

**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:

October 2017

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.

http://www.ci.lewes.de.us/pdfs/Final_Draft_2017_Comp_Plan.pdf

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SECTION 1: MUNICIPAL INFORMATION

Name of Municipality: City of Lewes	
Address: 114 E. Third St. P.O. Box 227 Lewes, De. 19958	Contact Person: Tom West
	Phone Number: 302 645-7777 ext. 110
	Fax Number: 302 645-6406
	E-mail Address: twest@ci.lewes.de.us

Application prepared by: City of Lewes	
Address: 114 E. Third St. P.O. Box 227 Lewes, De. 19958	Contact Person: Tom West
	Phone Number: 302 645-7777 ext. 110
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**SECTION 2. COMPREHENSIVE PLAN AMENDMENT OR MUNICIPAL
ORDINANCE DESCRIPTION**

Please describe the submission.

The City has received a zoning map request to change the property (described below) from commercial (GC-General Commercial) to a residential (R-3 Residential Beach) zone. We request a State Review of a possible Comp Plan, Future Land Use Map amendment from commercial to residential) which would be applied should the City decide to approve the proposed zoning map change. (Future Land Use map attached)

Property location = 203 E. Savannah Rd.

Tax Parcels = #3 35 -4.20 – 189 & #3 35-4.20-190

Size = 26,033 sq.ft.

I am also attaching a proposed concept plan for the site although we are not submitting that for review at this time.

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**SECTION 3. CHECKLIST FOR PRE-PLAN-UPDATE REVIEWS,
COMPREHENSIVE PLANS AND COMPREHENSIVE PLAN
UPDATES**

Please indicate the section and page number where the following information can be found in the comprehensive plan. For additional details on this checklist, go to the following website: <http://stateplanning.delaware.gov/docs/comprehensive-plan-checklist-guide.pdf>

Comprehensive Plan Requirements for ALL Communities	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Position on Population Growth	
Position on Housing Growth	
Position on Expansion of Boundaries	
Position on Development of Adjacent Areas	
Position on Redevelopment Potential	
Position on Community Character	
Position on the General Use of Land	
Position on Critical Community Development Issues	
Position on Key Infrastructure Issues	
Demonstrate coordination with State, County and other Municipalities	
Additional Elements of the Comprehensive Plan Required for Communities with more than 2,000 persons	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Description of Physical, Demographic and Economic Conditions	
Policies, Statements, Goals and Planning Components for Public and Private Uses of Land	
Policies, Statements, Goals and Planning Components for Transportation	
Policies, Statements, Goals and Planning Components for Economic Development	
Policies, Statements, Goals and Planning Components for Affordable Housing	
Policies, Statements, Goals and Planning Components for Community Facilities	
Policies, Statements, Goals and Planning Components for Open Space and Recreation	

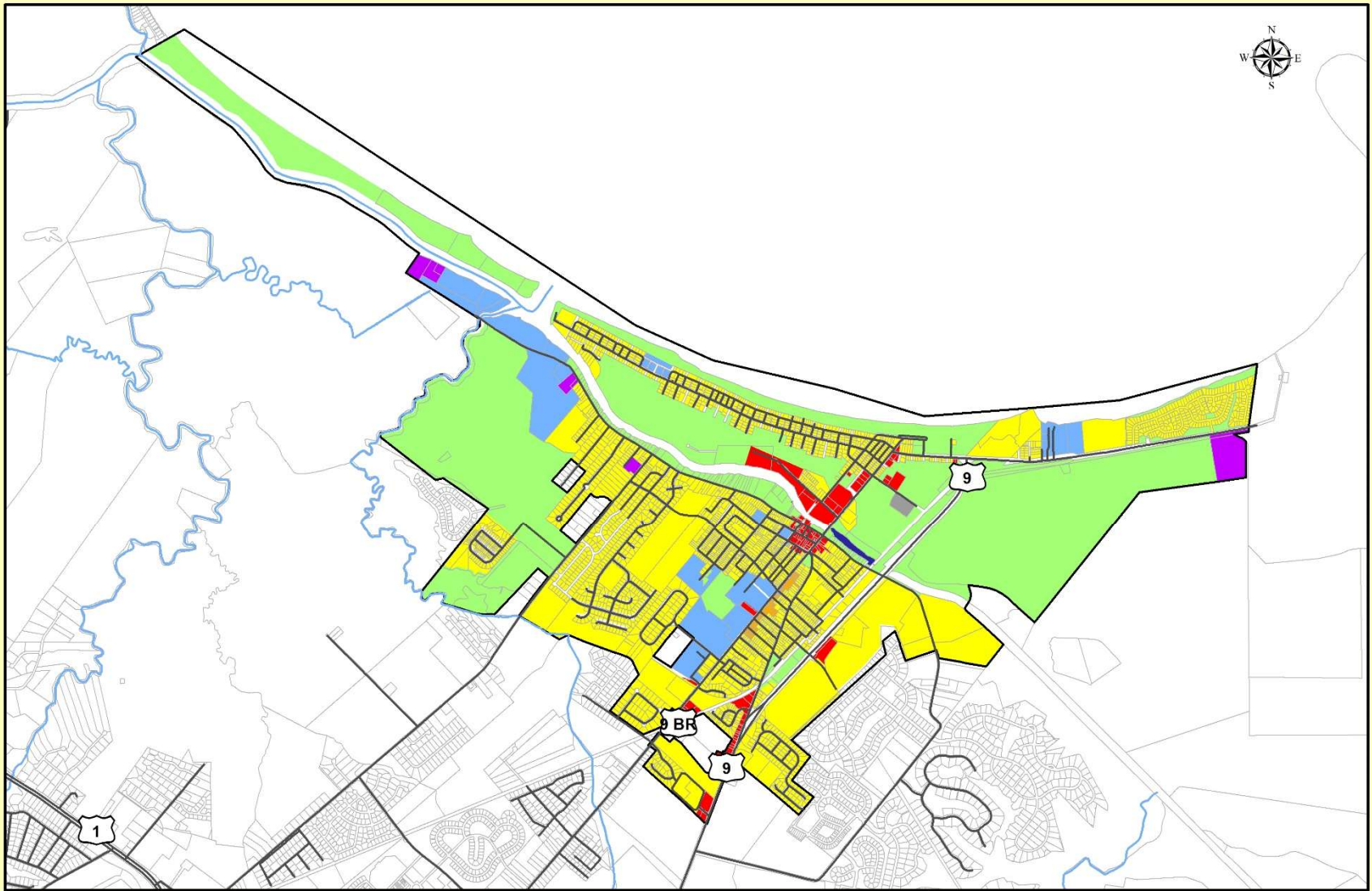
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Policies, Statements, Goals and Planning Components for Protection of Sensitive Areas	
Policies, Statements, Goals and Planning Components for Community Design	
Policies, Statements, Goals and Planning Components for Adequate Water and Waste Water Systems	
Policies, Statements, Goals and Planning Components for Protection of Historical and Cultural Resources	
Policies, Statements, Goals and Planning Components for Annexation	
Policies, Statements, Goals and Planning Components for other Elements which in the opinion of the community best promotes health, safety prosperity and general public welfare.	
Sourcewater Protection (7 Del. C. § 6083)	
Other Code Requirements Linked to the Comprehensive Plan	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Municipal Boundaries accurately depicted on maps, and recorded in county if applicable (City / Town Charters). Required for all municipalities.	

Other elements	
Public Participation	

Additional comments:

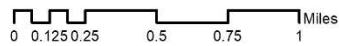


Existing Land Use

- Residential
 - Commercial
 - Industrial
 - Institutional
 - Open Space
 - Parks
 - Utilities
 - Canals/Streams
 - Vacant Land
- City of Lewes
 Parcels

City of Lewes, Delaware

Future Land Use



Sources:
 Municipal Boundaries - Delaware Office of State Planning Coordination, FirstMap 06/15.
 Existing Land Use - Field surveyed and developed by UD CEDE student in 09/13,
 verified by the City of Lewes, 02/04/15.
 Road and Rail Network - Delaware Department of Transportation, 03/13.
 Parcels - Sussex County Mapping and Addressing Department, 03/15.

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.

SITE STATISTICS

CAPE HENLOPEN AND SAVANNAH

GROSS LOT AREA 26,036 SF

PROPOSED ZONING R3

SETBACKS
 FY 25' OR EBL
 SY 8'
 RY 15'

CORNER LOTS THAT HAVE LESS THAN 65' FRONT LOT LINE, CAN REDUCE THE LONGER LOT LINE SIDE YARD TO MINIMUM SETBACK FOR SIDES (8')

MINIMUM LOT SIZE 5,000 SF

MINIMUM LOT WIDTH 50'

MINIMUM LOT DEPTH 75'

MAXIMUM COVERAGE 65%

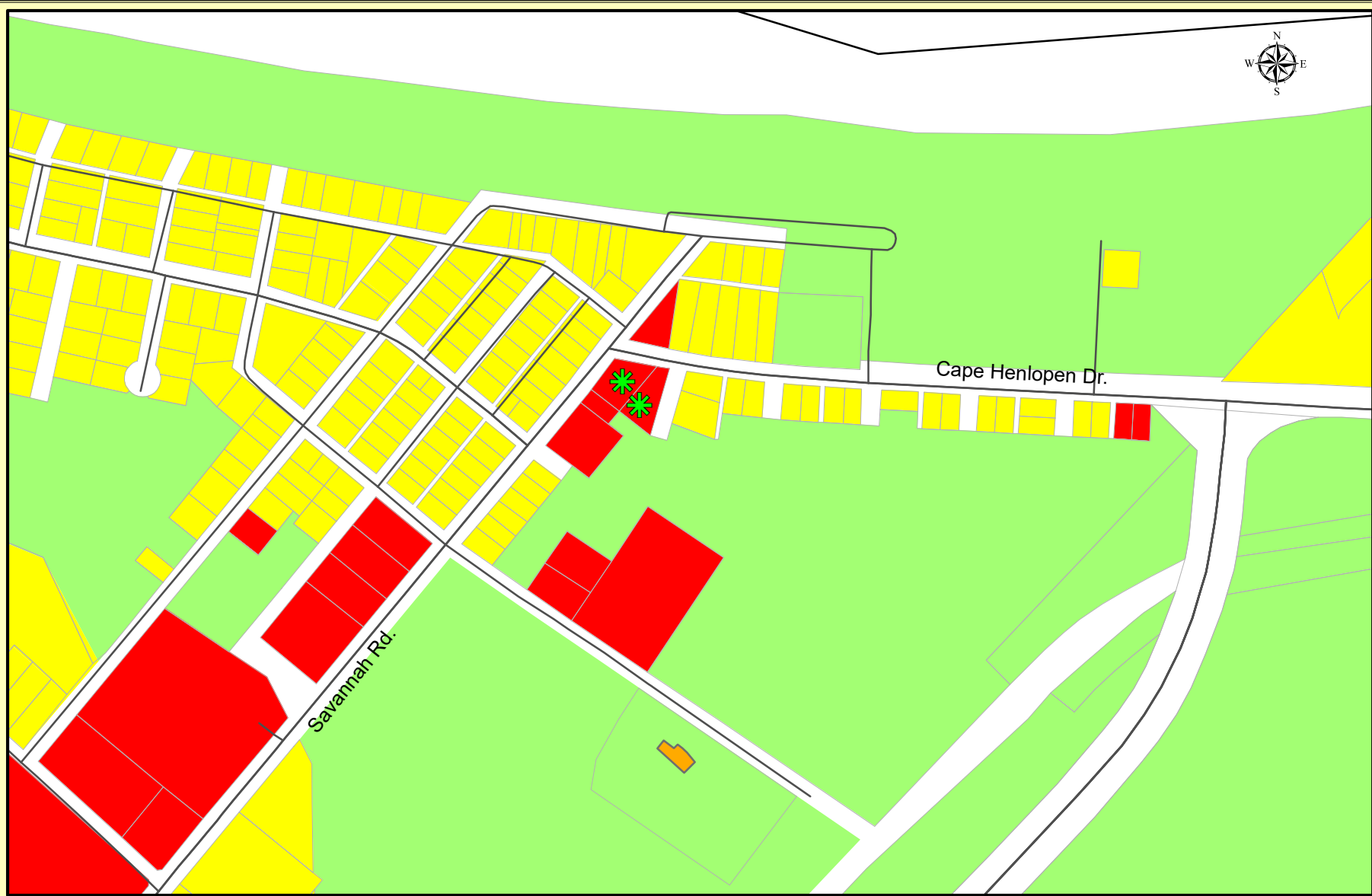
MAIN STRUCTURE 50%



① SAVANNAH ROAD & CAPE HENLOPEN DR (R3 ZONING)

SCALE: 1" = 20'-0"





Legend

Future Land Use

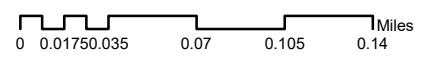
- Residential
- Commercial
- Mixed Use
- Industrial
- Institutional
- Open Space
- Canals/Streams

City of Lewes

Parcels

City of Lewes, Delaware

Future Land Use



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