

Town of
Townsend
Comprehensive Plan

Amendment 2

adopted and certified
September 2005



**STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION**

September 9, 2005

The Honorable David B. Raughley
Mayor, Town of Townsend
P.O. Box 223
Townsend, DE 19734

RE: Certification of Comprehensive Plan Amendment
PLUS 2005-08-12

Dear Mayor Raughley:

I am pleased to inform you that my office has certified the Town of Townsend's 2005 Comprehensive Plan Amendment. This letter signifies that the town is in compliance with the requirements of Title 22, Section 702 of the Delaware Code and the Strategies for State Policies and Spending. Please note that this letter does not alter the original certification date for Townsend's plan. A full plan update will be due on February 5, 2008

I would like to take this opportunity to thank the Town of Townsend for working with the State to incorporate our recommendations into the plan before adoption. My staff and I look forward to working with the Town to accomplish the mission of allowing economic development while protecting Delaware's heritage and natural resources.

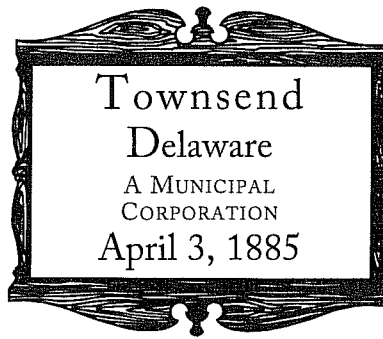
Once again, congratulations on your certification.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland
Director

David B. Raughley, Mayor
Jay A. Miller, Councilman
Ronald C. Burge, Sr., Councilman
John D. Hanlin, II, Councilman
Ralph V. Estep, Jr., Councilman



Christopher J. Fazio, P.E., Town Engineer
Michael J. Jester, Code Enforcement Officer
David R. Anderson, Sr., Town Attorney
Maureen A. Stewart
Finance Officer, Town Clerk

**RESOLUTION APPROVING AMENDING
TOWNSEND'S COMPREHENSIVE PLAN**

WHEREAS, Title 22 of the Delaware Code empowers municipalities to develop a comprehensive plan to guide the future of the town; and

WHEREAS, Delaware House Bill 255 requires that all municipalities in Delaware develop and adopt comprehensive plans that address issues established in this bill; and

WHEREAS, the Town of Townsend adopted a Comprehensive Plan on February 5, 2003 that was certified by the Office of State Planning Coordination on February 13, 2003 and Amended, November 2003 & January 2004; and,

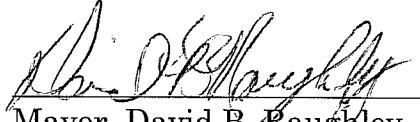
WHEREAS, the Town of Townsend applied and received advisory comments regarding this Comprehensive Plan Amendment from the State of Delaware agencies at a June 29, 2005 Preliminary Land Use Service (PLUS) meeting; and

WHEREAS, the Town of Townsend contracted with the Institute of Public Administration (IPA) College of Human Resources, Education, and Public Policy, University of Delaware to assist in the development of an Amendment to the Comprehensive Plan Certified on February 13, 2003; and

WHEREAS, the Town of Townsend Commissioners has reviewed this Comprehensive Plan Amendment and adopts this amendment including revisions made in response to comments received at the June 29, 2005 Plus Meeting; and

NOW, THEREFORE BE IT RESOLVED that the Townsend Town Commissioners adopts the Townsend Comprehensive Plan Amendment, a copy of which is attached to, and made part of, this resolution.

Adopted this 7th Day of September 2005
Town of Townsend Town Council


Mayor, David B. Raughley

**AMENDMENT #2
TO THE
2003 TOWN OF TOWNSEND COMPREHENSIVE PLAN**

September 2005

Introduction

The Town of Townsend has been continuing the implementation of its certified and adopted Comprehensive Plan, dated February 2003. During this time period work has proceeded on land development activities, annexation of parcels in accordance with its certified plan, and various regulatory measures. These measures have included amending zoning, subdivision and land development, and environment protection regulations. As part of the Town's continuing analysis of its future growth strategy, it is requesting certification of this Amendment #2 to the Comprehensive Plan which includes additional lands for potential future annexation. Several of the land owners are requesting annexation in order to obtain public sewer and water. These parcels are adjacent to the current town boundaries and represent a logical progression for future expansion. Furthermore, the town is also updating its phasing plan for town development. This update is based upon current land development activity, and future town expansion.

The annexation areas included in this comprehensive plan amendment are in conformance with both the Delaware Strategies for State Policies and Spending (September 2004) and the New Castle County Comprehensive Development Plan (March 2002). In the former the areas in question are either level two or three, and in the latter the parcels are designated by New Castle County for either residential or commercial use.

The maps in Appendix A of this document and the individual parts described below collectively comprise this amendment to Townsend's Comprehensive Plan. This amendment supersedes the relevant policies described in the Comprehensive Plan certified in February of 2003.

Amendments to Future Land Use Designation

Amendment #2 is divided into nine parts, labeled A through I. Three of the parts, A through C, are for commercial parcels and three, D through F, are for residential uses. Amendment #2 represents 70 parcels with a total acreage of 64.05 acres (Appendix B contains the parcel ID listing). The seventh part, G, is the proposed phasing sequence for future town development. The eighth part, H, is an identification of future areas of concern and the ninth part, I, is the new State Strategies for Spending map.

Part A (Map 7)

Reference #1 (Parcel ID #1401601035)

This is a parcel just east of the Town boundary which has both residential and commercial zoning. The zoning split is mostly residential with a small portion of commercial fronting along route 71. The commercial piece of this parcel will be serviced by public sewer and water provided by the Town.

Part B (Map 7)

Reference #2 (Parcel ID #1401601034)

This is a small commercial property just east of the Town boundary which currently has a vacant structure on site. This is the site of a future drug store and will be serviced by both public sewer and water provided by the Town.

Part C (Map 7)

Reference #3 (Parcel ID #1401601007)

This is a small commercial parcel north of the Town adjacent to the existing boundary and Route 71.

Part D (Map 7)

Reference #s 4, 5, 6, 7 (Parcel ID #s 1401601003, 1401601006, 1401601005, 1401601004)

This is a collection of four residential parcels north of the Town along Route 71.

Part E (Map 7)

Reference #8, 49 lots (see enclosed parcel ID listing, Appendix B)

This is a recorded un-built subdivision of 49 lots. The intention is to annex this property into the Town and redesign the subdivision to utilize both public water and sewer provided by the Town. It is located north of the Town with access to Route 71.

Part F (Map 7)

Reference #s 9 through 22 (see enclosed parcel ID listing, Appendix B)

These are 13 residential parcels on the northeast side of town bordering Route 71 which will be serviced by both water and sewer provided by the Town.

Part G (Map 7)

This changes the phasing sequence for town development. These changes reflect land development activity which has transpired since the plan was adopted in February 2003 as well as designating new phasing areas based on possible future annexations.

Part H (Map 7)

This part adds an "Area of Concern" to the future land use map. This Area of Concern, located towards the southern boundary of the town, is important for future development since it provides another access point to other parcels within the Town. The town would like to be informed by New Castle County of any proposed development activity on this land and will agree to reciprocate and inform the county of any proposals brought to the town for consideration.

Part I (Map 6)

The signing of Executive Order #59 on September 23, 2004, resulted in the approval of a five-year update to the *Strategies for State Policies and Spending*. This map will be changed to reflect this update. Parts A through G are designated either level 2 or 3 on the *Strategies for State Policies and Spending Map*.

Appendix A: Maps

Map 6. State Strategies for Policy and Spending

Map 7. Future Land Use

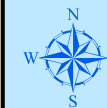
Tax Parcel Identification Map

Town of Townsend, Delaware

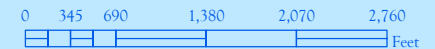
Map 6. State Investment Strategies

Investment Levels

- Level 1
- Level 2
- Level 3
- Level 4
- Out-of-Play
- Agricultural District
- Agricultural Preservation District
- Municipal Boundary
- Parcel Boundaries
- Roads
- Hydrology
- Rivers, Lakes, & Ponds



Revised September 2005
November 2002

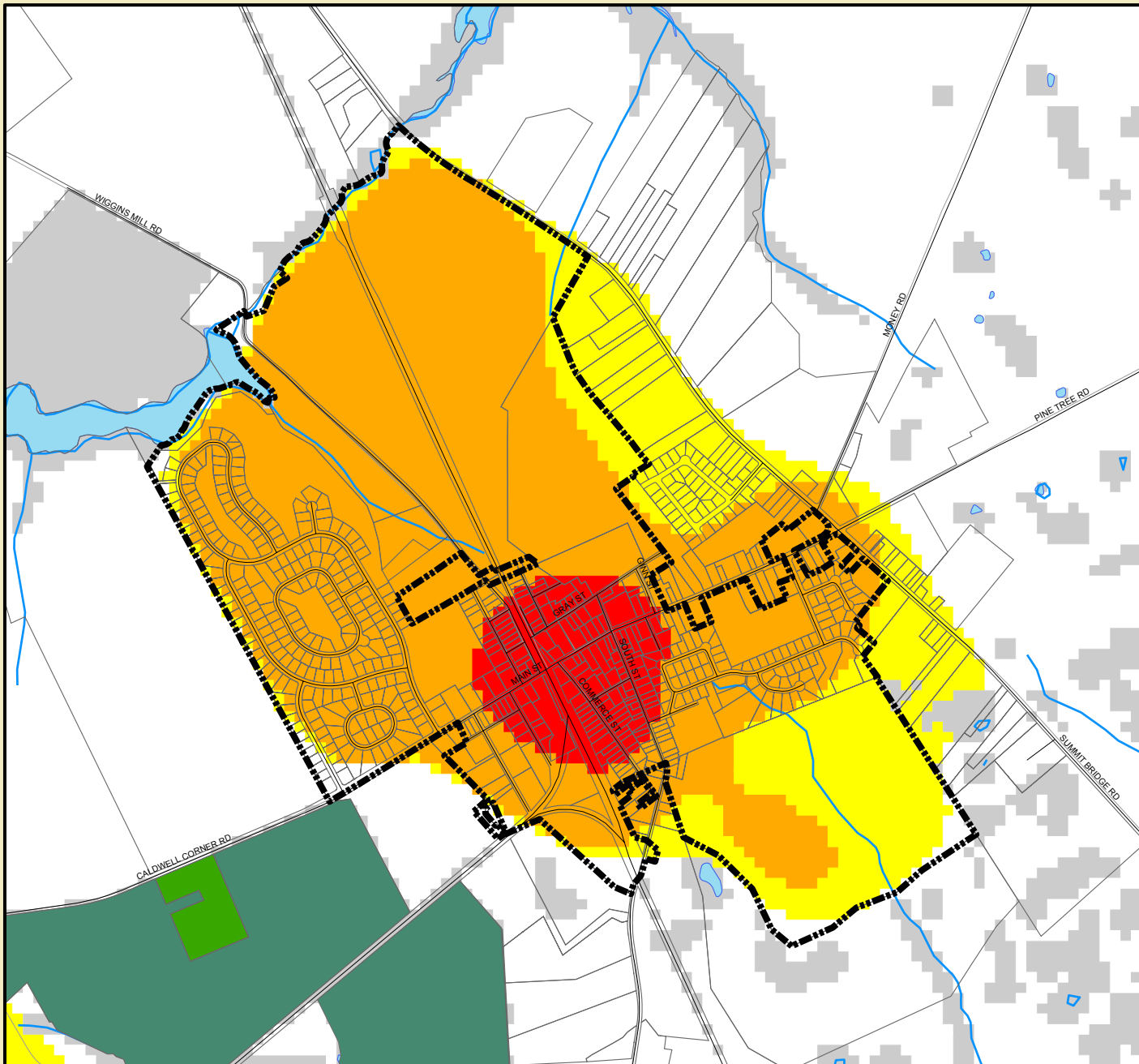


Sources:

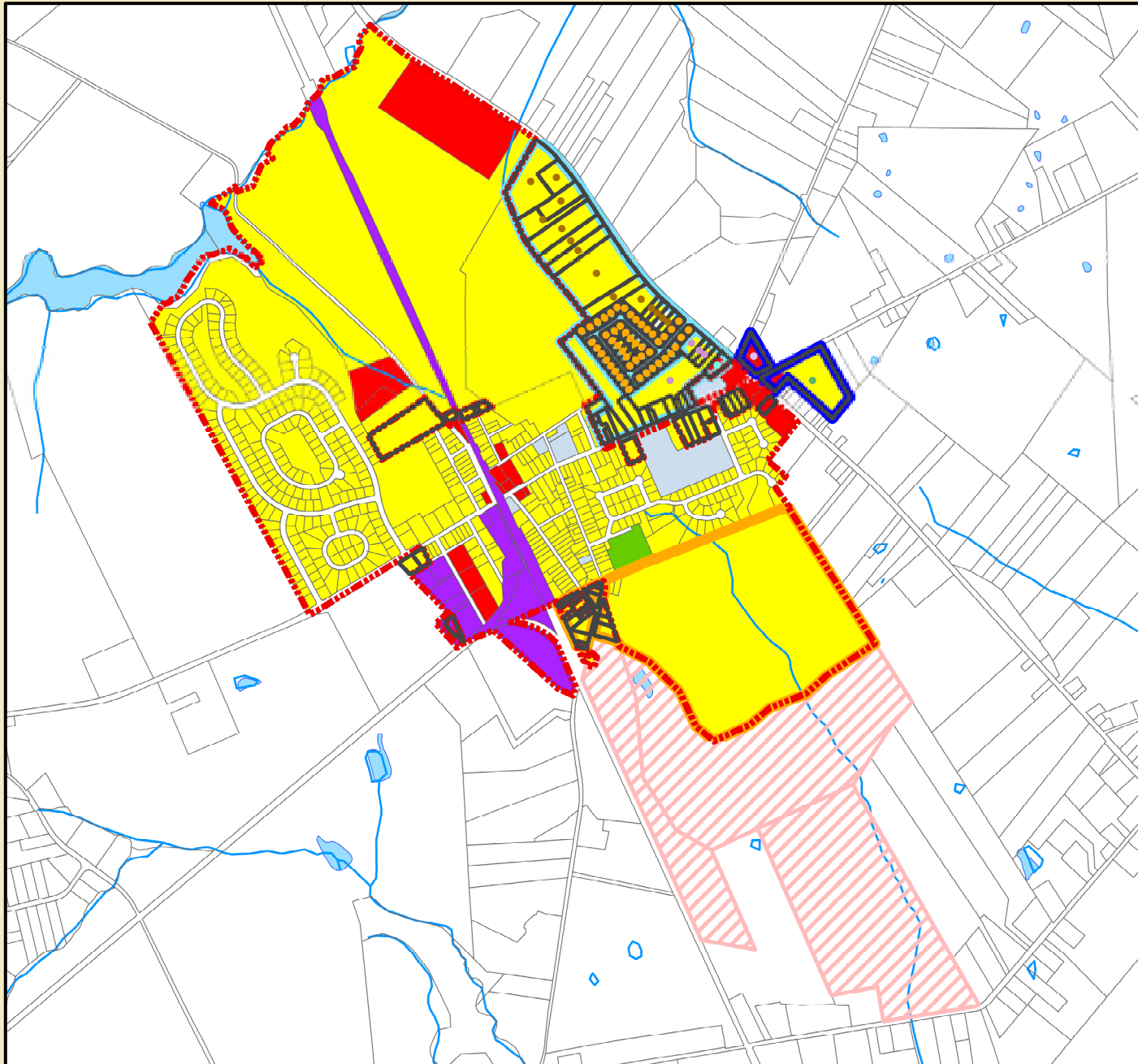
State Investment Strategies and Agricultural Preservation Districts - Office of State Planning and Coordination, 2002.
Base map - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto Quarter Quads (1997).
Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
Parcels - New Castle County, Department of Land Use, 2002.

Note:

This map is provided by the 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 the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.



Town of Townsend, Delaware



Map 7. Future Land Use

- Residential
- Commercial
- Industrial
- Institutional/Community
- Parks/Recreation
- Town Boundary
- Rivers, Lakes, & Ponds

Potential Annexations

Amendment Parts

- A
- C
- E
- B
- D
- F

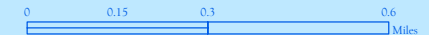
Phasing Sequence (Part G)

- Phase 1
- Phase 2
- Phase 3

Area of Concern (Part H)



Revised September 2005
November 2002



Sources:

Land Use - Institute for Public Administration, University of Delaware 2002.
Base map - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto Quarter Quads (1997).
Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
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Town of Townsend, Delaware

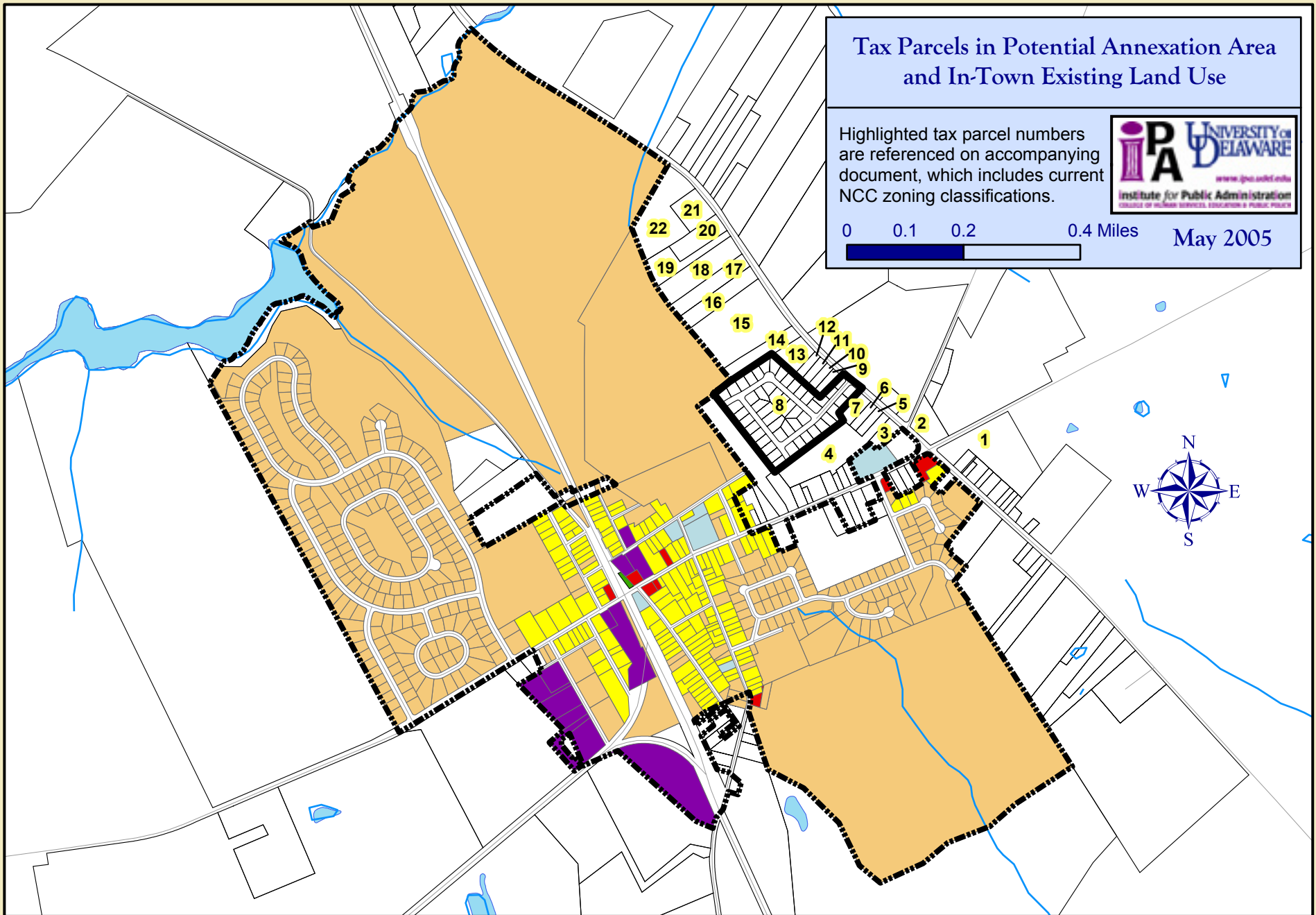
Tax Parcels in Potential Annexation Area and In-Town Existing Land Use

Highlighted tax parcel numbers are referenced on accompanying document, which includes current NCC zoning classifications.



0 0.1 0.2 0.4 Miles

May 2005



Appendix B: Tax Parcels

Draft: May 19, 2005

Reference #	Tax Parcel #	Size (acres)	Zoning (NCC)
1	1401601035	7.34	Front Portion CR, Remainder SR
2	1401601034	1.7	CR
3	1401601007	.83	CR
4	1401601003	5.51	NC10
5	1401601006	.50	NC10
6	1401601005	.50	NC10
7	1401601004	1.0	NC10
8	49 lots		NC10
	• 1401601051	.23	
	• 1401601052	.23	
	• 1401601053	.28	
	• 1401601056	.27	
	• 1401601057	.26	
	• 1401601058	.26	
	• 1401601059	.23	
	• 1401601060	.23	
	• 1401601061	.30	
	• 1401601062	.23	
	• 1401601063	.24	
	• 1401601064	.24	
	• 1401601065	.24	
	• 1401601066	.24	
	• 1401601067	.24	
	• 1401601068	.24	
	• 1401601069	.24	
	• 1401601070	.27	
	• 1401601071	.28	
	• 1401601072	.28	
	• 1401601073	.28	
	• 1401601074	.26	
	• 1401601075	.24	
	• 1401601076	.26	
	• 1401601077	.26	
	• 1401601078	.24	
	• 1401601079	.23	
	• 1401601080	.23	
	• 1401601081	.23	
	• 1401601082	.23	

	• 1401601083	.23	
	• 1401601084	.23	
	• 1401601085	.23	
Map #	Tax Parcel #	Size	Zoning
	• 1401601086	.23	
	• 1401601087	.24	
	• 1401601088	.23	
	• 1401601089	.25	
	• 1401601090	.24	
	• 1401601091	.28	
	• 1401601092	.30	
	• 1401601093	.29	
	• 1401601094	.24	
	• 1401601095	.23	
	• 1401601096	.25	
	• 1401601097	.25	
	• 1401601098	.24	
	• 1401601099	.27	
	• 1401601100	.28	
	• 1401601043	.24	
		subtotal=12.24	
9	1401601002	.50	NC10
10	1401601001	.50	NC10
11	14016000005	.51	NC10
12	1401600004	.50	NC10
13	1401200012	1.67	NC10
14	1401200206	2.0	NC2a
15	1401200011	8.86	NC2a
16	1401200231	2.57	NC21
17	1401200230	2.29	NC2a
18	1401200010	3.0	NC2a
19	1401100061	2.15	NC2a
20	1401200180	2.0	NC2a
21	1401200009	2.0	NC2a
22	1401100060	5.88	SR
	Total=70 parcels	Total=64.05 acres	