





#### Rail Corridor Land Use Study Presentation Delaware Winter Freight Meeting December 7, 2022

### Why is Freight Rail Important?

- Recently, two large Kent County projects required rail
- For large loads, rail is more cost effective than trucking
- Rockport 2.0 identified industrial and manufacturing as key target sectors
- Large parcels adjacent to rail attract strong industrial and manufacturing companies







## What Has Changed In 20 Years?

- Delmarva Central Railroad becomes one of the short line railroads operating on the Norfolk Southern track in 2016
- Rail demand is on the rise—preserving land adjacent to rail for enterprises that require rail access contributes to compatible long-term land uses and secures opportunities for economic growth



Allegheny Valley Railroad (AVR) Delmarva Central Railroad (DCR) Southwest Pennsylvania Railroad (SWP)





### Rail Corridor Land Use Study

- Introduction
- Study Area
- Review of November 2018 MPO Rail/Freight Zoning Study
- Comprehensive Plans Review
- Process Used to Screen Parcels for Inclusion/Exclusion
- Detailed Examination by Municipality
- Maps of Parcel Groupings
- Summary
- Appendices







#### **INTRODUCTION**

- September 2018, Rockport Study recommended warehousing, distribution and logistics as a key sector to target for Kent County economic development
- June 2021, KEP requested a study to identify appropriate available land adjacent to rail corridors which could be designated and preserved for industrial use
- Focus of the MPO study is an inventory and analysis of available parcels that have rail access that could attract small- to medium-sized manufacturing/industrial businesses

#### STUDY AREA

- Norfolk Southern (NS) Railway Company operates approximately 19,3000 route miles in 22 states and the District of Columbia
- Delmarva Central Railroad is one of 261 Short Line Railroads operating on NS tracks
- Delmarva Central Railroad operates on the Norfolk Southern tracks that serve the Delmarva Peninsula, specifically in Kent County
- Study focus is the portion of the DCR operating from Clayton at the New Castle border to the Sussex County border south of Farmington, as well as the line that diverges in Harrington and traverses the southern portion of Kent County to Milford





### **KEP Commissions MPO Study**

- MPO-2018
  - The November 2018 study identified five recommendations to help support existing Federal, State, and Regional plan goals and objectives and identified future economic initiatives requiring additional study

#### • MPO- 2022 Study

- Identified large acreage parcels adjacent to the rail line
- Created an interactive mapping tool
- Offered guidance to help communities work towards making the most of rail-adjacent properties while avoiding any negative impacts



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County Metropolitan ing Organization Rail Zoning Study:	
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By Reed Macmillan, Mike Ward, and Catherine Samardza Dover / Kent County Metropolitan Planning Organization	
	September 2022 Final
	RAIL CORRIDOR LAND USE STUDY
	DOVERKENT COUNTY MPO Of Reference for named distance of the A Company

OVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATIO

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#### **Comprehensive** Plans Review

- Purpose of the review was to ascertain if rail freight-related uses or proposed future uses were being considered, identify future land use zoning map changes regarding industrial zoning, and identify potential areas where rail freight-related uses might be supported by rail spur lines
- 11 of the 14 plans do not specifically highlight rail uses
- Kent County-
  - Future Land Use Strategies Map identifies areas for future land development and includes industrial development
    - Page #8-7 of Kent County's comprehensive plan provides a summary about the 56 miles of active freight railroads in Kent County while also highlighting the importance of considering the rail lines for future land uses and economic development
- Camden, Cheswold, Clayton, Dover, Farmington, Felton, Harrington, Houston, Milford, Viola, Woodside, and Wyoming comprehensive plans all mention rail in some form





# Process Used to Screen Parcels for Inclusion/Exclusion from the Study

- Dover Kent MPO applied the following principles to exclude certain parcels from the study
  - Highly impacted with wetlands or other environmental concerns
  - Parcels in the Ag-Land Preservation program
  - Parcel configuration and lack of frontage along the rail
  - Residential "Open Space" and various stand-alone residential properties
- Parcels contained within the study list are parcels of large acreage with applicable frontage
- Other parcels were selected for inclusion as they had the potential of being grouped into one larger parcel
- All parcels contained within the study may or may not require zoning changes

BJECTID	Jurisdiction	Parcel_ID	Land Use	ACREAGE	Notes	Zoring	Groupings
1953	Kent County	6-00-18700-01-3500-00001	Vacant Land	44.58	None	Limited Industrial	Harrington South
1613	Kent County	6-00-18700-01-4300-00001	Single-Fam Residential	23.36	None	Agricultural Residential	Harrington South
1376	Kent County	6-00-18700-01-4400-00001	Manufactured Home	4.77	None	General Industrial	Farmington North
81467	Kent County	6-00-18700-01-4500-00001	Single-Fam Residential	85.60	None	Agricultural Residential	Farmington North
1350	Kent County	6-00-18700-01-4600-00001	Agricultural-Land	19.65	None	Agricultural Residential	Farmington North
1512	Kent County	6-00-18700-01-5200-00001	Agricultural-Land	27.50	None	Agricultural Residential	Harrington South
1145	Kent County	6-00-19300-01-1000-00001	Agricultural-Land	13.94	None	Agricultural Residential	Farmington North
1220	Kent County	6-00-19300-01-1200-00001	Agricultural-Residential	5.98	None	Agricultural Residential	Farmington North
1224	Kent County	6-00-19300-01-1200-00001	Agricultural-Residential	15.05	None	Agricultural Residential	Farmington North
80449	Kent County	6-00-19300-01-1202-00001	Agricultural-Residential	10.95	None	Agricultural Residential	Farmington North
1162	Kent County	6-00-19300-01-1214-00001	Single-Fam Residential	13.01	None	Agricultural Residential	Farmington North
1116	Kent County	6-00-19300-01-1400-00001	Single-Fam Residential	24.17	None	Arricultural Residential	Farmington North
1035	Kent County	6-00-19300-01-1600-00001	Single-Fam Residential	14.47	Adjacent to Farmington	Agricultural Residential	Farmington North
1012	Kent County	6-00-19300-01-1700-00001	Miscellaneous Imps.		Adjacent to Farmington	Agricultural Residential	Farmington North
1010	Kent County	6-00-19300-01-1800-00001	Vacant Land	0.35	Acreage and Configuration	Agricultural Residential	None
1032	Kent County	6-00-19300-01-1900-00001	Vacant Land		Acreage and Configuration	Agricultural Residential	None
1021	Kent County	6-00-19300-01-2000-00001	Manufactured Home		Developed	Azricultural Residential	None
765	Kent County	6-00-19300-01-4300-00001	Single-Fam Residential	28.00	None	Agricultural Residential	Farmington South
80393	Kent County	6-00-19300-01-4800-00001	Industrial	22.70	None	General Industrial	Farmington South
622	Kent County	6-00-19300-01-4801-00001	Industrial	20.01	None	General Industrial	Farminaton South
38794	Kent County	6-00-19300-01-4900-00001	Single-Fam Residential	160.62	Adjacent to Farmington	Apricultural Residential	Farmington South
83041	Kent County	6-00-19300-01-5600-00001	Agricultural-Land	91.67		Apricultural Residential	Farmington South
417	Kent County	6-00-19300-01-5602-00001	Single-Fam Residential		None	Apricultural Residential	Farmington South
423	Kent County	6-00-19300-01-5604-00001	Manufactured Home	1.02	None	Apricultural Residential	Farmington South
	Kent County	6-00-19300-01-5800-00001	Vacant Land		None	Apricultural Residential	Farmington South
804	Kent County	6-00-19312-02-1800-00001	Manufactured Home		Acreage & Developed	Apricultural Residential	None
	Kent County	6-00-19312-02-1900-00001	Vacant Land		Adjacent to Farmington	Apricultural Residential	Farmington South
38788	Kent County	6-00-19900-01-1900-00001	Industrial		None	General Industrial & Agricultural Residential	None
387	Kent County	6-00-19900-01-1900-00001	Commercial		Wetlands	Apricultural Residential	None
	Kent County		Single-Fam Residential		Note	Apricultural Residential	None
	Kent County		Aericultural-Residential	204.72		Apricultural Residential	None
	Kent County		Single-Fam Residential	12.02		Agricultural Residential	None
	Kent County		Agricultural-Residential		Wetlands	Apricultural Residential	None
	Kent County		Aericultural-Land	37.36		Agricultural Residential	None
	Kent County		Agricultural-Residential	22.28		Apricultural Residential	None
	Kent County	6-00-19900-01-4704-00001			Note	Apricultural Residential	Sussex Line
	Kent County		Single-Fam Residential		Note	Apricultural Residential	Sussex Line
	Kent County	6-00-19900-01-4900-00001			Note	Apricultural Residential	Sussex Line
	Kent County		Agricultural-Residential		None	Apricultural Residential	Sussex Line
	Kent County		Vacant Land		Nore	Apricultural Conservation	None
	Kent County		Commercial		None	Apricultural Conservation	None
	Kent County	7-00-10300-01-0100-00001			Adjacent to Camden	Single Family Residential	None
	Kent County	7-00-10300-01-5004-00001			None	Agricultural Residential	None
	Kent County	7-00-10300-01-5013-00001			None	Agricultural Residential	None
	Kent County	7-00-10300-01-5013-00001			None	Agricultural Residential	None
	Kent County	7-00-10300-01-5018-00001			None	Agricultural Residential	None
	Kent County	7-00-10300-01-5019-00001			None	Agricultural Residential	None







#### DETAILED EXAMINATION BY MUNICIPALITY MAPS OF PARCEL GROUPINGS

- Once parcels were identified, an effort was made to group parcels in such a way as to identify possible configurations that could attract small- to medium-sized industrial businesses that specifically require rail access
- By grouping multiple smaller acreage parcels, larger sites could possibly be considered
- Groupings are presented in the Map Series Tiles, which run along the rail corridor from north to south, west to east
- Each tile is dynamic, meaning the information available on each tile differs depending on the specific characteristics of the location depicted on each individual tile
- The following information is available on each tile, as specifically appropriate
  - Utility coverage (natural gas, power, sewer, water)
  - Kent County Growth Zone
  - PLUS Project Areas
  - Parcel groupings with total acreage
  - Individual parcels within grouping(s), including current land use, acreage, zoning and parcel ID for each parcel





#### **Utilities Are Identified**



### Large Parcels Adjacent to Rail

# PANSION L3 US 13 Alte nate:D 19948 DOVER/KENT COUNTY MPO

#### Viola North

- 5 total parcels
- Totaling over 250 acres
- All Zoned AR



### Large Parcels Adjacent to Rail

## US C. MCGINNIS EXPANSION 03 tom South DOVER/KENT COUNTY MPO

#### **Felton South**

- 4 total parcels
- Totaling over 211 acres
- All Zoned AC



### Large Parcels Adjacent to Rail

#### **Harrington South**

- 4 total parcels
- Totaling over 270 acres
- Zoned AR





### Interactive Map, Study & Map Tiles

- A dynamic web-based map can be found at: <u>https://dkcmpo.maps.arcgis.com/apps/webap</u> <u>pviewer/index.html?id=62152bdabad24416aa</u> a3d19819abf4fe
- Final version of the written report and map tile series are posted on the MPO website: <u>https://doverkentmpo.delaware.gov/projects/</u>







- The purpose of the rail is to move freight
- Residential uses along the rail can cause interruptions
- Adjacent properties should accommodate rail and at best provide a place for those enterprises that need rail access
- Based on the Comprehensive Plan review, several zoning changes and other actions are recommended
- If a municipality wants to encourage preservation of parcels along the rail for future commercial and industrial use, a process must be implemented to achieve that goal
- Appendix D includes resources and guidance that may be helpful Concepts to consider for rail-positive zoning, sample process to facilitate a zoning change, Sample Rail Overlay Districts







- Zoning decisions are important to protect rail land for future job creation
- Presentation to the following:
  - Levy Court
  - Municipalities- Larger parcels
  - UD IPA Write proposed rail land ordinances





### **Questions?**





# Thank you!!



