



New Castle County Department of Land Use



-UDC UPDATES -HOMETOWN OVERLAY -COMPREHENSIVE PLAN UPDATES

ROUTE 9 MONITORING COMMITTEE

MAY 15, 2018

UDC Update



- Streamlining aspects of the development review process
- Incorporating best practices in site and landscaping design
- Clarifying UDC language and definitions

UDC Update



- **Part I: County Executive Signed January 2017**
 - Economic Empowerment District (EED)
 - Neighborhood Preservation Overlay District (NPOD)
 - Guiding Principles for Development

- **Part II: PLUS Review**
 - Streamlining development review process
 - Incorporating best practices in site design and landscaping
 - Clarifying language and definitions

- **Part III: To Be Determined**
 - Proposes a focus on smart growth, economic development, and placemaking

Part I



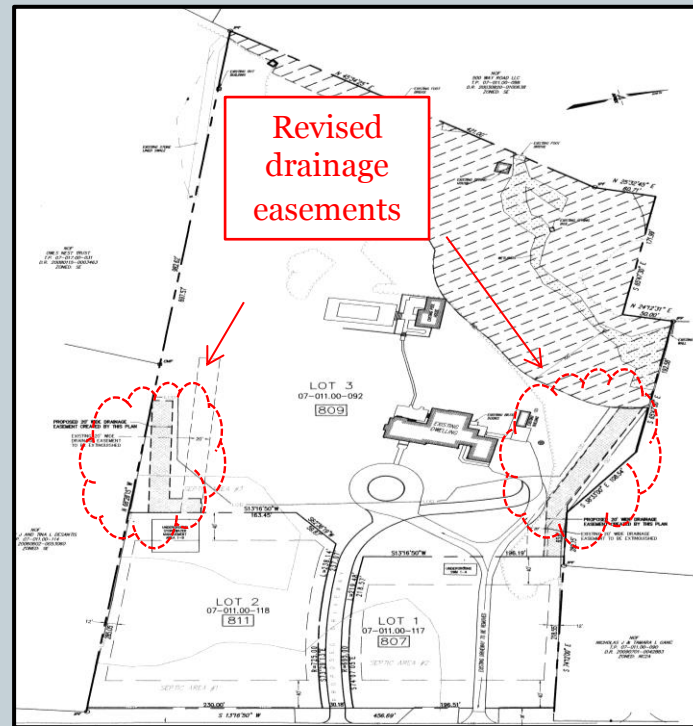
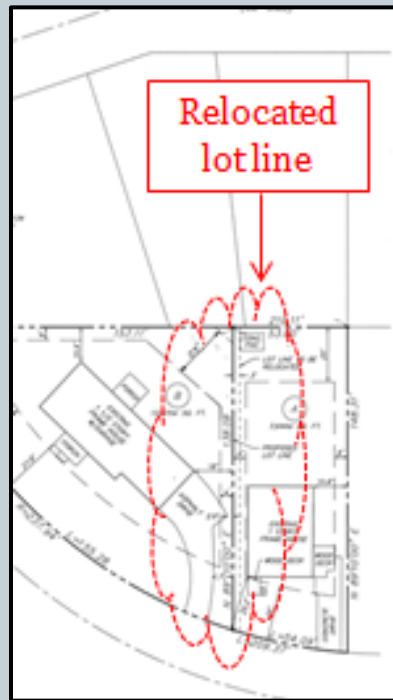
- **Part I: County Executive Signed January 2017**
 - ✦ **Economic Empowerment District (EED)** – Master planned centers for established and emerging industries
 - Multiple inquiries
 - ✦ **Neighborhood Preservation Overlay District (NPOD)** – Protection for existing communities
 - ✦ **Guiding Principles for Development** – Define what we want
 - Integrated into plan review



Administrative Reviews



- Establish a simplified process for very minor adjustments to previously recorded plans and lot line adjustments for adjacent residential properties



Ticketing For Specific Code Violations



- Utilizes an efficient and effective process for resolving specific code violations:
 - Home occupations
 - Sale of motor vehicles
 - Signage



UDC Clarification



- Language to clarify on-going questions in Land Use:
 - Reviewing sunset provisions
 - 5 years to commence construction
 - Single opportunity to request a 5 year extension
 - Timing of the Traffic Impact Study (TIS)
 - Must have DelDOT's comments and recommendations on the final TIS prior to scheduling the Planning Board public hearing

Chapter 40 of the *New Castle County Code*

Unified Development Code

New Castle County, Delaware



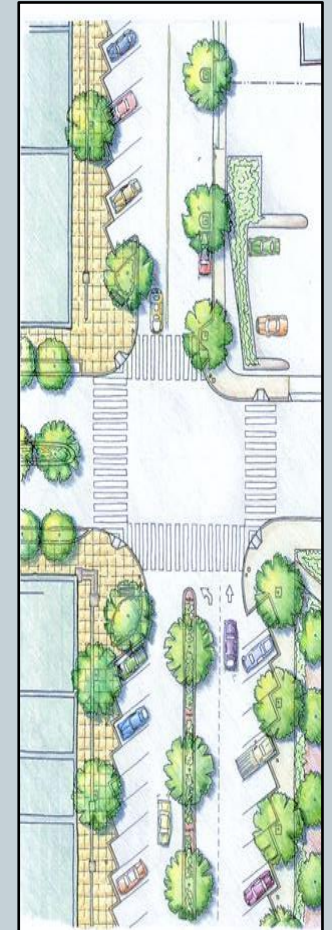
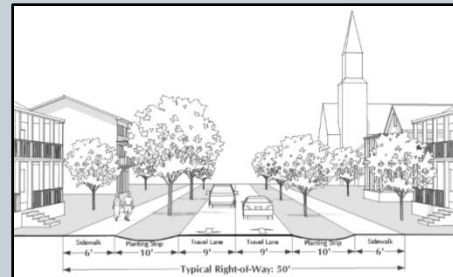
Adopted on December 31, 1997

As Amended Through October 25, 2017

County Executive Matthew S. Meyer

Site Design

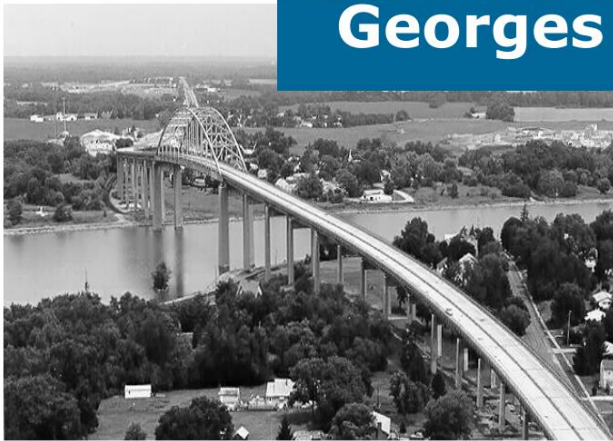
- Best practices design standards
- Context-sensitive buffering protections
- Building & streetscape integration
- Multi-modal – sidewalks & pathways
- Block size & layout
- Parking ratios & lot layout
- Drive-thru lanes & loading zones
- Reduce BOA applications



Hometown Overlay



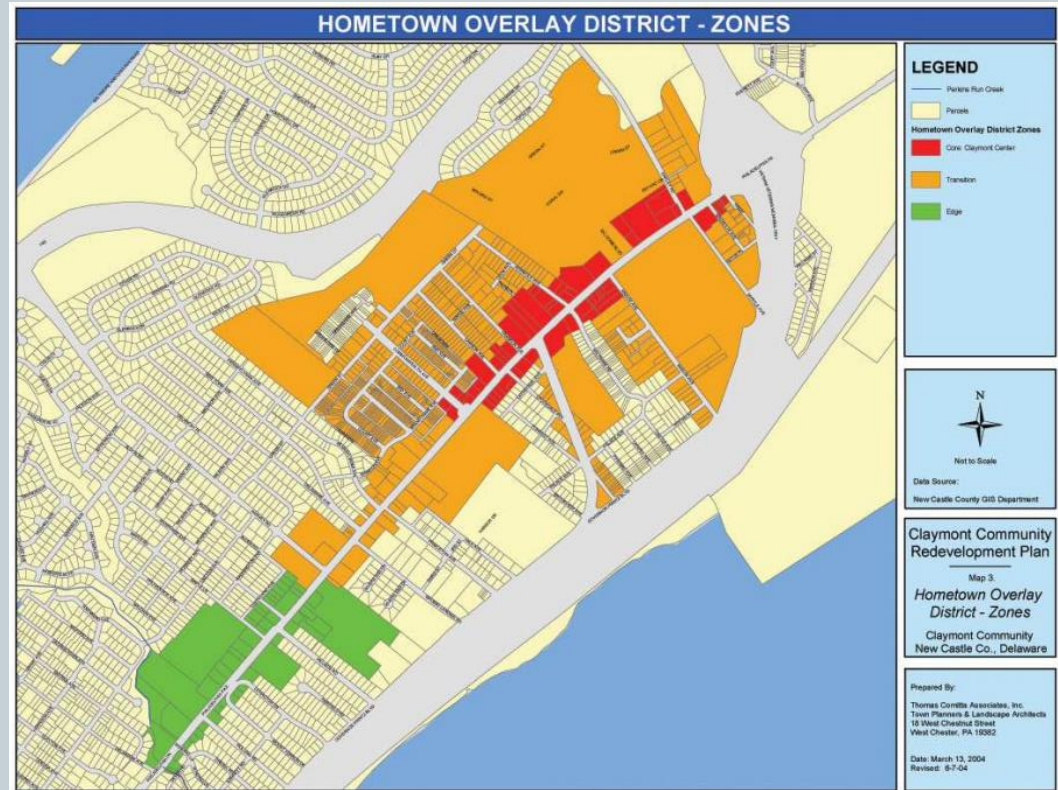
North Saint Georges



Community Redevelopment Plan

Protect not Control

Adopted February 12, 2008



Hometown Overlay



- Overlay district, does not change underlying zoning
- Requires the creation of a Community Redevelopment Plan and Design Guidelines
- Establishes a Design Review Advisory Committee (DRAC) comprised of 5 to 9 members: Reviews proposed developments and exterior changes to structures for consistency with design guidelines
- Allows for the modification of dimensional standards without going to the Board of Adjustment for variances

Hometown Overlay



- **Things to Consider:**
 - Would require a public meeting for proposed land developments
 - Allows for more design flexibility
 - Cannot control the types of uses if they are permitted within the underlying zoning or tenants of a proposed development
 - Board could become defunct if there are not enough members

Comp Plan Updates

Current Status

2012 Comprehensive Plan

Per State law the County's Comprehensive Plan must be updated every 10 years and evaluated every 5.

Proposed Update Approach

2022 Comprehensive Plan

Why?

- 5 year evaluation
- Diverse county needs finer-grained approach
- High quality existing studies

Update Approach

Adopt key components of subarea plans and update the overall Plan

Current subareas

- North Claymont
- Route 9 Corridor
- South of the Canal
- Route 202 Corridor

Comp Plan Update



Considerations:

- Are we growing too fast or too slow?
- Are the right things being built in the right places? ...growing smart?
- Are we adequately protecting environmental, agricultural, cultural, and historic resources?
- How will changes in climate, energy production, and transportation affect our communities?
- Are we supporting communities that need reinvestment and revitalization?
- Are we adequately planning for future housing and economic development needs?
- Will our infrastructure adequately serve our current and future needs?
- In 20 or 30 years will New Castle County and its communities be vibrant? Will the County be a place where we and others will want to live, work, play, and learn?

Comp Plan Update



- Continue discussion with Council, Planning Board, and the public.
- Move the Rt. 9 and North Claymont plans forward by incorporating them into the County's Comp Plan (through Fall '18).
- Begin Rt 202 and SNCC Plans (Spring '18 - 2020).
- Develop other subarea plans where unique issues exist and update the overall Comp Plan (2022 +).