

2014-09-01

# 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> Lewes	
<b>Address:</b> The City of Lewes P. O. Box 227 Lewes, Delaware 19958	<b>Contact Person:</b> Glenn Mandalas
	<b>Phone Number:</b> (302)-677-0061
	<b>Fax Number:</b> (302)-677-0065
	<b>E-mail Address:</b> glenn@bmbde.com

**Date of Most Recently Certified Comprehensive Plan:** October, 2005

**Application Type:**

**Comprehensive Plan Amendment:** Yes

**Ordinance:** No

**Other:** N/A

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
<b>Address:</b> Glenn C. Mandalas, Esq Baird Mandalas Brockstedt, LLC 6 South State Street Dover, DE, 19901	<b>Contact Person:</b> Glenn Mandalas
	<b>Phone Number:</b> (302)-677-0061
	<b>Fax Number:</b> (302)-677-0065
	<b>E-mail Address:</b> glenn@bmbde.com

<b>Maps Prepared by:</b> N/A	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

**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

**Please describe the submission:**

Please see the attached document titled "Proposed Amendment to the 2005 Lewes Comprehensive Development Plan."

**Proposed Amendment to the 2005 Lewes Comprehensive Development Plan**  
*Certified October 19, 2005*

Amend page 50 of the 2005 Lewes Comprehensive Development Plan by inserting the following underlined text in the paragraph titled "Phase 3A Annexations":

*Phase 3A Annexations:* Lewes would prefer that the approximately 783 acres within the annexation area northwest of New Road and northeast of Black Hog Gut be preserved. About 420 acres are developable land, with the remaining mostly constrained by wetlands. In the event that development occurs here, the City would keep this land residential and zone for very large lots (two to ten acres). Lewes will create a large-lot zoning classification to achieve this purpose. Notwithstanding the foregoing, an approximately 108.75 acre parcel in this annexation area has been proposed to be annexed and developed as a residential subdivision to be known as Harbor Point (Sussex County Tax Map 3-35-7.00-1.01). Higher-density development for the developable area of Harbor Point is consistent with the adjacent Canary Creek community and will be permitted so long as such development is accomplished in an environmentally sensitive manner. The City anticipates assigning either an R-3 or R-4 zoning designation for the Harbor Point parcel.