

Town of **Frederica** **Comprehensive Plan** *Amendment*



March 2005

prepared by



**Institute for Public Administration
College of Human Services, Education & Public Policy
University of Delaware**

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Town of
Frederica
Comprehensive Plan
Amendment
March 2005



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

March 28, 2005

The Honorable William Glanden
Mayor, Town of Frederica
P.O. Box 294
Frederica, DE 19946

RE: Comprehensive Plan Amendment

Dear Mayor Glanden:

On February 23, 2005 the Office of State Planning reviewed, through the Preliminary Land Use Service, 11 amendments to the Town of Frederica certified plan. Comments regarding these amendments were sent to the Town which stated that there were no objections to amendments 1 – 8, 10 and 11. The State did object to amendment 9.

According to your letter dated March 9, 2005, the Town of Frederica approved the amendments without amendment 9. This letter serves to verify that the Office of State Planning has approved the amendments and their inclusion in your certified plan.

I would like to take this opportunity to thank the Town of Frederica for working with the State regarding our issues relating to amendment 9 and considering these issues when approving the amendment. My staff and I look forward to continuing to work with the Town of Frederica to accomplish the goals set forth in your plan.

Sincerely,

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

Constance C. Holland
Director

CC: Sandy Reynolds

Resolution to Adopt Comprehensive Plan Amendment

The Town Council of Frederica
Frederica, Delaware 19946

Resolution

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 Frederica adopted a Comprehensive Plan on March 17, 2004 that was certified by the Office of State Planning Coordination on March 25, 2004; and

WHEREAS, the Town of Frederica contracted with the Institute for 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 March 25, 2004; and

WHEREAS, the Town of Frederica applied for and received advisory comments regarding this Comprehensive Plan Amendment from State of Delaware agencies at a February 23, 2005 Preliminary Land Use Service (PLUS) meeting; and

WHEREAS, the Town of Frederica Zoning Commission has reviewed this Comprehensive Plan Amendment and recommended that the Town Council adopt this amendment including revisions made in response to comments received at the February 23, 2005 PLUS meeting; and

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

Adopted this 9 day of March 2005
Town Council
Town of Frederica
Kent County, Delaware


William C. Glanden
Mayor, Town of Frederica

TOWN, COUNTY, AND STATE OFFICIALS

Town of Frederica

Mayor and Council

William Glanden, Mayor
Dawn Lyon
George Sampson
Virginia Simpler
Robert Volkomer

Zoning Commission

Faye Glanden
Sandy Reynolds
Mandy Slody

Kent County

Levy Court Commissioners

David R. Burris, President, 6th District
Ronald D. Smith, Vice President, 2nd District
Richard E. Ennis, Sr., At-Large
P. Brooks Banta, 1st District
Michael P. Cebrick, 3rd District
Harold J. Peterman, 4th District
Donald Blakey, 5th District

Administrator

Robert S. McLeod

Director of Planning Services

Michael Petit de Mange, AICP

State of Delaware

Governor

Ruth Ann Minner

Senate

Colin R. J. Bonini, 16th District

House of Representatives

G. Wallace Caulk, Jr., 33rd District

Office of State Planning Coordination

Constance S. Holland, AICP, Director

INSTITUTE FOR PUBLIC ADMINISTRATION

This plan amendment was prepared by the Institute for Public Administration (IPA), a unit within the College of Human Services, Education & Public Policy at the University of Delaware. IPA links the research and resources of the University of Delaware with the management and information needs of local, state, and regional governments in the Delaware Valley. IPA provides assistance to agencies and local governments through direct staff assistance and research projects as well as training programs and policy forums.

Institute Director

Jerome R. Lewis, Ph.D.

Frederica Comprehensive Plan Team

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Martin Wollaston, Planning Services Manager

Troy Mix, Planner

Mapping and GIS Development

Nicole Minni, GIS/Graphics Specialist

Design and Editorial Review

Mark Deshon, Policy Specialist II

**AN AMENDMENT TO
THE MUNICIPAL COMPREHENSIVE PLAN FOR
FREDERICA, DELAWARE
March 2005**

Introduction

The Town of Frederica is currently engaged in the implementation phase of its comprehensive planning program and is actively involved in crafting a land-development ordinance. While preparing the zoning map associated with this ordinance, the Zoning Commission has closely examined individual parcels to determine future zoning and has become aware of the need to make several revisions to the plan. These revisions include changes to the future land use designation of several parcels, changes to the location of Church Alley, and the inclusion of the recently updated *State Strategies* map (2004). Therefore, amendments to the adopted and certified comprehensive plan of March 2004 are required. These amendments are a result of further refinement of the town's growth-management strategy as well as changes and corrections of existing land uses occurring since plan adoption. Changes to several parcels on *Map 7. Proposed Land Use and Annexations* make up the bulk of this amendment. Additionally, all of the maps in the town's plan have been revised to reflect the change in the location of Church Alley. The maps in Appendix A of this document and the ten individual amendments described below collectively comprise this amendment to Frederica's Comprehensive Plan. The amendments reflected in this document supersede the relevant policies described in the comprehensive plan certified in March 2004.

Amendments to Future Land Use Designation

Amendment 1

The largest parcel to be changed (Parcel ID # MD08-141.00-01-01.00) is located along the southern boundary of the town southeast of SR1/113 and will be changed from the proposed "Office Complex" designation to the "Residential" designation on *Map 7. Proposed Land Use and Annexations*. This change to a less-intensive land use is a result of both the landowner requesting a different future land use designation and the town's desire to lessen the impact of development on this site. The latter is in partial response to the Office of State Planning Coordination (OSPC) LUPA review/certification letter dated January 30, 2004. In this letter, the Delaware Department of Natural Resources & Environmental Control (DNREC) expressed concern about the proposed office use on this site, due to the proximity of a dedicated State Natural Preserve and State Resource Areas. The use for the site proposed by DNREC was a community park with natural open space providing recreational opportunities. However, the Town wishes to designate the site for future residential development resulting in less impact than the original office designation. This impact has been lessened by the proposed provisions of the pending land-development ordinance, which contains both flood-plain and riparian-buffer provisions. In addition, a certain portion of the site, when developed residentially, would be set aside as public open space.

Amendment 2

A parcel on the northside of Front Street (Parcel ID # SM08-141.06-02-68.00) will be changed from the proposed “Institutional” designation to the “Residential” designation on *Map 7. Proposed Land Use and Annexations*. This parcel, previously identified as an institutional use, is currently used for single-family residential purposes.

Amendment 3

A parcel located on the southside of Front Street (Parcel ID # SM08-141.06-01-70.04) will be changed from the proposed “Institutional” designation to the “Residential” designation on *Map 7. Proposed Land Use and Annexations*. This parcel, previously identified as an institutional use, is currently used for single-family residential purposes.

Amendment 4

A parcel located just south of the new senior center location on Market Street (Parcel ID # SM08-141.07-01-43.00) will be changed from the proposed “Residential” designation to the “Institutional” designation on *Map 7. Proposed Land Use and Annexations*. This parcel was designated as vacant when the existing land use survey was conducted in 2002, and a future residential use was proposed for the parcel. However, this parcel’s subsequent development as a parking lot for the adjacent senior center creates the need for a change to the “Institutional” designation.

Amendment 5

A parcel located near the southern edge of town on Market Street (Parcel ID # SM08-141.10-01-01.01) will be changed from the proposed “Residential” designation to the “Institutional” designation on *Map 7. Proposed Land Use and Annexations*. Since this parcel contains a wastewater pumping station, its appropriate future land use designation is “Institutional.”

Amendment 6

A parcel located on Front Street near the town’s western border (Parcel ID # SM08-141.06-01-13.00) will be changed from the proposed “Mixed Use” designation to the “Residential” designation on *Map 7. Proposed Land Use and Annexations*. This change is warranted, since a business is no longer operating from the house on this parcel.

Amendment 7

A parcel bordering both Frederica Road and Market Street (Parcel ID # SM08-141.07-01-33.00) will be changed from the proposed “Institutional” designation to the “Residential” designation on *Map 7. Proposed Land Use and Annexations*. This parcel, previously identified as an institutional use, is currently used for single-family residential purposes.

Amendment 8

The parcels located west of Lake Forest East Elementary School (Parcel ID # SM08-141.06-01-74.00) will be changed from the proposed “Open Space” designation to the “Residential” designation on *Map 7. Proposed Land Use and Annexations*. This area was originally identified as the potential location of a town park. The “Residential” designation is more appropriate for these parcels, since they are privately owned and there are no plans to acquire these lands for the location of a park.

Miscellaneous Map Amendments

Amendment 9

An inaccuracy in state files used to produce the plan's original maps resulted in Church Alley being depicted in the wrong location. Church Alley is shown in its correct location on the maps included with this amendment that display roadways (maps 1, 2, 5, 7, 8, and 9). IPA cannot accurately portray the right-of-way associated with Church Alley on parcel-based maps until such time as Kent County's parcels files are updated to correct this inaccuracy.






Amendment 10

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*. Map 5. *State Investment Strategies* has been changed to reflect this update. Largely due to environmental constraints, the updated *Strategies* designates much of the central and eastern portions of Frederica as either "Out of Play" or "Level 4" investment areas. Most of the remaining area in Frederica is designated as a "Level 2" investment area, with a few "Level 3" areas accounting for the rest of the land in Frederica. Future residential uses are proposed in the "Level 3" area, while a mix of commercial, institutional, and residential uses are proposed in the "Level 2" area.

APPENDIX A. MAPS

- Map 1. Aerial View
- Map 2. Roads and Boundaries
- Map 3. Existing Land Use
- Map 4. Housing Types
- Map 5. State Investment Strategies
- Map 6. Adjacent Areas
- Map 7. Proposed Land Use and Annexations
- Map 8. Historic Resources
- Map 9. Environmental Resources



-  Municipal Boundary
-  Parcel Boundaries
-  Roads
-  Hydrology
-  Rivers, Lakes, and Ponds

Town of Frederica, Delaware

Map 1. Aerial View

0 455 910 1,820 2,730 3,640 Feet

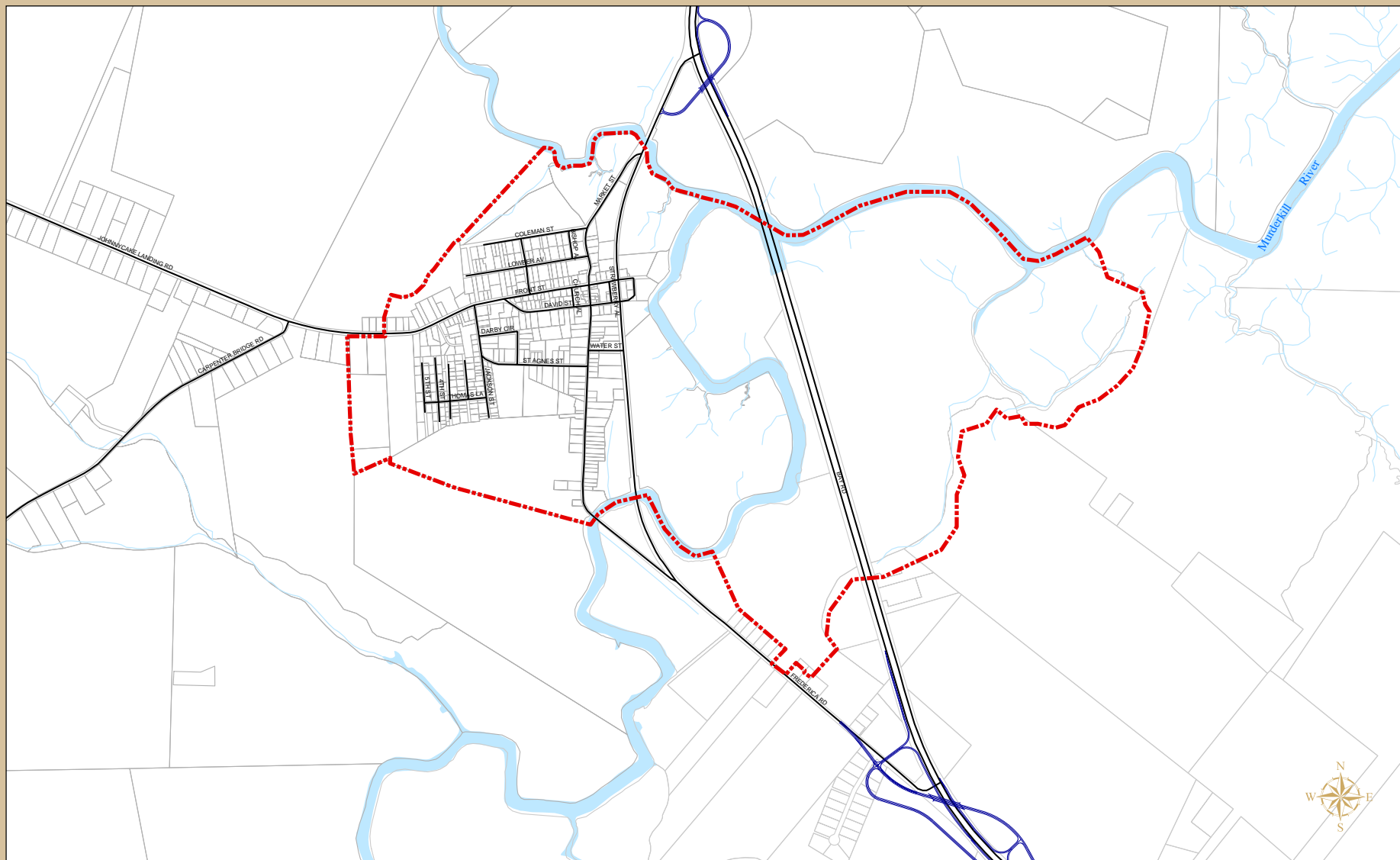
Sources:
 Parcel Boundaries - Kent County Planning Department, and Thompson Mapping, 2003.
 Base map - Delaware Department of Transportation centerline file (1997) created from
 Digital Orthophoto Quarter Quads (1997).
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative
 agreement between the State of Delaware and the USGS (1991-1993).
 Digital orthophotography - Produced by Earth Data International in False Color Infrared at a scale
 of 1 / 2,400 with a 1 foot pixel resolution, March 2002.

Note:

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 purposes and is subject to change without notice. No claims, either real or assumed, as to the
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January 2005





- Municipal Boundary
- Parcel Boundaries
- Roads
- Hydrology
- Rivers, Lakes, and Ponds
- Proposed Bypass Ramps

Town of Frederica, Delaware

Map 2. Roads and Boundaries

0 650 1,300 2,600 3,900 5,200 Feet

Sources:

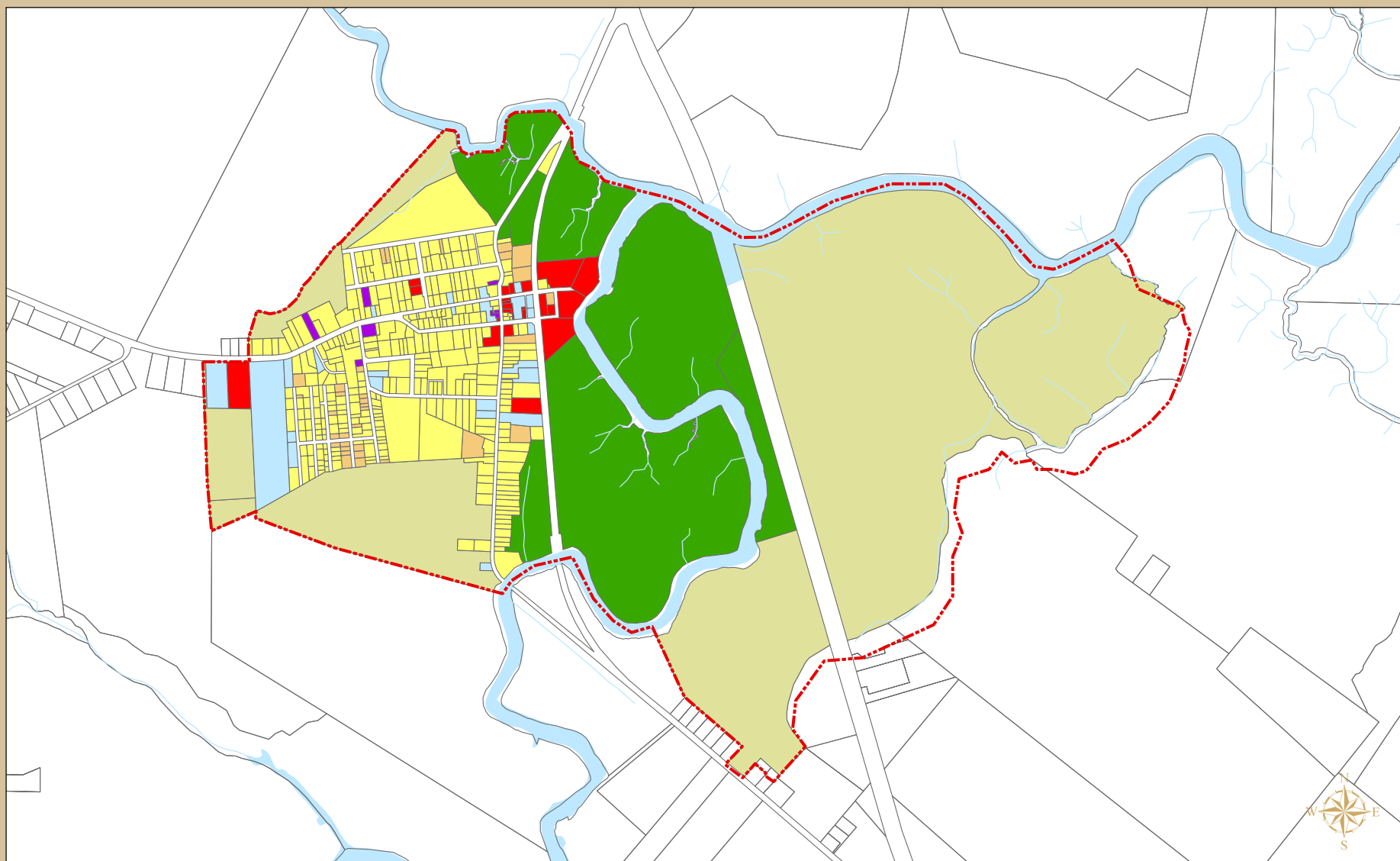
Parcels - Kent County Planning Department and Thompson Mapping, 2003.
Proposed Bypass Ramps provided by Century Engineering, Inc. INTL and Delaware Department of Transportation (DelDOT), 2003.
Base map - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto Quarter 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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- | | |
|---|--|
| Residential | Town Boundary |
| Commercial | Parcel Boundaries |
| Institutional | Railroads |
| Mixed Use | Hydrology |
| Agricultural | Rivers, Lakes, & Ponds |
| Open Space | |
| Vacant | |

Town of Frederica, Delaware

Map 3. Existing Land Use

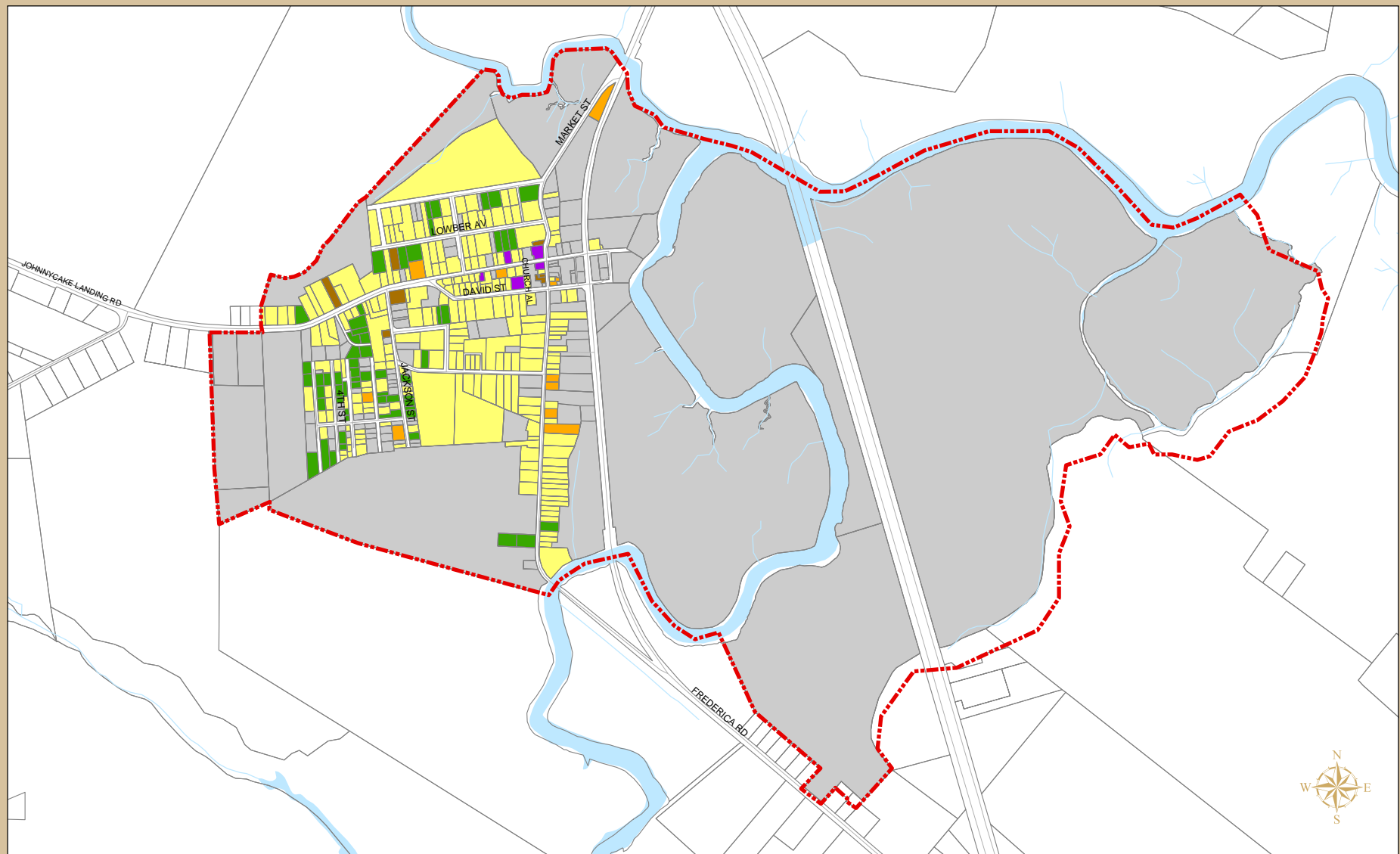


Sources:
 Parcels - Kent County Planning Department and Thompson Mapping, 2003.
 Base map - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto Quarter Quads (1997).
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
 Land Use - Land Use Survey was compiled by the Town of Frederica and the Institute for Public Administration, University of Delaware, 2003.

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- | | |
|--|--|
| Single Family | Town Boundary |
| Multi-Family | Tax Parcels |
| Duplex | Roads |
| Manufactured Homes | Railroads |
| Mixed Use | Hydrology |
| N/A | Rivers, Lakes, & Ponds |

Town of Frederica, Delaware

Map 4. Housing Types

0 462.5 925 1,850 2,775 3,700 Feet

Sources:
 Parcels - Kent County Planning and Thompson Mapping, 2003.
 Housing Type - Determined by the Institute for Public Administration, 2003.
 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).

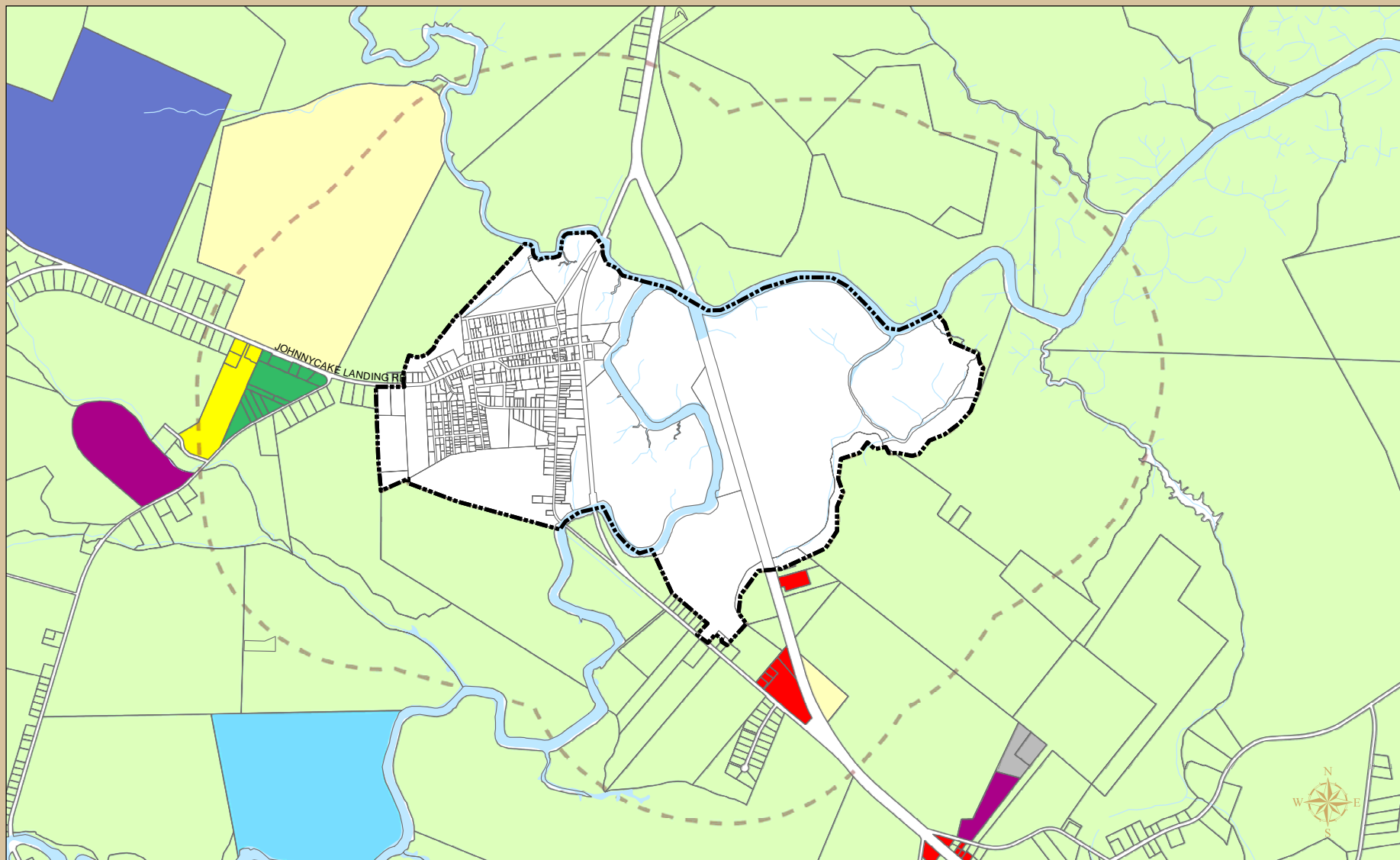
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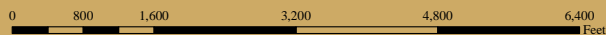


Zoning

AC	I-G	Municipal Boundary
AR	MULTI	Parcel Boundaries
RS1	PDR	1/2 Mile Buffer
BG	AP/TC	Hydrology
IS	NO DATA	Rivers, Lakes, and Ponds

Town of Frederica, Delaware

Map 6. Adjacent Areas



Sources:

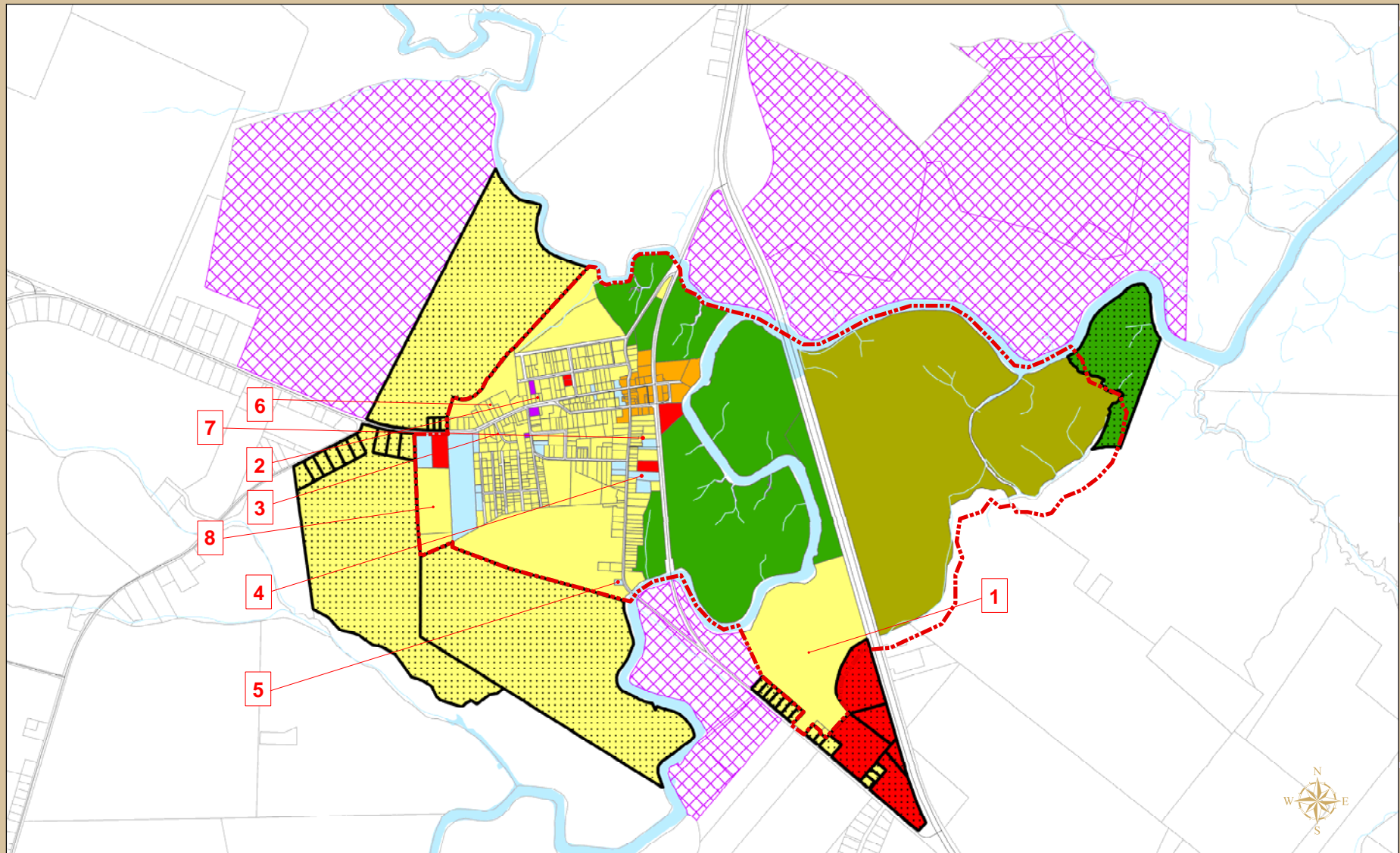
Parcels - Kent County Planning and Thompson Mapping, 2003.
 Zoning - Kent County Planning Department, 2002.
 Base map - Delaware Department of Transportation centerline file (1997) created from
 Digital Orthophoto Quarter Quads (1997).
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the
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 Residential	 Areas of Concern
 Commercial	 Future Land Use & Potential Annexations
 Institutional	 Town Boundary
 Mixed Use	 Hydrology
 Open Space	 Rivers, Lakes, & Ponds
 Town Center	
 Agricultural	

Town of Frederica, Delaware

Map 7. Proposed Land Use and Annexations

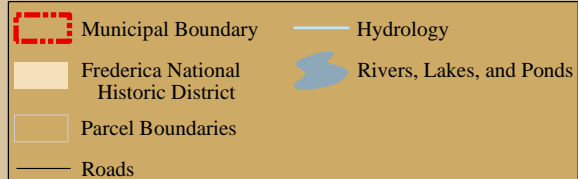
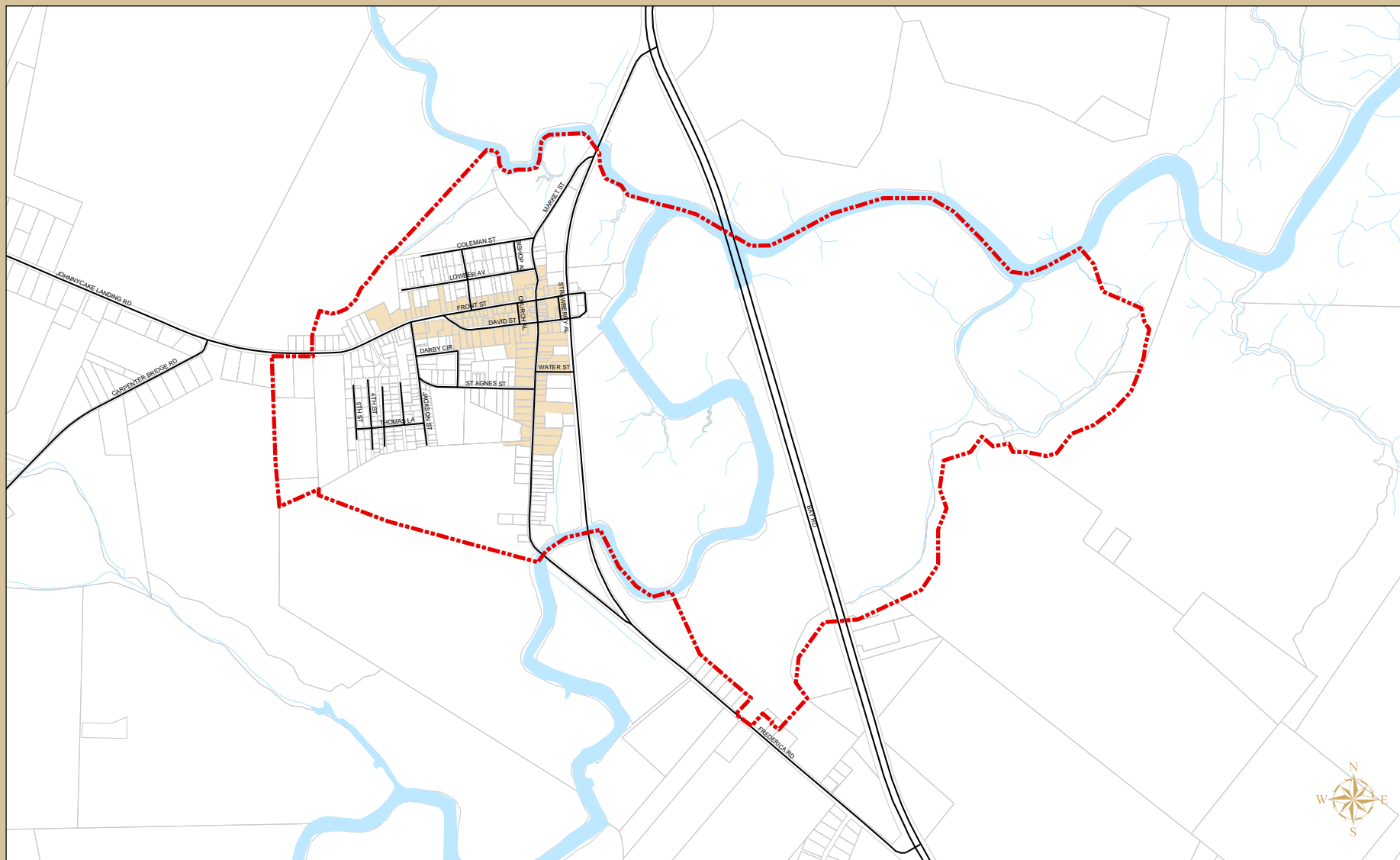


Sources:
 Parcels - Kent County Planning Department and Thompson Mapping, 2003.
 Base map - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto Quarter Quads (1997).
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
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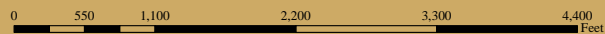
March 2005





Town of Frederica, Delaware

Map 8. Historic Resources

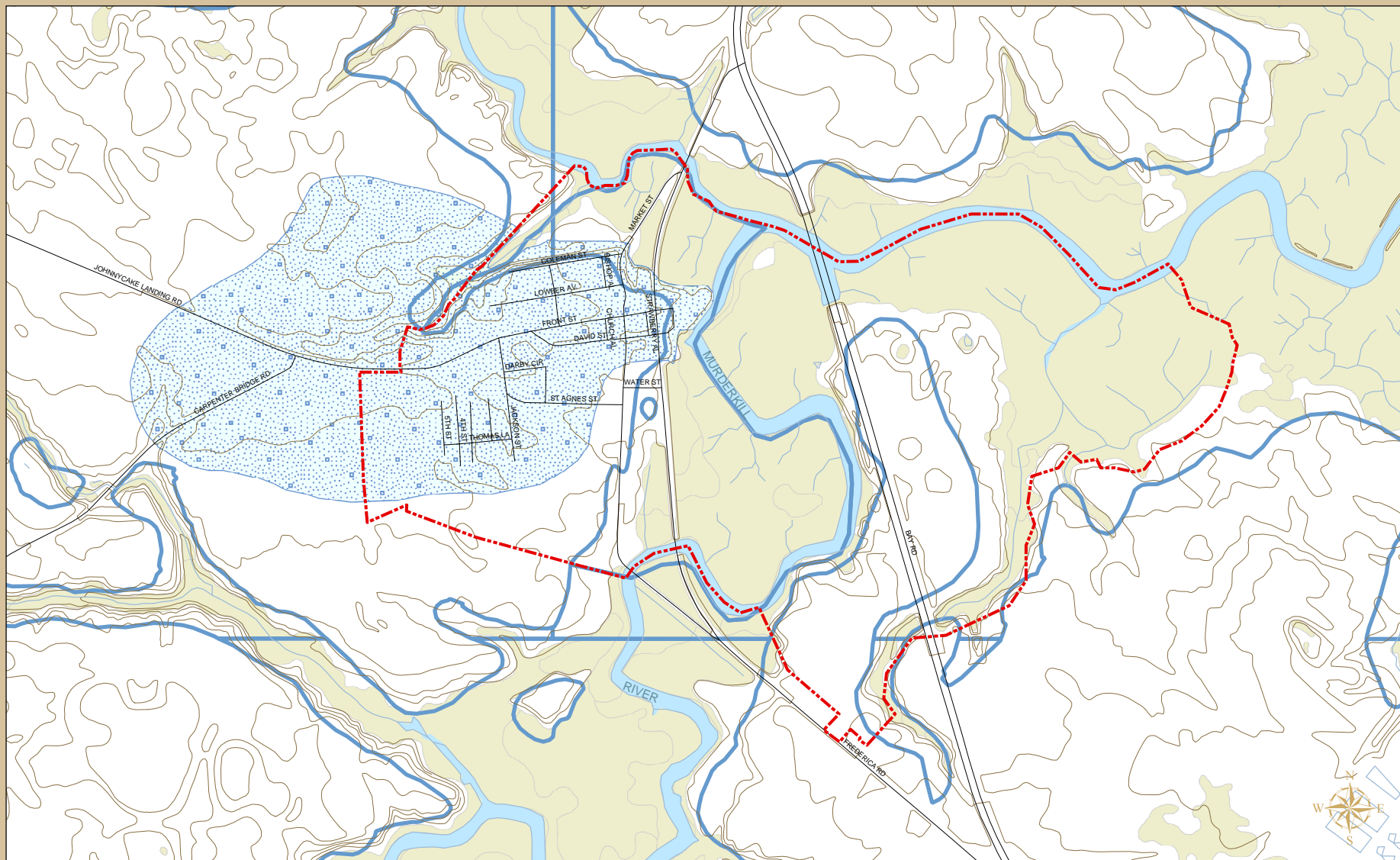


Sources:
 Historic Resources - Delaware State Historic Preservation Office, Div. of Historical and Cultural Affairs, January 2003.
 Parcels - Kent County Planning Department and Thompson Mapping, 2003.
 Base map - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto 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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- | | | | |
|--------------------|--------------------------------|--|------------------------|
| | Excellent Recharge Areas | | Roads |
| Flood Plain | | | Hypsography |
| | Zone AE - 100 Year w/Elevation | | Hydrology |
| | Statewide Wetlands (SWMP) | | Rivers, Lakes, & Ponds |
| | Town Boundary | | |

Town of Frederica, Delaware

Map 9. Environmental Features

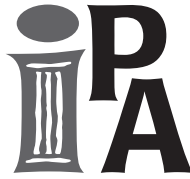


Sources:
 Basemap - Delaware Department of Transportation centerline file (1997) created from Digital Orthophoto Quarter Quads (1997).
 Statewide Wetlands (SWMP) - Delaware Department of Natural Resources & Environmental Control, Division of Water Resources, 1996.
 Excellent Recharge Areas - Delaware Department of Natural Resources & Environmental Control, Division of Water Resources, 2001.
 Federal Emergency Management Agency (FEMA).
 Hypsography - Extracted from USGS Topographic Map Series, Delaware Geologic Survey, 2000.
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS (1991-1993).
 Municipal Boundaries - Delaware Office of State Planning and Coordination (OSPC), 2003.

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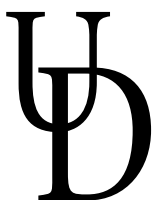


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