

**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>	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

**Date of Most Recently Certified Comprehensive Plan:** \_\_\_\_\_

**Application Type:**

**Comprehensive Plan Amendment:** \_\_\_\_\_

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
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**Please describe the submission:**

# **TOWN OF TOWNSEND**

*2015 Amendment to the  
2010 Comprehensive Plan*



*Supporting Documentation  
Preliminary Land Use Service Application*

October 1, 2015

## Proposed Changes

This Plan Amendment proposes two changes. The first is for two parcels within Townsend’s town boundary located on the east side of Cannery Lane. The second involves extending Townsend’s annexation area to include nine parcels located on the east side of Summit Bridge Road south of its intersection with Pine Tree Road and designating them for Commercial land use. Figure 1 on the following page shows the location of the parcels proposed for change on Townsend’s current Future Land Use and Areas of Annexation map.

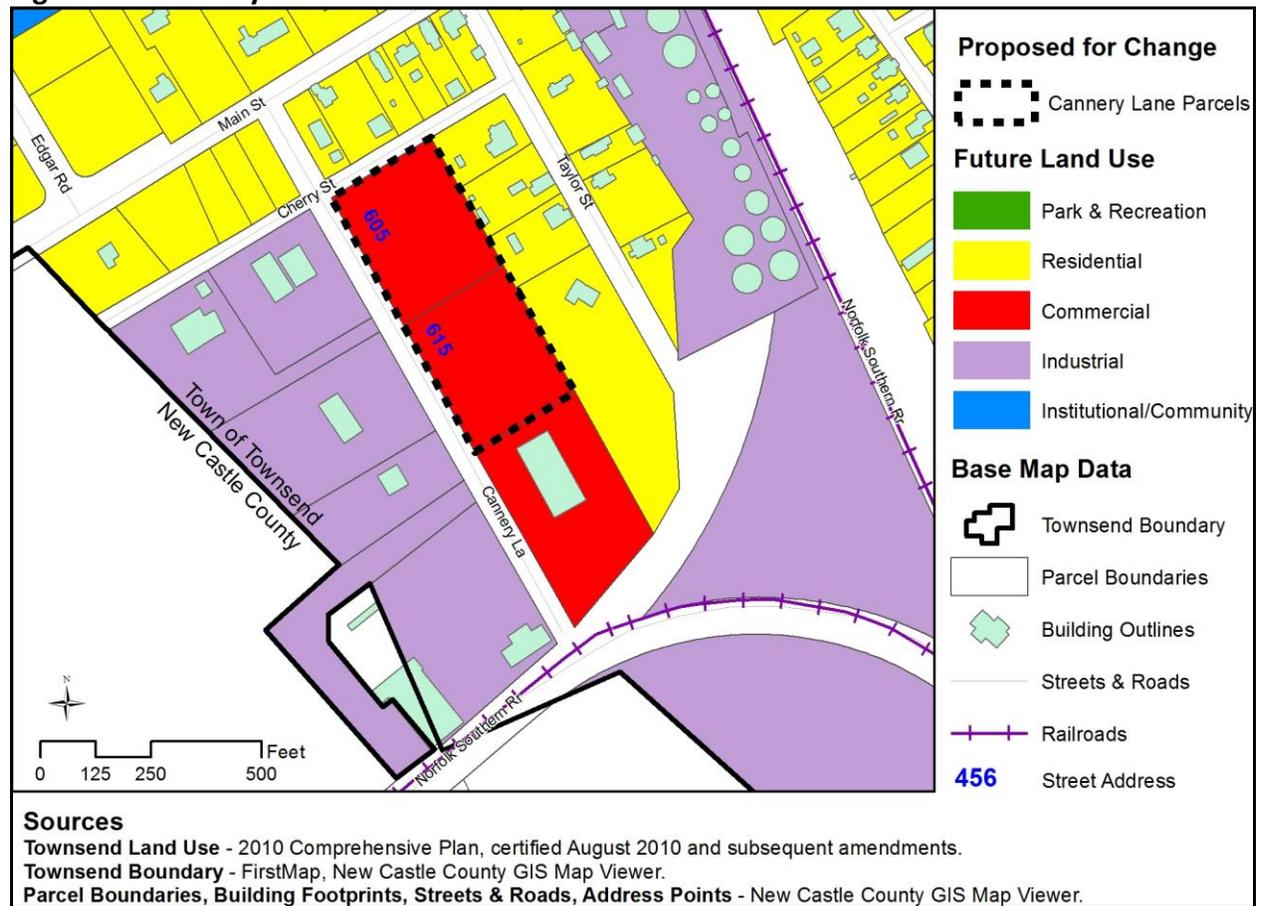
## Cannery Lane Parcels

Table 1 provides information about each Cannery Lane parcel and summarizes the proposed land use changes. Figure 2 shows the location of the parcels and their surrounding future land uses.

**Table 1. Cannery Lane Parcels**

Property Address Parcel ID	Parcel ID	Area	State Strategies Level	Current Future Land Use	Proposed Future Land Use	Proposed Zoning
605 Cannery Lane	2500300059	1.2 Acres	Level 2	Commercial	Industrial	I (Industrial)
615 Cannery Lane	2500300060	1.19 Acres	Level 2	Commercial	Industrial	I (Industrial)

**Figure 2. Cannery Lane Parcels**



**Figure 1. Proposed Changes**

**Town of Townsend,  
Delaware**



**Map 7b.  
Future Land Use and  
Areas of Annexation**

- Residential
- Commercial
- Industrial
- Institutional/Community
- Town Center  
Redevelopment
- Potential Annexation  
Possible future annexation area; potential receiving zone for TDRs - detailed master planning required.

- Municipal Boundaries
- Incorporated Middletown
- Agricultural Districts
- Agricultural Easements
- Greenbelt
- NCC Parkland

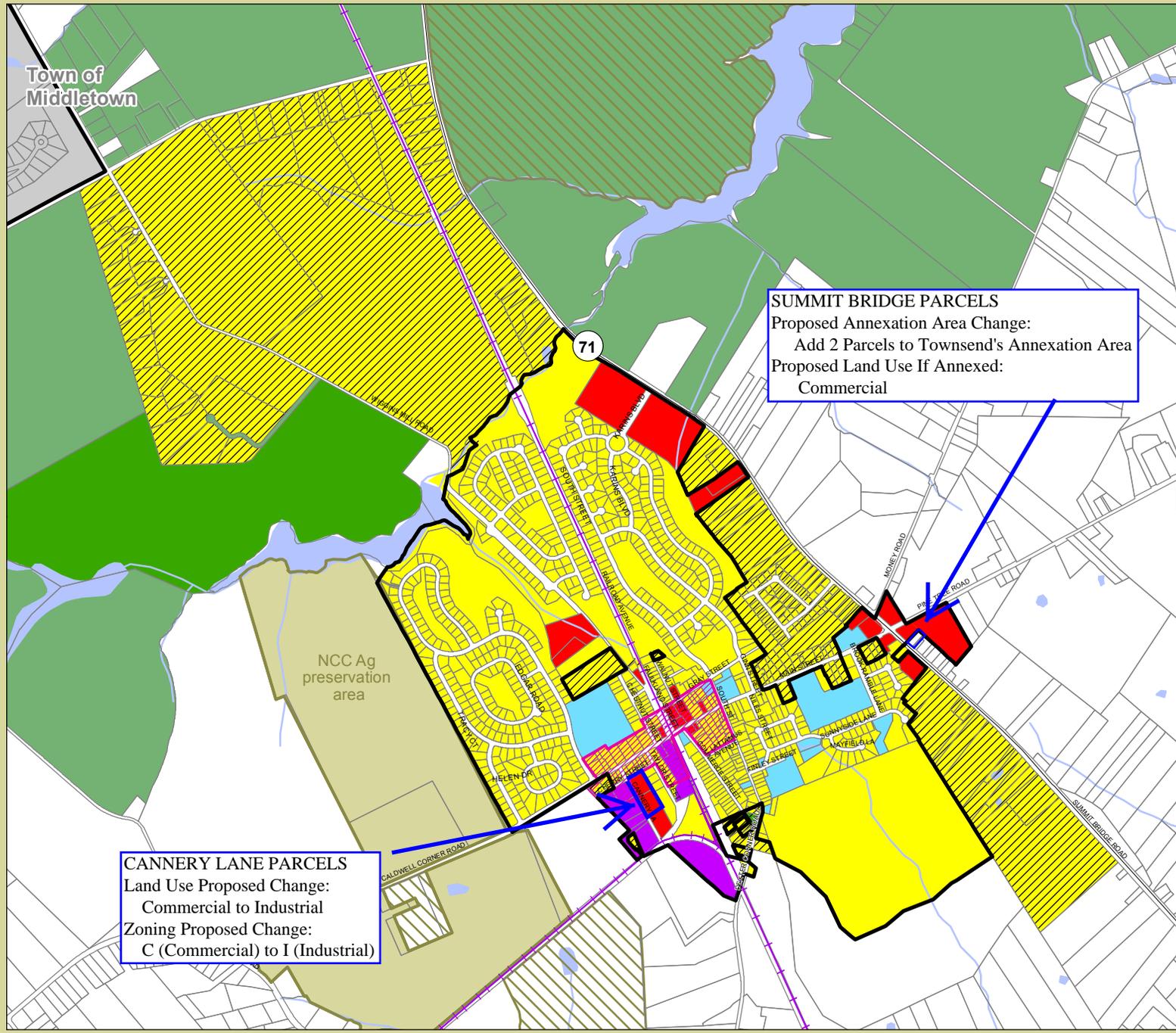
**ADOPTED 09/24/2013  
ORDINANCE 13-02**



0 0.0479 0.095 0.19 0.285 0.58 Miles

Sources:  
Future Land Use - 2010 Townsend Comprehensive Plan, adopted 07/07/2010, certified 08/05/2010, as amended 2011 and 2012.  
Green North & Spur Road Alternative - RK&K Engineers, 02/09  
Agricultural Areas - Delaware Department of Agriculture, 2013  
Parcels - New Castle County Mapping & Addressing 06/13  
Roads - Delaware Department of Transportation (DDOT) centerline file, 03/13  
Hydrology - USGS, 1991-1993 and National Hydrography Dataset (NHD), flowline, USGS and EPA.  
Municipal Boundaries - New Castle County, 06/2013; amended by IPA to reflect the annexation of 5988 Summit Bridge Road.

Note:  
This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.



**SUMMIT BRIDGE PARCELS**  
Proposed Annexation Area Change:  
Add 2 Parcels to Townsend's Annexation Area  
Proposed Land Use If Annexed:  
Commercial

**CANNERY LANE PARCELS**  
Land Use Proposed Change:  
Commercial to Industrial  
Zoning Proposed Change:  
C (Commercial) to I (Industrial)

## Summit Bridge Road Parcels

The second proposed change involves extending Townsend’s annexation area to include two parcels located on the east side of Summit Bridge Road south of its intersection with Pine Tree Road and designating them for Commercial land use. Table 2 provides information on these parcels, and Figure 3 depicts their location.

Figure 3 shows the future land use designations in New Castle County’s and Townsend’s comprehensive plans for the parcels proposed for annexation and the surrounding area. New Castle County’s comprehensive plan designates Commercial land use for the subject parcels, and they are in the CR (Commercial Regional) Zone. The area surrounding the subject parcels are also identified for Commercial land use in both New Castle County’s and Townsend’s comprehensive plans. The parcels designated Commercial in Townsend’s plan are in the C (Commercial) Zone.

There are compelling reasons for designating Commercial land use on the parcels proposed for annexation.

1. Commercial land use will bring much-needed local and community retail, service, and businesses to the Townsend area.
2. It will create opportunities for jobs.
3. Commercial land use will foster a better balance between residential and non-residential development in Townsend.
4. The parcels front on Summit Bridge Road (State Route 71) and back to commercially-zoned property.
5. Between 2002 and 2014 traffic has increased as shown in the table below.

Location	AADT 2002	AADT 2014	Change
Summit Bridge Road north of Main Street/Pine Tree Road	7,496	8,114	8.2%
Summit Bridge Road south of Main Street/Pine Tree Road	6,694	7,394	10.5%

Source: FirstMap, accessed 09/28/2015 <<http://firstmap.delaware.gov/arcgis/services>>.

**Table 2. Summit Bridge Road Parcels**

Property Address Parcel ID Area State Strategies Level	New Castle County Future Land Use	New Castle County Zoning	Other Information	Proposed Future Land Use
6017 Summit Bridge Rd 1401601050 0.41 Acre—18,243.8 SF Levels 1 & 2	Commercial/Office /Industrial Development	CR Commercial Regional	<ul style="list-style-type: none"> <li>• Improved</li> <li>• Public water</li> <li>• Septic?</li> </ul>	Commercial
6019 Summit Bridge Rd 1401601036 0.01 Acre—2,725.8 SF Levels 1 & 2	Commercial/Office /Industrial Development	CR Commercial Regional	<ul style="list-style-type: none"> <li>• Vacant</li> </ul>	Commercial

Sources: New Castle County Parcel Search, <http://www3.nccde.org/parcel/search/>, GIS Map Viewer, and Unified Development Code; accessed 09/22/2015 and 09/23/2015.

Figure 3. Summit Bridge Road Parcels—Location and Future Land Use

