



# City of New Castle DELAWARE

2020 Draft Comprehensive Plan Presentation  
August 11, 2020

**RISE TO THE  
CHALLENGE**

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# INTRODUCTION

- Planning Commission  
David Baldini  
Chairman
  
- Planning Consultant  
Debbie Pfeil  
Sr. Project Manager



# AUTHORITY TO PLAN

Title 22, Section 702 (a) A **planning commission** established by any incorporated municipality under this chapter **shall prepare a comprehensive plan for the city or town** or portions thereof as the commission deems appropriate. It is the purpose of this section to encourage the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development and infrastructure investment actions with those of other municipalities, counties and the State through a process of municipal comprehensive planning.

# WHAT IS A COMPREHENSIVE PLAN?

Title 22, Section 702 (b) Comprehensive plan means a document in text and maps, containing at a minimum, a **municipal development strategy** setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues. The comprehensive planning process shall demonstrate coordination with other municipalities, the county and the State during plan preparation.

# COMPREHENSIVE PLAN REQUIREMENTS

Title 22, Section 702 (b) continued - The comprehensive plan for municipalities of **greater than 2,000 population** shall also contain, as appropriate to the size and character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well as policies, statements, goals and planning components for public and private uses of land, transportation, economic development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, community design, adequate water and wastewater systems, protection of historic and cultural resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction's residents.

# COMPREHENSIVE PLAN REZONING

Title 22, Section 702 (c) The comprehensive plan shall be the basis for the development of zoning regulations as permitted pursuant to Chapter 3 of this title. Should a jurisdiction exercise its authority to establish municipal zoning regulations pursuant to Chapter 3 of this title, it shall, **within 18 months of the adoption** of a comprehensive development plan or revision thereof, **amend its official zoning map to rezone all lands within the municipality in accordance with the uses of land provided for in the comprehensive development plan.**

# COMPREHENSIVE PLAN FORCE OF LAW

Title 22, Section 702 (d) After a comprehensive plan or portion thereof has been adopted by the municipality in accordance to this chapter, the **comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan.**

## COMPREHENSIVE PLAN LONGEVITY

Title 22, Section 702 (e) **At least every 5 years a municipality shall review its adopted comprehensive plan** to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas. The adopted comprehensive plan shall be revised, updated and amended as necessary, and **readopted at least every 10 years;** provided, however, the municipality may request an extension of such date by forwarding an official request to the Cabinet Committee at least 90 days prior to the deadline.

# COMPREHENSIVE PLAN AMENDMENTS

22 Del. C. § 702 (f) The comprehensive plan or amendments or revisions thereto shall be submitted to the Office of State Planning Coordination for review at such time as the plan is made available for public review. The plan shall be reviewed in accordance with the comprehensive plan review and certification process detailed in § 9103 of Title 29.

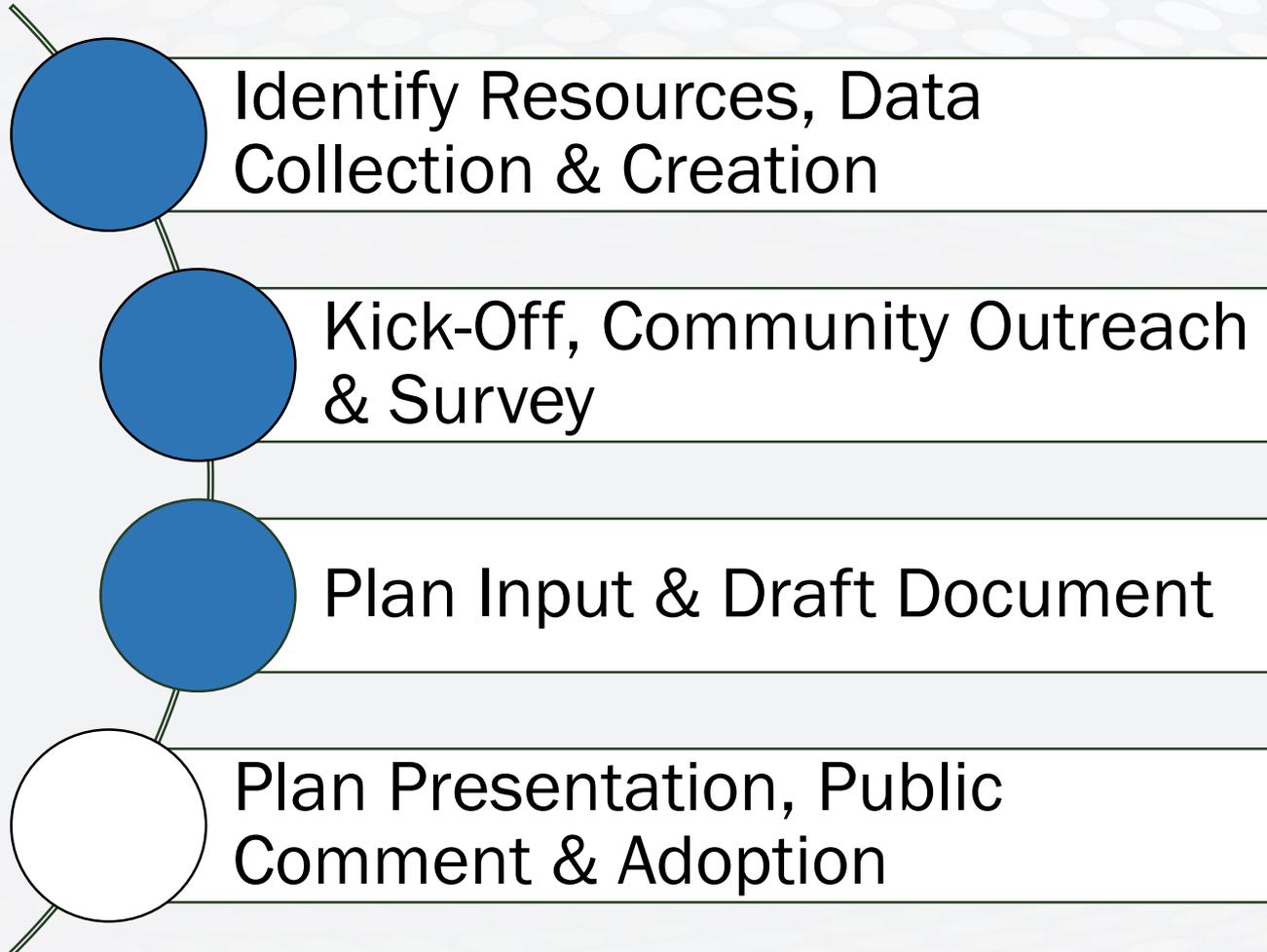
# ANNUAL COMPREHENSIVE PLAN REPORTING

22 Del. C. § 702 (g) describing **implementation of their comprehensive plan and identifying development issues, trends or conditions** since the plan was last adopted or amended. **The report shall be due annually** no later than on each anniversary of the effective date of the most recently adopted comprehensive plan or plan update until January 1, 2012, and annually no later than July 1 each year thereafter starting on July 1, 2012.

# CITY COMPREHENSIVE PLAN HISTORY

- 2003 Plan
- 2009 Plan Update
- 2016 Amendment
- 2017 Pre-Update Review
- 2018 Amendment
- 2020 Amendment

# PROJECT SCOPE



# KEY MILESTONES



- S.W.O.T. Analysis (October 2017)
- Community Survey (August 2018)
- Community Organization Interviews (January – December 2018)
- Municipal Services Commission Inclusion (September 2018 – August 2019)

# KEY MILESTONES

- 3 Community Workshops
  - ▶ (April – May 2019)
- State PLUS Draft Review
  - ▶ (April – May 2020)
- 15 Public Meetings
  - ▶ (Sept 2017 – August 2020)
- 4 Draft Plans
  - ▶ (February – August 2020)



# PLAN HIGHLIGHTS



- Updated Census Data
- Community Input / Involvement
- Increased Environmental Protection Chapter
- Suggested Land Use Analysis (parcel based)
- Proposing No Zoning Changes
- Intergovernmental Plan / Initiative Reviews

# PLAN HIGHLIGHTS

- Municipal Services Commission Inclusion
- City Initiatives
- Review of Development Trends
- Expanded Goals and Strategies
- Annual Implementation Strategy Meeting
- Additional Maps

# DRAFT PLAN – INTERGOVERNMENTAL REVIEW

- Comment Coordination
  - ▶ **Office of State Planning Coordination (PLUS)**
  - ▶ New Castle County (Land Use & Special Services Departments)
  - ▶ Wilmington Area Planning Council (WILMAPCO)
  - ▶ City of Wilmington
  - ▶ Municipal Services Commission (MSC)
  - ▶ City Engineer

# DRAFT PLAN – PUBLIC COMMENT

- Pandemic Challenges
- Public Comment Period
  - ▶ Advanced Written Comments Requested
  - ▶ Begins August 11 & Ends October 12
  - ▶ Official Public Hearing October 13
- Public Comment Process
  - ▶ Written Submittals
  - ▶ Designated Form
  - ▶ Advanced Comments Requested

# DRAFT PLAN – ACCESSIBILITY

- ▶ City Website (PDF Version)
  - <https://newcastlecity.delaware.gov/>
- ▶ Printed Version
  - Call City Hall with request
  - Appointment to Pick Up

# DRAFT PLAN – WRITTEN COMMENT FORMAT

## Acceptable Comment Options -

- ▶ Microsoft Word
- ▶ PDF
- ▶ Handwritten (Legible)
  - Print, Complete, Scan, and Send
  - Print, Complete, and Drop at City Hall





# DRAFT PLAN – WRITTEN COMMENT PROCESS

- Comment Submission
  - ▶ Email – [project.outreach@kci.com](mailto:project.outreach@kci.com)
- Advanced Written Comments Due
  - ▶ **October 12, 2020**



# SCHEDULE

Comprehensive Plan Update 2020	Schedule
<b>CC Draft Plan Presentation w/PC &amp; Public Comment Release (1st Read &amp; Set Public Hearing)</b>	8/11/2020
Intergovernmental Review Coordination of Draft Plan	8/12/2020
Public Comment Period Opens (written comment process)	8/12/2020
Advanced Written Comments Due Date	10/12/2020
<b>CC Public Hearing w/PC attending</b>	10/13/2020
Public Comment Period Closes	10/13/2020
Review Plan Comments & Prepare Recommendations	8/13-10/23
<b>CC/PC Special Meeting (Review Comments/Recommendations)</b>	10/26/2020
Update Plan-State & Public Recommendations	10/27-11/4/2020
Submit Comments to State for Review/Letter (20 working days)	11/4/2020
State Review Comment Letter	12/4/2020
<b>CC 2nd Read / Adoption (contingent upon Certification)</b>	12/8/2020
City Final Deliverable (upon receipt of Governor's Certificate)	End Dec/Beg Jan
State & County Notifications (upon completion)	End Dec/Beg Jan

**Red = Regular Scheduled Meeting Dates**

# QUESTIONS

## Project Contact Info:

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