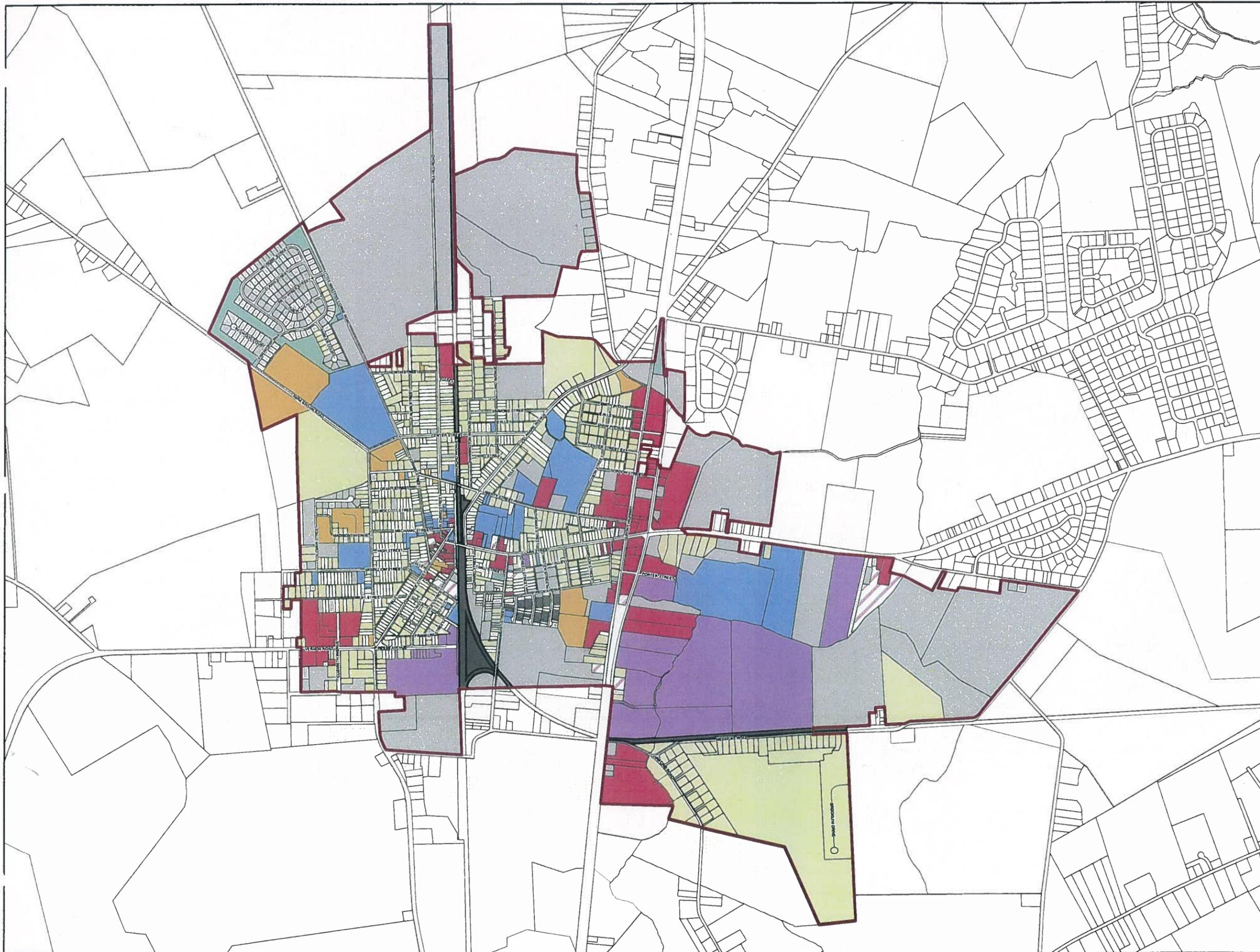


ANNEXATION FUTURE LAND USE

CITY OF HARRINGTON
COMPREHENSIVE PLAN
2012

URS
 Iron Hill Corporate Center
 Sabre Building Suite 300
 4051 Ogletown Road
 Newark, DE 19713

DATE: August 2012
 FILE NUMBER: 20711468
 EXHIBIT: 15



Legend

-  Harrington City Limits
-  Parcel Boundary
-  Roads

Landuse

Current Land Use

-  Commercial
-  Institutional
-  Manufacturing
-  Mixed Use
-  Multi-Family
-  Open Space
-  Railroad
-  Residential
-  Vacant

DATA SOURCES:

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- * Roads - DelDOT Centerline File, Updated by URS as approved by the City of Harrington, January 2010
- * Current Land Use - City of Harrington

1,000 500 0 1,000 Feet

Scale is Approximate

**CURRENT LAND USE
2012**

**CITY OF HARRINGTON
COMPREHENSIVE PLAN
2012**

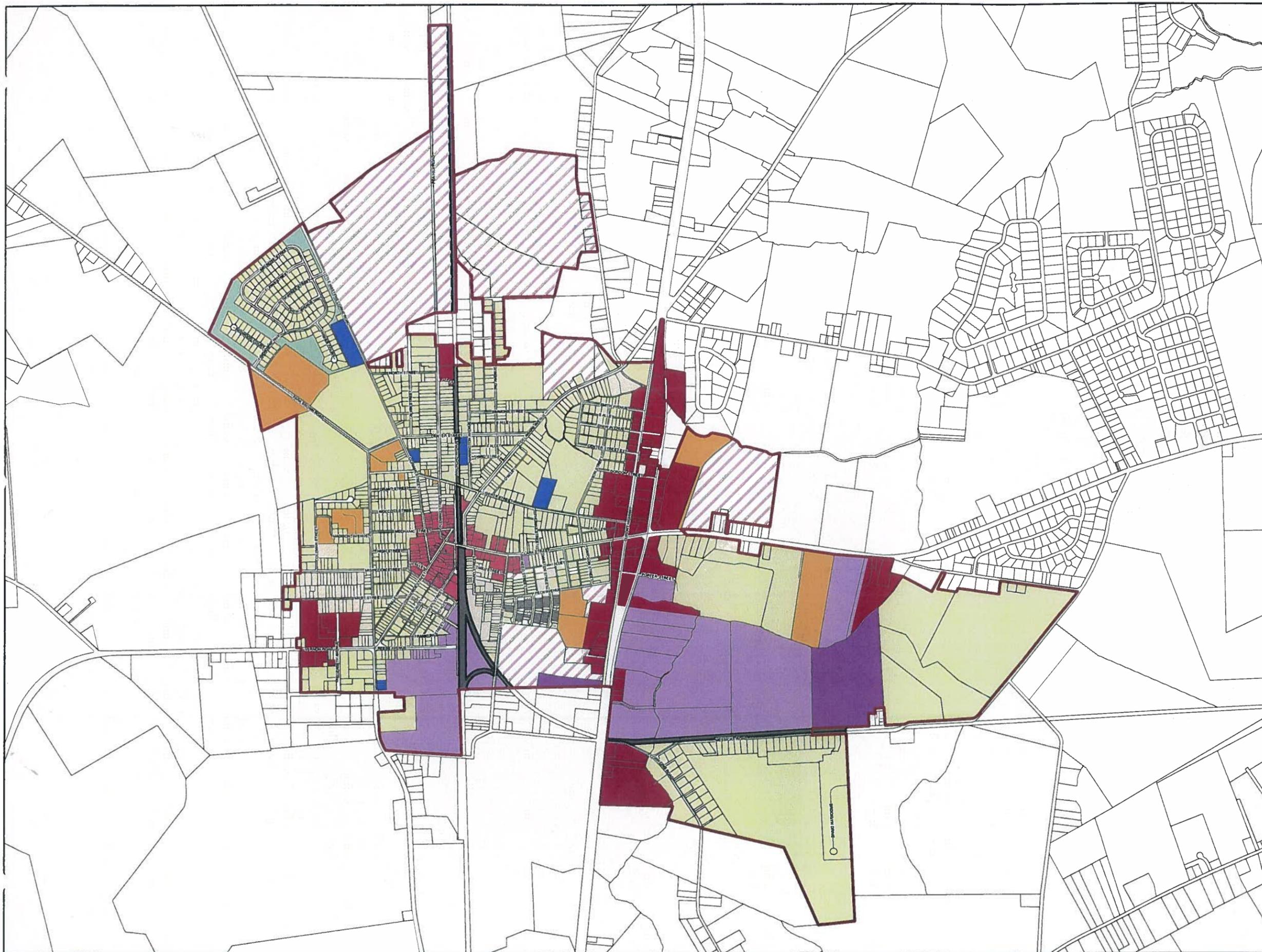


Iron Hill Corporate Center
Sabre Building Suite 300
4051 Ogletown Road
Newark, DE 19713

DATE:
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20711468

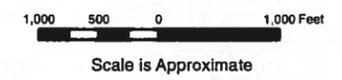
EXHIBIT:
16



Legend

-  Harrington City Limits
-  Parcel Boundary
-  Roads
- Landuse**
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FUTURE LAND USE

CITY OF HARRINGTON COMPREHENSIVE PLAN 2012

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 Iron Hill Corporate Center
 Sabre Building Suite 300
 4051 Oglethorpe Road
 Newark, DE 19713

DATE: August 2012
 FILE NUMBER: 20711468
 EXHIBIT: 17