

New Castle County

2012 Comprehensive Development Plan Update



Paul G. Clark, County Executive

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Why Update?

- State Code requirements
 - Title 9, Chapter 26, Quality of Life Act
 - Encourage most appropriate use of land, water and other resources
 - Ensure coordination in planning, availability of infrastructure
 - Provide for public safety and welfare
- Change is Ongoing
 - Evaluates changes since the last update and whether they are helping us meet objectives or taking us in another direction
- \$\$\$
 - Prioritizes where the dollars will be spent and where the infrastructure should be located
- Livability
 - Provides an opportunity to enable and encourage community style diversity

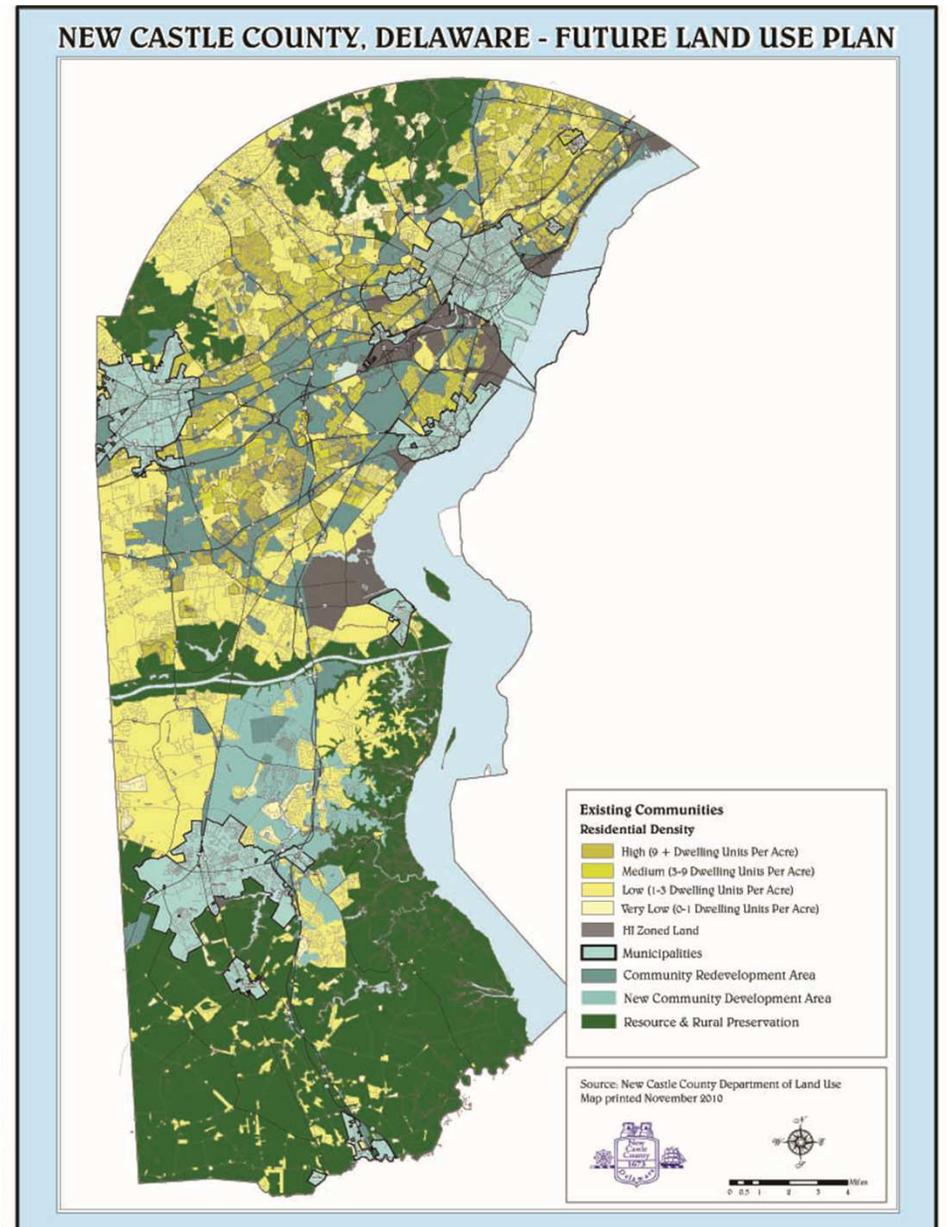


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Current Future Land Use Plan

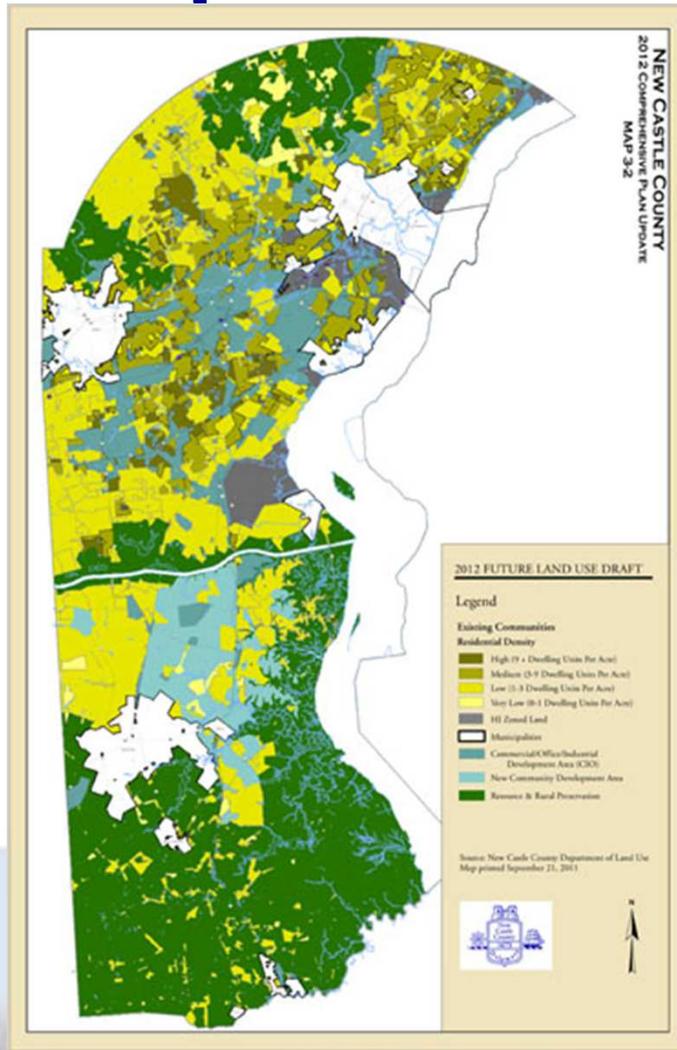
- Yellow – residential – desired density ranges (darker = denser)
- Blues – development & redevelopment areas – darker blue is Community Redevelopment Area, lighter is New Community Development Area
- Green – Resource & Rural Preservation Areas
- Light blue with black outline – Incorporated areas. These jurisdictions must prepare their own Comprehensive Development Plans.



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Proposed 2012 Future Land Use Map



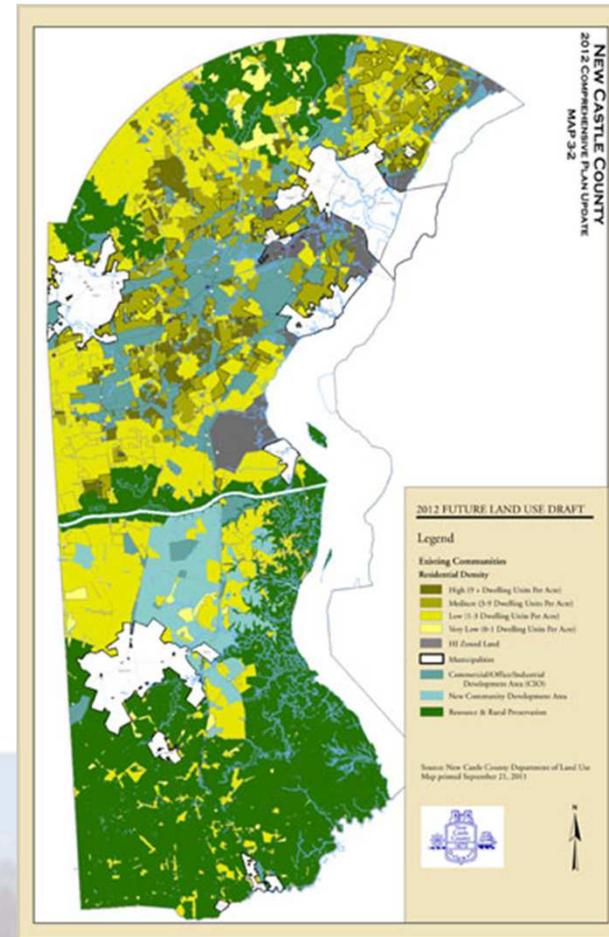
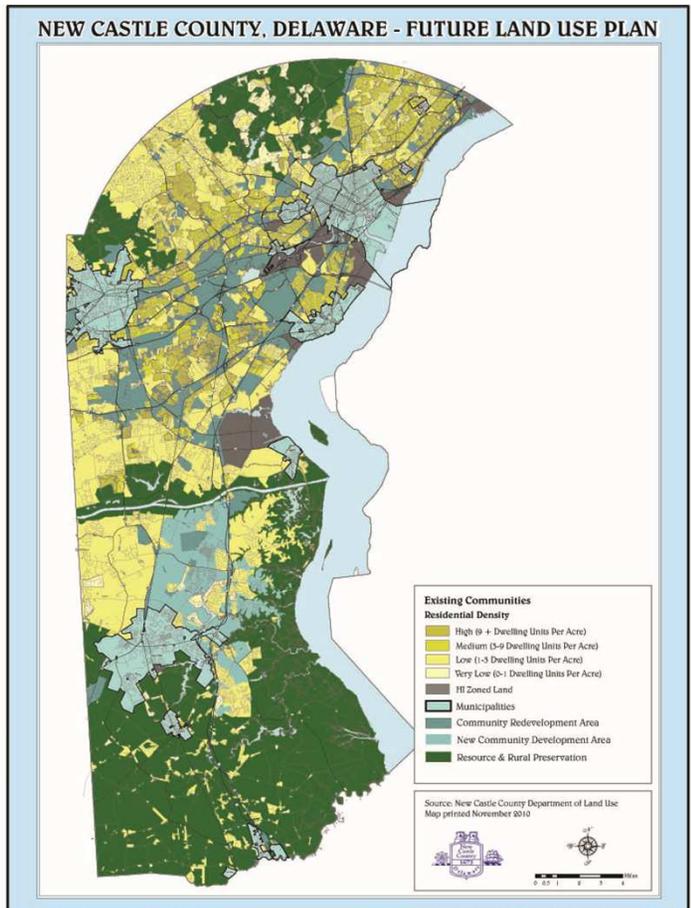
Changes:

- Existing apartments displayed as high-density residential rather than commercial
- “Redevelopment Area” renamed “Commercial/Office/Industrial” – no additions or changes proposed
- Any properties rezoned since 2007 that required an amendment to the Comprehensive Development Plan reflect new zoning
- Sites which have been awarded sewer rights have been added to the New Community Development Zone

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2007 & 2012 Future Land Use Maps – Side by Side

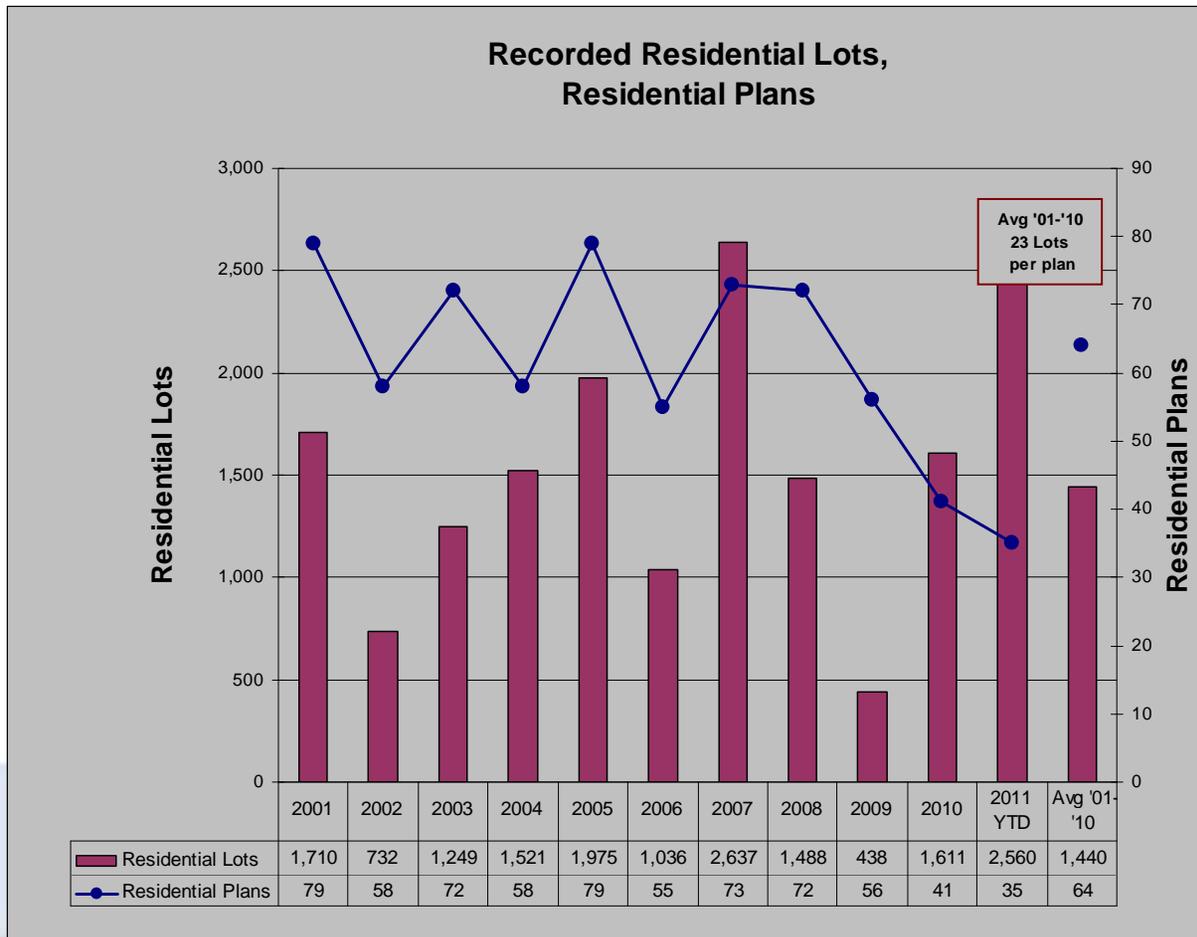


2007 Adopted FLU Map

2012 Draft FLU Map

Significant Trends 2001 - 2011

New Residential Lots Recorded



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Significant Trends 2001 - 2011

Non-Residential Plans and Square Footage Recorded



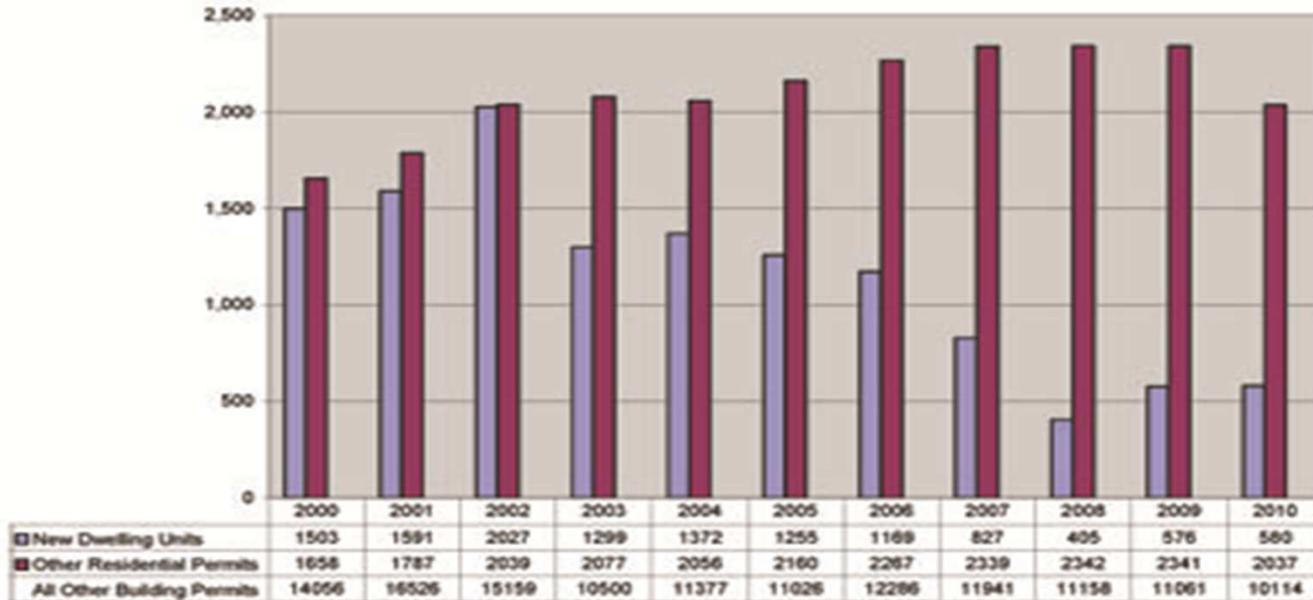
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Significant Trends 2000 - 2010

Residential Building Permits

Residential Permits - New Dwelling Units and Other Permits
10-Year Trend 2000-2010

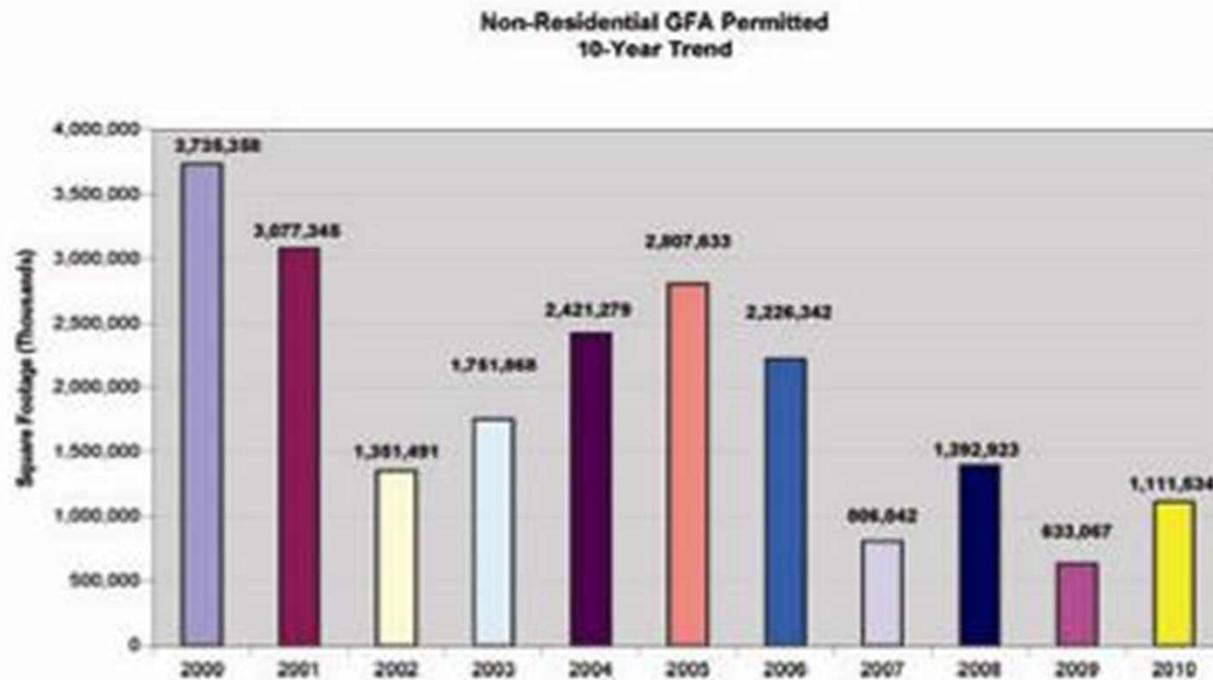


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Significant Trends 2000 - 2010

Non-Residential Building Permits (Gross Floor Area)

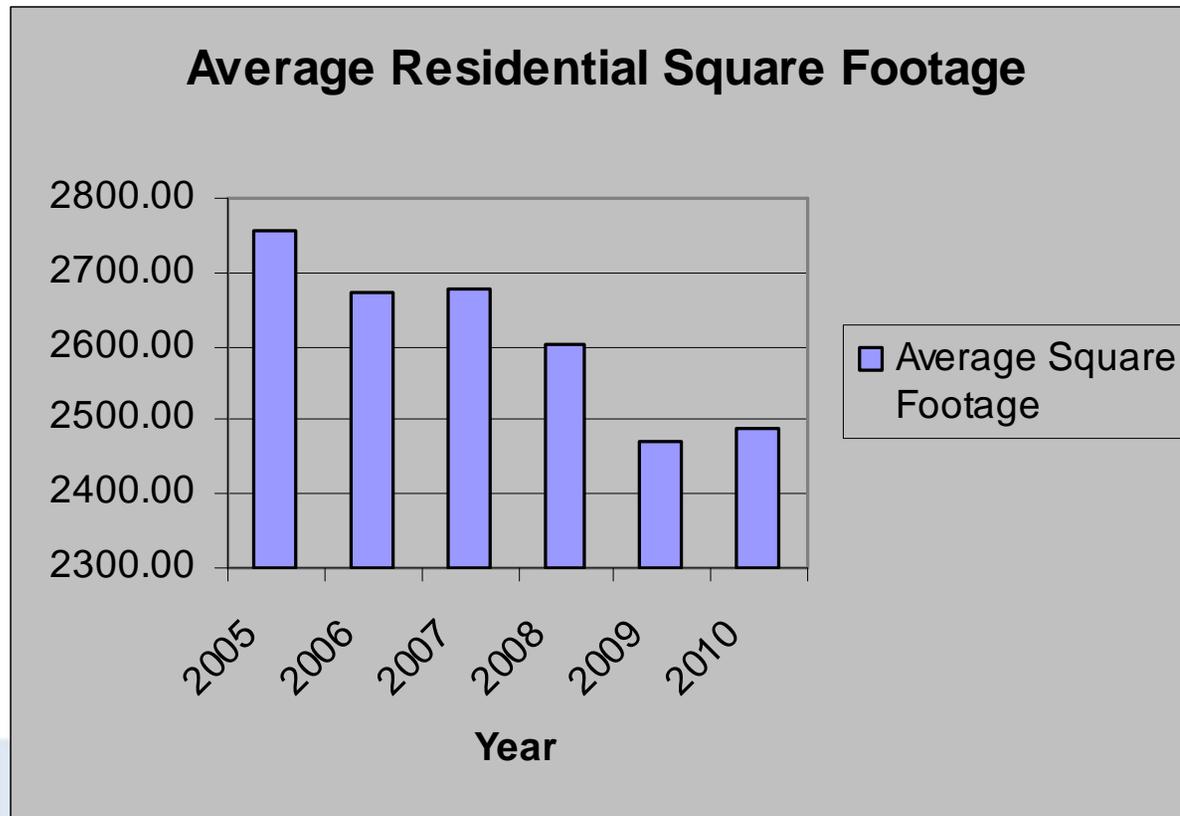


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Significant Trends 2005 - 2010

Average Residential Square Footage



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Significant Accomplishments Since 2007

- Accessory Dwelling Unit code amendment
- Drafting of Water Management Code
- Implementation of 2-Step Development Process
- Cooperative process with DeIDOT – Prioritization of Transportation Projects
- Affordable Housing code amendment
- Village/Hamlet provisions improved
- Updates to Building & Property Maintenance Codes pending
- SNCC Master Planning process ongoing
- MOU for preservation of Red Clay Scenic Byway

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U.S. Census Data - Population

| | 2000 | 2010 | # Change | % Change |
|------------|----------------|----------------|---------------|-------------|
| DE | 783,600 | 897,934 | 114,334 | 14.6% |
| NCC | 500,265 | 538,479 | 38,214 | 7.6% |
| Kent | 126,697 | 162,310 | 35,613 | 28.1% |
| Sussex | 156,638 | 197,145 | 40,507 | 25.9% |

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Update Process

- 12 Public workshops
 - December 2010 – August 2011
- Presentations
 - County
 - Future Land Use
 - Sewers
 - Parks & Open Space
 - Libraries
 - Public Safety
 - County Housing Programs and Plans
 - Redevelopment/County Economic Development Efforts
 - State
 - Natural Resources and the Environment
 - Transportation LRTP & WILMAPCO RTP
 - Agriculture Industry
 - Water Resources (WRA)
 - State Economic Development Priorities
 - Intergovernmental Coordination/State Spending Strategies
 - Housing Market Considerations



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Public Input and Informational Opportunities

- Workshop Discussion/Preference Survey Topics (Sampling)
 - Land Use – SWOT
 - Transportation and Community Design Preferences
 - Locations for Bicycle/Pedestrian Connections
 - Water supply
 - Sustainable energy
 - Residential Zoning Characteristics
 - Non-Residential Zoning Characteristics
- Website
 - On-line version of surveys
 - Copies of all meeting summaries, maps and presentations
 - Discussion forum
- Outreach – County Executive and/or Land Use
 - Business Associations, Chambers of Commerce
 - Environmental and Resource Groups
 - Civic Groups
 - Contractor and Development Groups
 - Realtors
 - Town Mayors

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2012 Key Objectives

- **Zoning Classifications**
 - Small commercial properties on urban fringe
 - Mid-sized commercial properties
 - Agricultural zoning – clearly delineate preserved properties
 - Open space zoning – clearly delineate public & private open space
- **Economic Development**
 - Redevelopment provisions
 - Mixed Use
 - Continuing opportunities for flexibility
- **Residential**
 - Revisions to Village/Hamlet
 - Smaller lot residential communities
 - Walkability, transit-friendly
 - Maintain and support existing communities

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2012 Key Objectives

- **Directing Growth to Growth Areas**
 - TDR
 - Coordination of Infrastructure
 - Service levels
 - Transportation studies – areawide focus
- **Preserving & Protecting Resources**
 - TDR
 - Green Technology BMPs
 - Coordinating open space/wildlife habitats
 - Green building practices

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Summary of Proposed Amendments

- Town of Smyrna
 - Create subcommittee of the Southern New Castle County Study Group to address Smyrna and Clayton growth and annexation strategies



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Summary of Proposed Amendments

- City of Wilmington
 - Revise Map 11-1 (Intergovernmental Coordination) to reflect the City's future annexation areas of interest – city-owned parks



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Summary of Proposed Amendments

- Economic Development
 - Work with DEDO, property owners & business interests to identify parcels appropriate for non-residential development in the New Community Development Area



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Summary of Proposed Amendments

- Non-Profits and Service Organizations
 - Natural Resource and Conservation Groups – commitment to continued cooperation and coordination
 - Fire Services – language relating to exploration of funding sources for operating expenses and non-growth related capital expenses

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Ongoing Challenges

- Planning for Growth vs. Impeding Growth
- Economic Downturn – dollars for infrastructure
- Density trading – “better to give than to receive”
- Transportation - level of service debate, funding limitations
- Maintaining existing communities – foreclosures, vacant properties

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Ongoing Challenges

- Engaging the ‘whole community’ - younger citizens and new Americans not participating
- Need innovators – mixed use, villages, green practices require innovative developers
- Managing ‘fear of change’

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Thank you!

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