

**Preliminary Land Use Service (PLUS) Application
Pre-Update Review Request
Municipal Comprehensive Plans
Comprehensive Plan Amendments
Municipal Ordinances
Delaware Office of State Planning Coordination**

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

All sections related to your project must be completed. Incomplete applications could lead to delays in scheduling your review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

REQUESTED REVIEW: Check one

Comprehensive Plan Pre-Update Review
Complete Sections 1 and 3 only

Comprehensive Plan or Update
Complete Sections 1 and 3 only

Comprehensive Plan Amendment
Complete Sections 1 and 2 only

Municipal Ordinance Review
Complete Sections 1 and 2 only

Date of most recently certified comprehensive plan:

Link to most recently certified comprehensive plan, if available:

If a link to the plan is not available, you must submit a copy of your plan with this application for a Pre-Update Review or a Comprehensive Plan Amendment.

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SECTION 1: MUNICIPAL INFORMATION

Name of Municipality:	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

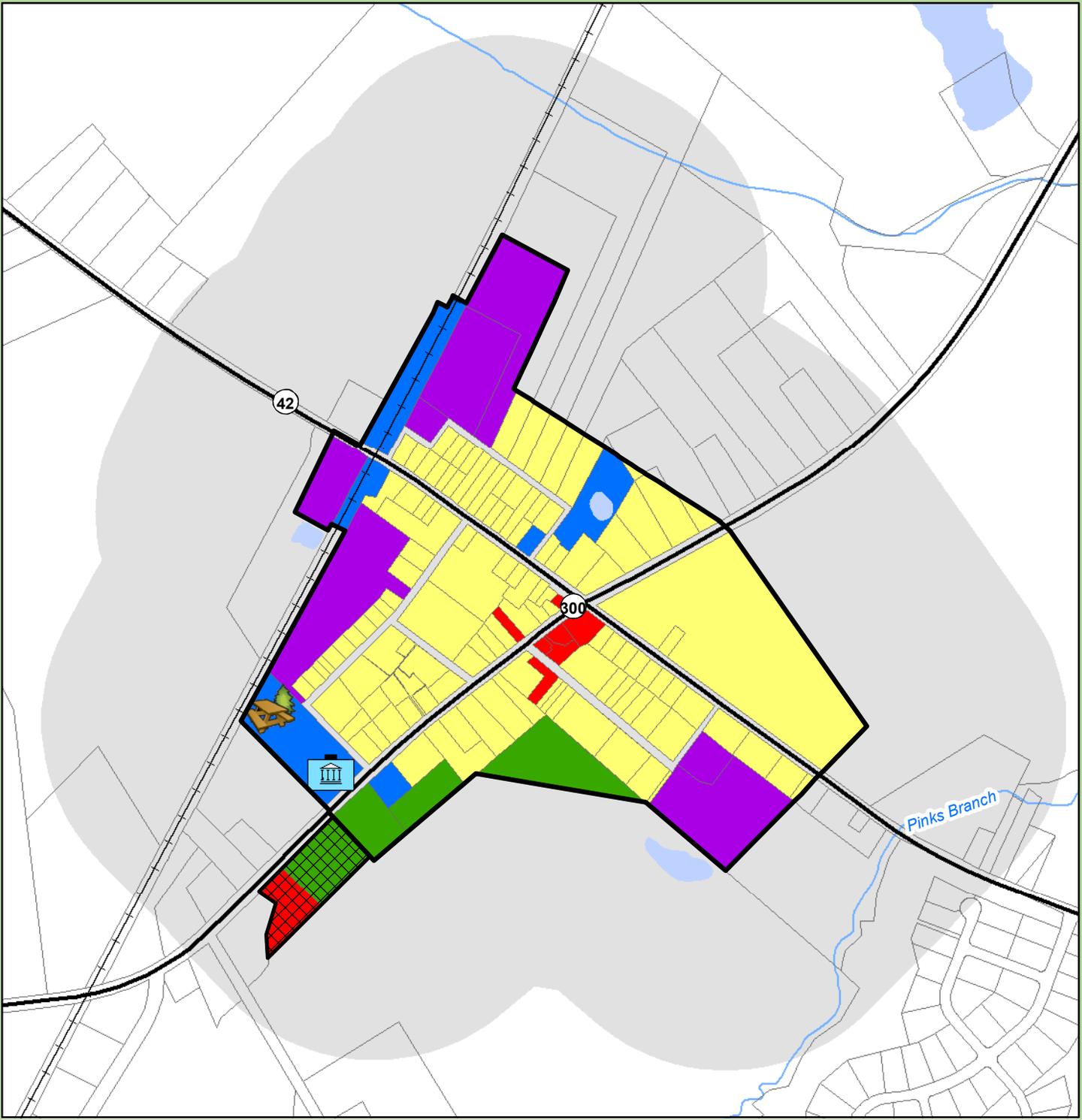
Application prepared by:	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

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**SECTION 2. COMPREHENSIVE PLAN AMENDMENT OR MUNICIPAL
ORDINANCE DESCRIPTION**

Please describe the submission.



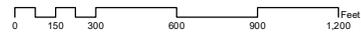
Town of Kenton, Delaware - Future Land Use, Annexation and Area of Concern

- Agricultural
- Residential
- Commercial
- Industrial
- Community Service
- Town of Kenton
- Annexation Area
- Area of Concern
- 1 Mile Buffer

- Town Park
- Town Hall
- Kent County Parcels
- Major Routes
- Centerline
- Rivers and Streams
- Bodies of Water
- Railroads



Draft - March 28, 2018



Sources:
 Future Land Use - Town of Kenton, Delaware 03/28/18.
 Annexation Areas - Town of Kenton, Delaware 03/28/18.
 Area of Concern - defined as a 1 mile buffer from current Town of Kenton municipal boundary 03/18.
 Municipal Boundaries - Delaware Office of State Planning Coordination, FirstMap 03/18.
 Road and Rail Network - Delaware Department of Transportation, FirstMap 03/18.
 Hydrography - National Hydrography Dataset (NHD), USGS and EPA, FirstMap 03/18.

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.



UNIVERSITY OF DELAWARE
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TOWN OF KENTON
P.O. Box 102
Kenton, Delaware 19955

April 9, 2018

David Edgell
Office of State Planning Coordination
122 Martin Luther King Jr. Blvd. South
Dover, DE 19901

RE: Town of Kenton Comprehensive Plan Amendment

Dear Mr. Edgell,

As part of the recent comprehensive plan amendment application submitted to PLUS by the Town of Kenton, it is also necessary for Kenton to amend the text of its comprehensive plan to create consistency with the proposed amendments to the maps. Enclosed herein is a copy of the revisions being proposed by Kenton to the comprehensive plan text, with the additions being shown by underlining and the deletions being shown by strike through. Please include this with the application we previously submitted.

Sincerely,

Howard Coleman, Mayor

modified, or extended to eliminate existing onsite septic systems if the Levy Court authorizes filing a funding application and 60 percent of the property owners in the area agree in a referendum. An extension of the sanitary sewer district boundary also would involve preparation of a technical feasibility study, recommendation of the Kent County Regional Sewer Advisory Board, and final approval by the Levy Court.

Position on Annexation and the Development of Adjacent Areas

Kenton's town leaders and residents discussed the development of adjacent areas and potential annexations at several meetings and included the issue in the town questionnaire to residents. Respondents were almost evenly split between those who favored annexations and those opposed. ~~Recognizing this, the town's leaders decided it should enact a land use and development code and adopt a zoning map before identifying areas for annexation. Once the code and zoning are in place, annexation areas could be considered during the plan review that takes place at the fifth year following the adoption of this plan. The Town of Kenton is most concerned about the parcels that are partially in town and partially in Kent County and would consider these areas of higher priority, although current preference is to have the areas surrounding the town remain active agricultural areas. Annexations will be considered by Kenton on a case-by-case basis. When evaluating potential annexations, Kenton will work closely with the Delaware Office of State Planning Coordination and the Preliminary Land Use Service (PLUS) to carefully evaluate Kenton's ability to provide the necessary public services to the identified annexation areas.~~

3-4. AREAS OF CONCERN

~~Even though this plan does not identify annexation areas,~~ Kenton, like many Delaware towns, is concerned about nearby development. The Area of Concern depicted on the "Future Land Use and Area of Concern" map is a rough representation of what Kenton's boundaries would look like if the town were to grow from its current 0.2 square miles to one square mile. In this area, Kenton is especially concerned about the effects of development proposals.

Perhaps the most important concern is increased traffic from nearby development. A second concern is whether the character of new development would be compatible with the character of the town. A third concern is that some of these properties adjacent to the town may be of interest for future long-term growth (5–10 years and beyond).

Town officials believe it is essential to monitor development proposals in the Area of Concern. Accordingly, they would like to have development applications in its Area of Concern submitted to Kent County shared with the town for its review and comment, and Kenton would reciprocate this courtesy to Kent County.

3-5. RECOMMENDATIONS FOR CONSIDERATION

- Adopt a land use and development code.
- Adopt a zoning map as part of the land use and development code.
- Execute a memorandum of understanding with Kent County for administration of the land use and development code by county staff as is doing done for property maintenance.