

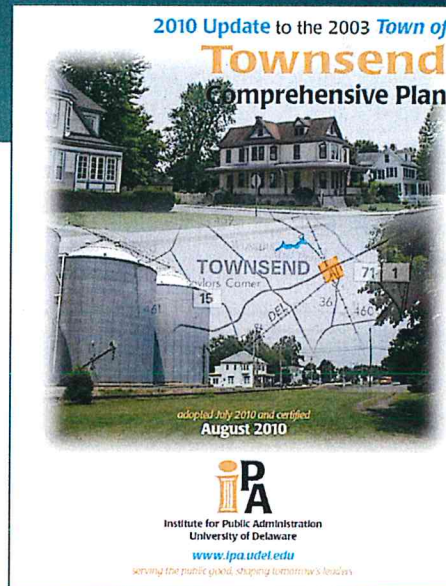
Comprehensive Plan Update for Townsend

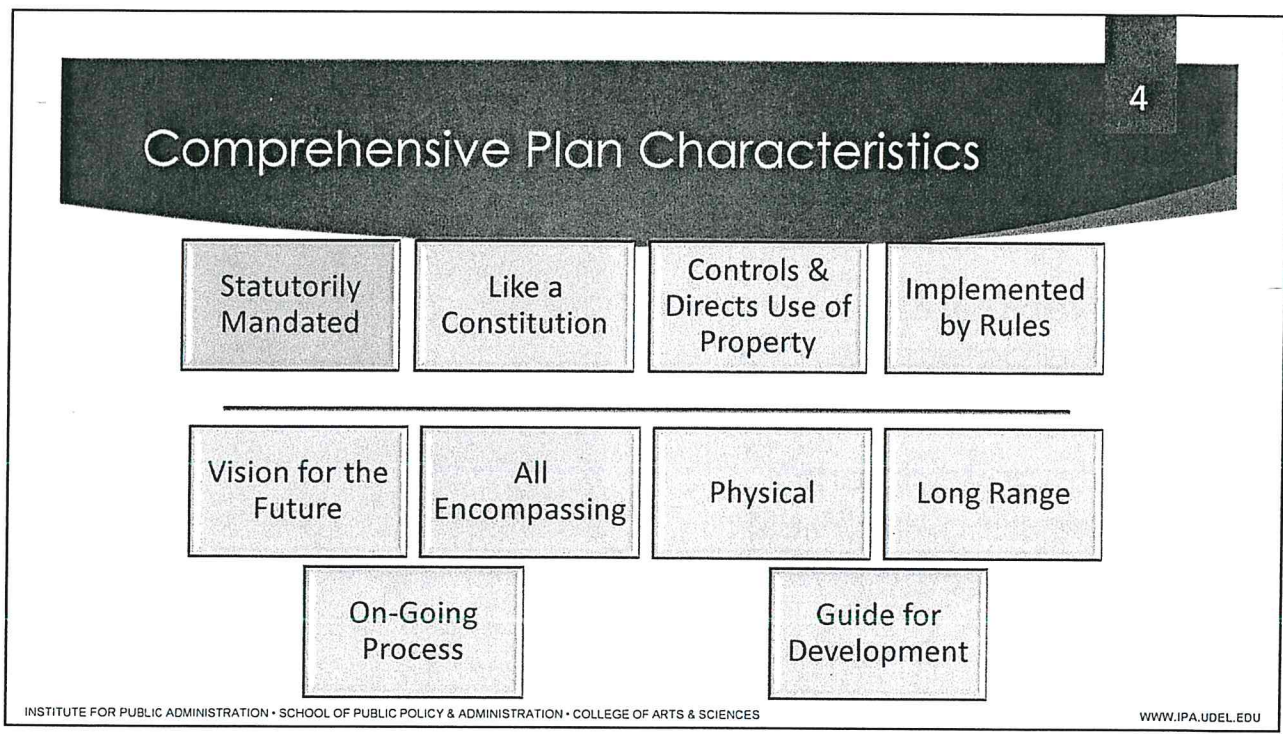
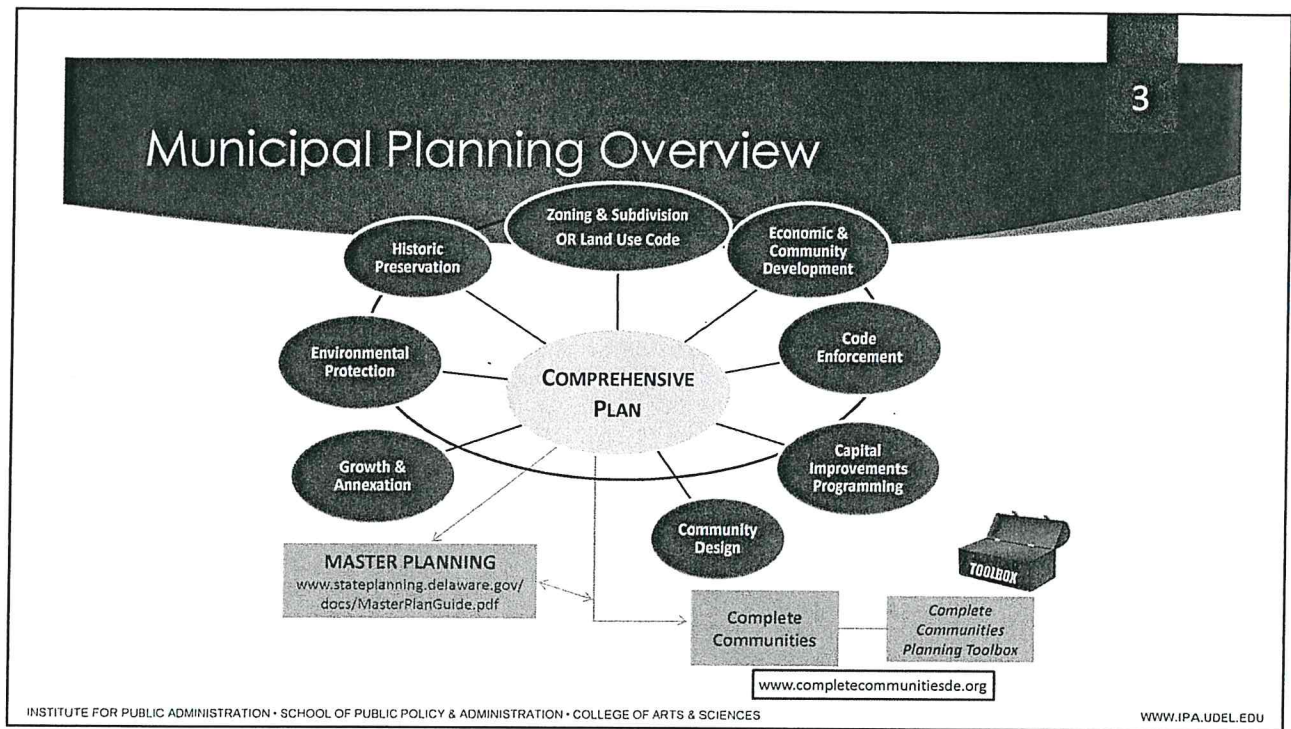
TOWN COUNCIL WORKSHOP MEETING
OSPC BRIEFING
JULY 24, 2019

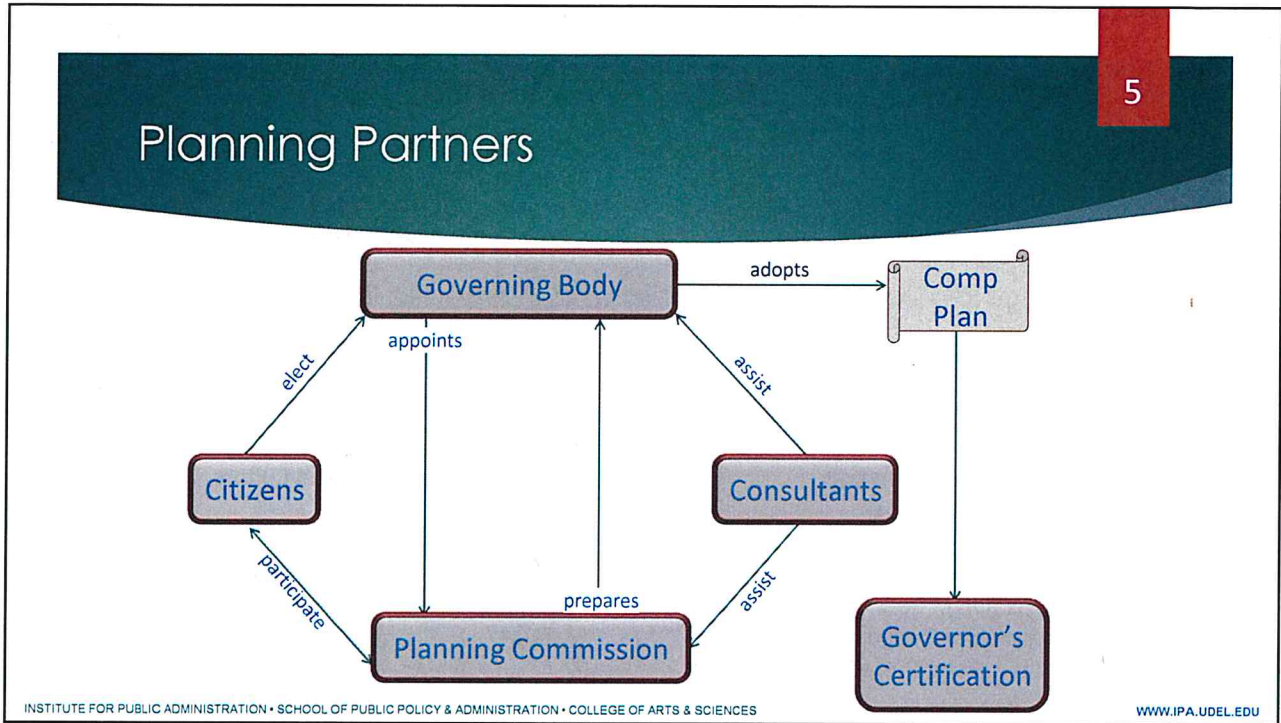


The Plan

- Overview & Characteristics
- Required Plan Elements
- Intergovernmental Coordination (PLUS)
- Implementation







- ## Required Plan Elements For All Municipalities
- ▶ Position On:
 - ▶ Population Growth
 - ▶ Housing Growth
 - ▶ Expansion of Boundaries
 - ▶ Development of Adjacent Areas
 - ▶ Redevelopment Potential
 - ▶ Community Character
 - ▶ General Use of Land
 - ▶ Critical Community Development Issues
 - ▶ Key Infrastructure Issues
 - ▶ Demonstrated Coordination with state, county, and other municipalities
 - ▶ Municipal Boundary
 - ▶ Accurately depicted on maps
 - ▶ Recorded where mandated in municipal charter
- Download the Municipal Comprehensive Plan Checklist at:
www.stateplanning.delaware.gov/docs/comprehensive-plan-checklist-guide.pdf
- INSTITUTE FOR PUBLIC ADMINISTRATION • SCHOOL OF PUBLIC POLICY & ADMINISTRATION • COLLEGE OF ARTS & SCIENCES WWW.IPA.UDEL.EDU

Additional elements for municipalities >2,000 people

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- ▶ Description of Physical, Demographic and Economic Conditions
- ▶ Policies, Statements, Goals and Planning Components for the following:
 - ❖ Public and Private Uses of Land
 - ❖ Transportation
 - ❖ Economic Development
 - ❖ Affordable Housing
 - ❖ Community Facilities
 - ❖ Open Space and Recreation
 - ❖ Protection of Sensitive Areas
 - ❖ Community Design
 - ❖ Source Water Protection Ordinance
 - ❖ Adequate Water and Waste Water Systems
 - ❖ Protection of Historical and Cultural Resources
 - ❖ Proposed Annexation Areas
 - ❖ Other elements to promote health, safety, prosperity, and general public welfare

Intergovernmental Coordination

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- ▶ Demonstrate coordination:
 - ▶ New Castle County
 - ▶ Middletown
 - ▶ Odessa
 - ▶ State agencies
 - ▶ School Districts
 - ▶ Smyrna
 - ▶ Clayton
 - ▶ Meetings/workshops
 - ▶ Written comments
 - ▶ Other participation

Example: Land-Use Element

▶ Existing Land Use

- ▶ Current land-use pattern
- ▶ Snapshot of the jurisdiction
- ▶ Focus on the accuracy of developing, redeveloping, and undeveloped land

▶ Future Land Use

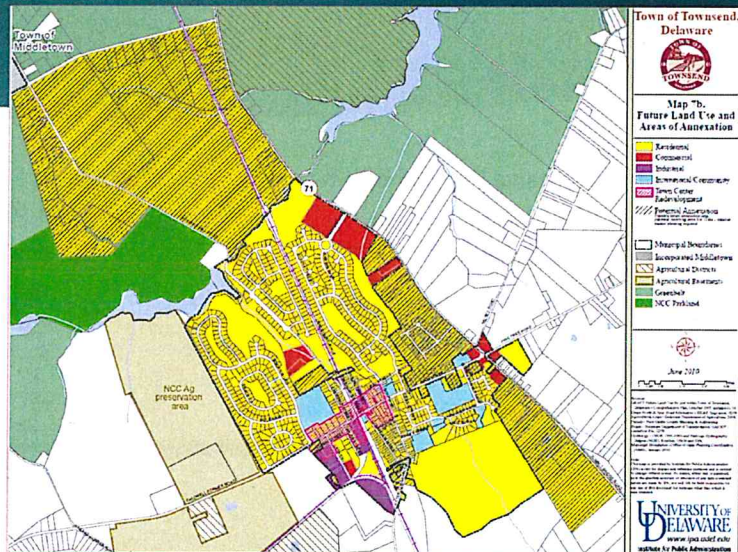
- ▶ Desired development pattern
- ▶ Generalized land uses
- ▶ Density and character
- ▶ Basis for comprehensive rezoning and land-use (zoning and subdivision) ordinances
- ▶ Guide for development decisions

Future Land Use

Townsend 2010 Plan

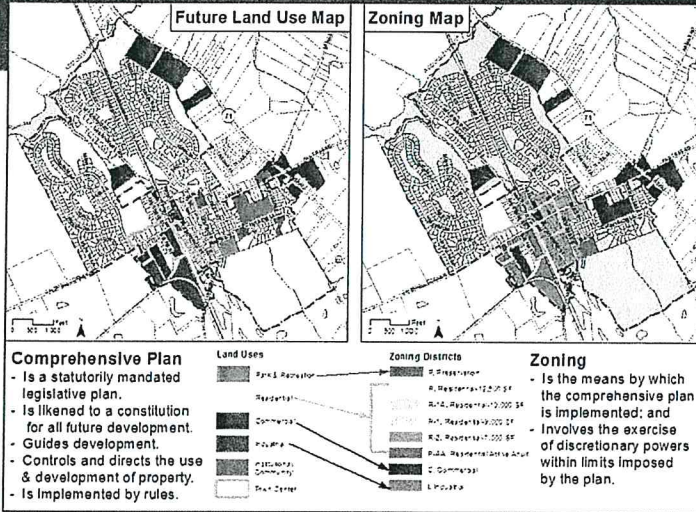


Map insert-Existing Land Use



Land-Use & Zoning Link

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Friends of H. Fletcher Brown Mansion v. City of Wilmington, 2013 WL 4436607 (Del. Super. Ct. July 26, 2013).

PLUS Review

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- ▶ Comprehensive Plan Amendments & Updates
 - ▶ Pre-PLUS optional
 - ▶ Pre-PLUS review on May 22, 2019
 - ▶ Comments received from various state agencies and provided in a letter dated June 19, 2019
- ▶ Draft Plan should be reviewed 5-6 months prior to plan deadline
 - ▶ Draft 2020 plan to PLUS for agency review in February
 - ▶ Projects or plans received by beginning of month reviewed on fourth Thursday of month
 - ▶ Written comments distributed after PLUS meeting

For additional information and PLUS forms, log on to www.stateplanning.delaware.gov/plus

Implementation & Review

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- ▶ Required Actions
 - ▶ Comprehensive Rezoning
 - ▶ Must amend zoning map within 18 months so that it is consistent with land use map, Title 22,§702(c)
 - ▶ Consider establishing link between land use designations in plan and zoning districts
 - ▶ Example in “Land Use and Zoning Link” slide (slide 16)
 - ▶ Annual Report
- ▶ Recommended Actions within Plan
 - ▶ Should be based on goals, objectives, and problems identified in the plan document
 - ▶ Not considered mandatory
 - ▶ Concepts for consideration and review
 - ▶ Worded in general fashion
 - ▶ Plan Review & Update
 - ▶ Plans must be reviewed every 5 years.
 - ▶ Plans must be updated every 10 years.
 - ▶ Plan may be amended from time to time.