

2015-01-01 Town of Cheswold Comprehensive Plan Amendments

NOTE: The Town has submitted four PLUS applications for a series of amendments to re-word their five-year growth area and revise the future land use map. The four applications are combined into one application here.

**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

Name of Municipality: The Town of Cheswold	
Address: P.O. Box 220 691 Main Street Cheswold, DE 19936	Contact Person: Theon E. Callender
	Phone Number: 302-734-6991
	Fax Number: 302-734-1355
	E-mail Address: callenderte@verizon.net

Date of Most Recently Certified Comprehensive Plan: December 18, 2010

Application Type:

Comprehensive Plan Amendment: Re-Wording of Five Year Growth Area

Resolution: 09-30-14-063

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: Town of Cheswold 691 Main Street Cheswold, Delaware 19936	Contact Person: Theon E Callender
	Phone Number: 302-734-6991
	Fax Number: 302-734-1355
	E-mail Address: callenderte@verizon.net

Maps Prepared by:	
Address: Remington, Vernick & Beach Engineers University Office Plaza Bellevue Building 262 Chapman Road, Suite 105 Newark, DE 19702	Contact Person: Tom Wilkes
	Phone Number: 302-266-0212
	Fax Number: 302-266-6208
	E-mail Address: thomas.wilkes@rve.com

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:

Revise the Five Year Growth Area statement on Page 17 of the Comprehensive Plan from:

The Town is encouraging three types of major development over the next five years; development of an age-restricted community, (former Area of Concern A), increased commercial activity along U.S. Route 13, and accommodating increased airport utilization and airport related growth.

To:

The Town is encouraging four, (4), types of major development over the next five years; development of an age-restricted community, (former Area of Concern A); increased commercial activity along U.S. Route 13; **extension of residential housing onto the east side of Route 13**, and accommodating increased airport utilization and airport related growth.

This change is a result of the desire of the Town of Cheswold desires to re-zone two, (2), parcels, Map ID's 4-00-04700-01-4201-000 and 4-00-04700-01-4202-000, respectively, proposed to be annexed within the corporate limits of the Town, from Commercial to Residential. The property owner, Our Grace Land Holdings, LLC, as made known in their application for annexation their desire for this zoning revision.

The Planning Commission of the Town of Cheswold, in turn, has recommended the Town Council, via Memo 14-010, to approve the revision request.

The Town Council approved the revision request in a publicly scheduled and held meeting on Tuesday, August 19, 2014. (Copy of minutes documenting approval is attached)

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Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination
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Name of Municipality: TOWN of CHESWOLD	
Address: P.O. Box 220 691 Main Street Cheswold, DE 19936	Contact Person: Theon E. Callender
	Phone Number: 302-734-6991
	Fax Number: 302-734-1355
	E-mail Address: callenderte@verizon.net

Date of Most Recently Certified Comprehensive Plan: December 18, 2010

Application Type:

Comprehensive Plan Map Amendment: Revise the Future Land Use Map, (Map #7), to display the future zoning of Parcels 1 and 2, of Our Grace Land Holdings, LLC, Map ID's 4-00-04700-01-4201-000 and 4-00-04700-01-4202-000, respectively, at the end of Jerome Drive and south of Simms Wood Road. This revision is associated with the proposed annexation of those parcels into the corporate limits of the Town of Cheswold.

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: Not Applicable	Contact Person: Not Applicable
	Phone Number:
	Fax Number:
	E-mail Address:

Maps Prepared by:	
Address: Remington, Vernick & Beach Engineers University Office Plaza Bellevue Building 262 Chapman Road, Suite 105 Newark, DE 19702	Contact Person: Tom Wilkes
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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:

The Town of Cheswold desires to revise Map #7 to display Parcels 1 and 2 – Map ID's 4-00-04700-01-4201-000 and 4-00-04700-01-4202-000, respectively, at the end of Jerome Drive and south of Simms Wood Road, as Residential rather than Commercial.

The Town does not control the Comp Plan maps and has requested Remington, Vernick & Beach to make this map revision.

**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

Name of Municipality: The Town of Cheswold	
Address: P.O. Box 220 691 Main Street Cheswold, DE 19936	Contact Person: Theon E. Callender
	Phone Number: 302-734-6991
	Fax Number: 302-734-1355
	E-mail Address: callenderte@verizon.net

Date of Most Recently Certified Comprehensive Plan: December 18, 2010

Application Type:

Comprehensive Plan Amendment: Re-Wording of Five Year

Growth Area

Resolution: 09-30-14-062

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: P.O. Box 220 691 Main Street Cheswold, DE 19936	Contact Person: Theon E. Callender
	Phone Number: 302-734-6991
	Fax Number: 302-734-1355
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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:

**Revise the Five Year Growth Area statement on Page 17 of the Comprehensive Plan
From:**

The Town is encouraging three types of major development over the next five years; development of an age-restricted community, (former Area of Concern A), increased commercial activity along U.S. Route 13, and accommodating increased airport utilization and airport related growth.

To:

The Town is encouraging four, (4), types of major development over the next five years; development of an age-restricted community, (former Area of Concern A); increased commercial activity along U.S. Route 13; **extension of residential housing onto the east side of Route 13**, and accommodating increased airport utilization and airport related growth.

This change is a result of the desire of the Town of Cheswold desires to re-zone one, (1), parcel, Map ID's 4-00-04700-01-4400-00001 which is proposed to be annexed within the corporate limits of the Town, from Multi to Residential. The property owner, Cheswold Village Properties, LLC, has made known in their application for annexation their desire for this zoning revision.

The Planning Commission of the Town of Cheswold, in turn, has recommended the Town Council, via Memo 14-010, to approve the revision request.

The Town Council approved the revision request in a publicly scheduled and held meeting on Tuesday, August 19, 2014. (Copy of minutes documenting approval is attached)

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Delaware State Planning Coordination
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Name of Municipality: TOWN of CHESWOLD	
Address: P.O. Box 220 691 Main Street Cheswold, DE 19936	Contact Person: Theon E. Callender
	Phone Number: 302-734-6991
	Fax Number: 302-734-1335
	E-mail Address: callenderte@verizon.net

Date of Most Recently Certified Comprehensive Plan: December 18, 2010

Application Type:

Comprehensive Plan Map Amendment: Revise the Future Land Use Map, (Map #7), to display the future zoning of Residual Parcel, of Cheswold Village Properties, LLC, Map ID 4-00-04700-01-4400-000, at the end of Jerome Drive and east of North Dupont Highway. This revision is associated with the proposed annexation of those parcels into the corporate limits of the Town of Cheswold.

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: Not Applicable	Contact Person: Not Applicable
	Phone Number:
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Delaware State Planning Coordination

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Please describe the submission:

The Town of Cheswold desires to revise Map #7 to display Residual Parcel Map ID 4-00-04700-01-4400-000, at the end of Jerome Drive and east of North Dupont Highway, as Residential.

The Town does not control the Comp Plan maps and requests Remington, Vernick & Beach to make this map revision.



MAP 7 Five Year Growth Plan and Proposed Land Use Plan

Legend

- Town of Cheswold
- Cheswold Planning Area
- Capitol School District - Possible School Site
- Airport - Runway Clear Zone Area

5 YR GROWTH PLAN - Proposed Land Use

- Residential
- Residential and Open Space or Amenities
- Commercial
- Institutional
- Mixed Use - Commercial and Residential
- Permanently Restricted

- Area 1 - Residential with limited existing institutional
- Area 2 - Residential (annexed in 2004)
- Area 3 - Commercial with limited existing institutional
- Area 4 - Residential (annexed in April 2007)
- Area 5 - Residential

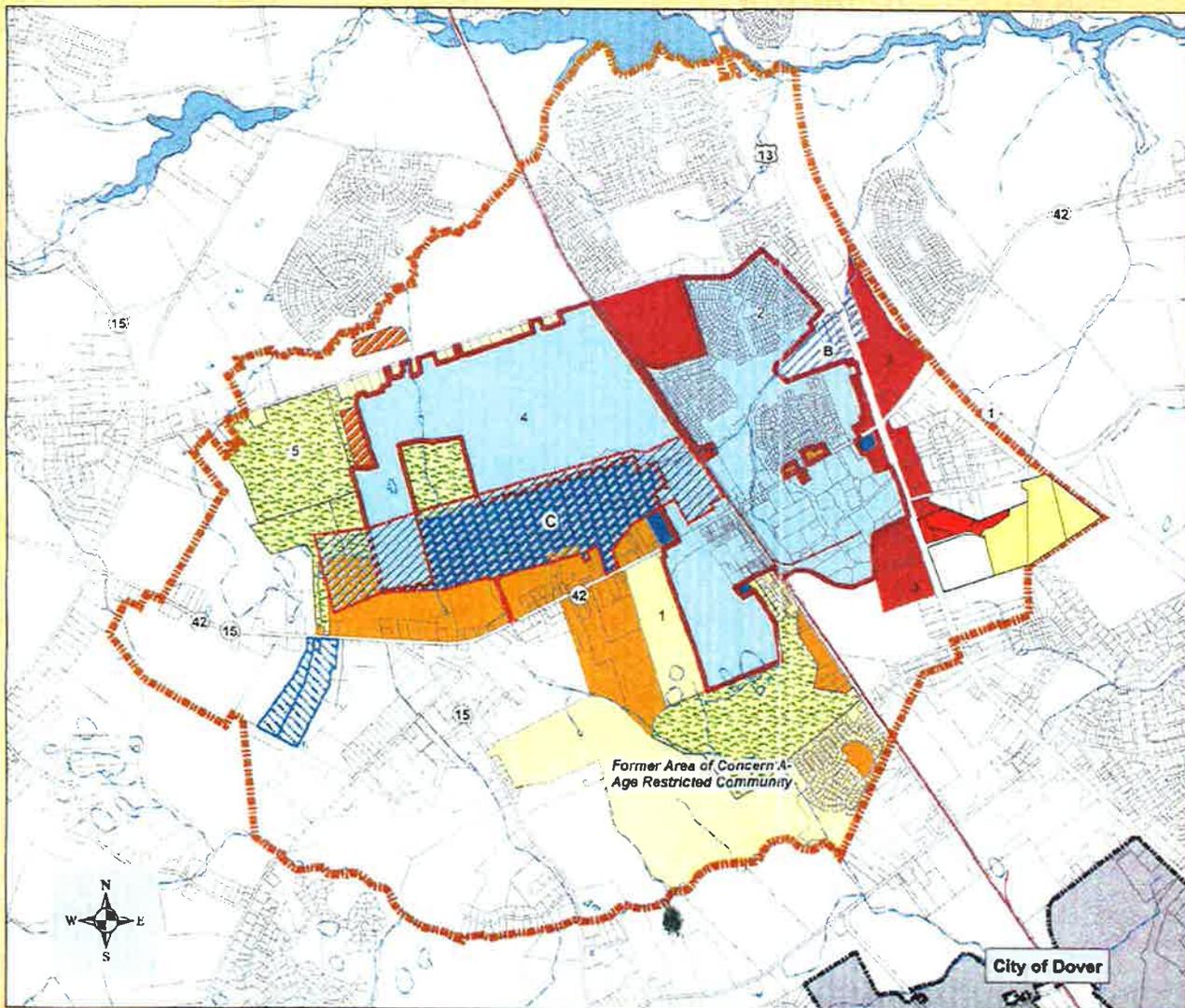
Areas of Local Interest or Concern

- Area "C" - Delaware Airport - Expansion Buildout
- Area "B" - Groundwater issues

The term 'Land Use Plan' refers to both the text of Chapters 2, 4 and 5 and the map suite. In practice neither should be used without referencing the other.

Town of Cheswold, DE COMPREHENSIVE PLAN

ADOPTED 10-2003 • UPDATED 2009
REVISED 11-19-2014



Notes: 1) Lot center dataset based on GIS data provided through Kent County, circa 2007, with modification through the Town of Cheswold GIS projects.
2) Fragmented data courtesy of PARPC, theDOT, DGB, and the Delaware Geographic Data Commission, without releases.

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