

An aerial photograph of a town, likely in a rural or semi-rural area. The town is nestled among trees with vibrant autumn foliage in shades of yellow, orange, and red. A prominent white church steeple is visible in the lower center. In the background, a large, flat, light-colored area, possibly a field or a large parking lot, stretches across the horizon under a bright, slightly hazy sky. The overall scene is peaceful and scenic.

# **2007 COMPREHENSIVE DEVELOPMENT PLAN UPDATE**

Presentation to County Council

April 24, 2007

An aerial photograph of a town, likely in a rural or semi-rural area, showing a mix of residential buildings and greenery. A prominent white church steeple is visible in the center. The background shows rolling hills and a clear sky. The text is overlaid on a black background.

# CHRISTOPHER A. COONS COUNTY EXECUTIVE VISION

- Stronger, safer, and more livable communities in redevelopment areas and new growth zones
- Environmental stewardship, concentrate new growth areas and support redevelopment in communities to preserve resources
- Coordinate the delivery of public and private services through effective planning and partnership
- Seek an equitable sharing of costs and benefits of growth by expecting new development to pay its fair share of new infrastructure and services



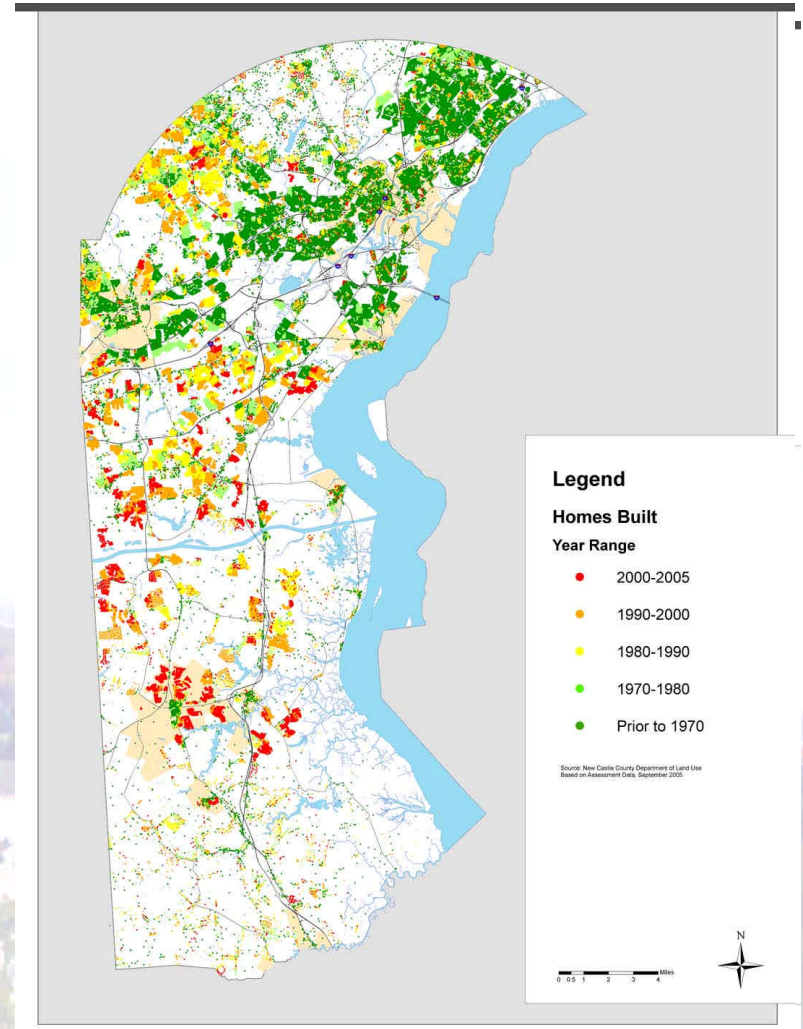
# GROWTH PATTERN 1970 - 2000

## NORTHERN NCC

<u>Households</u>	<u>annual #</u>	
1970	112,804	
1980	132,898	2,009
1990	157,649	2,475
2000	179,386	2,174
2005	184,210	965

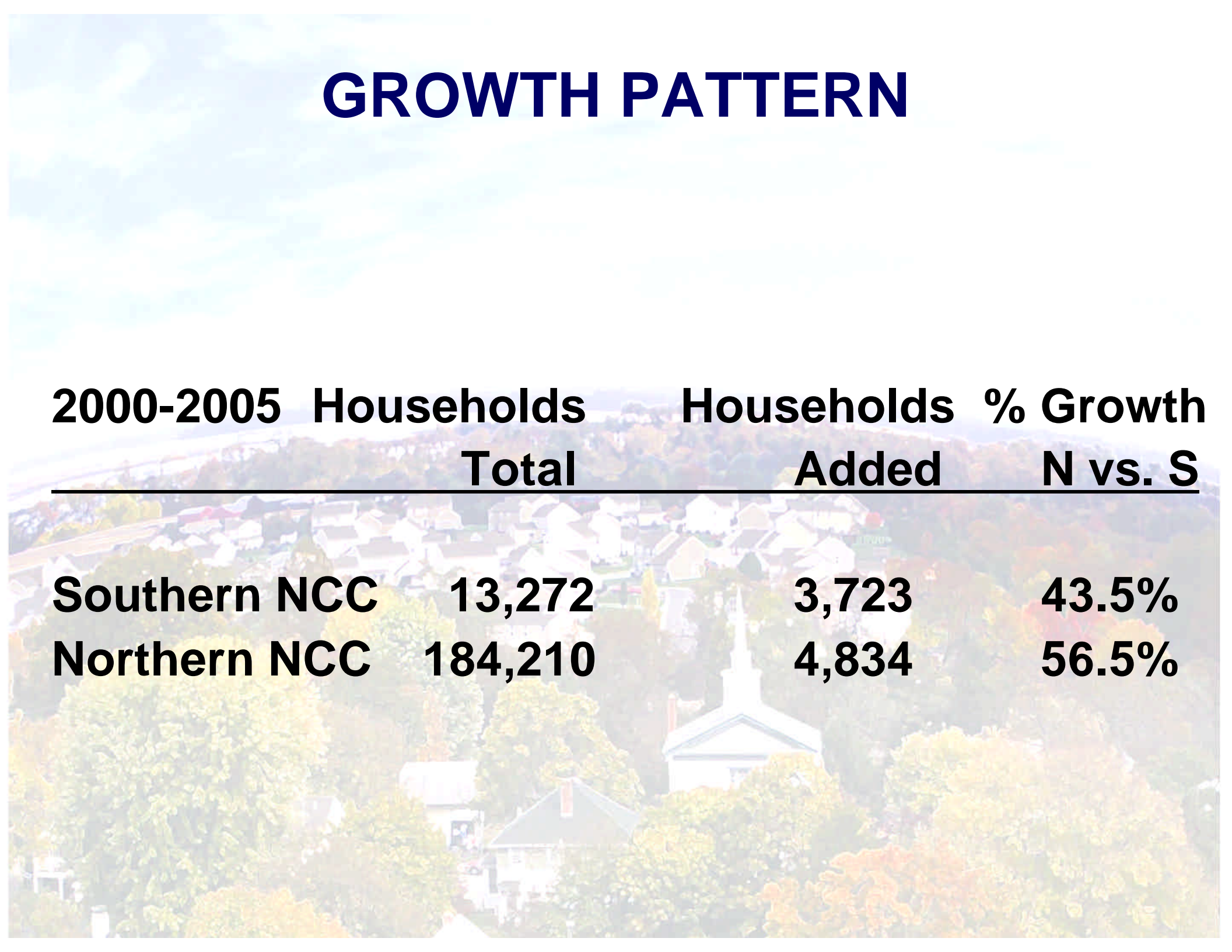
## SOUTHERN NCC

<u>Households</u>	<u>annual #</u>	
1970	2,970	
1980	3,816	85
1990	5,881	207
2000	9,549	367
2005	13,272	745



- Pre-1970 Households
- 1970-1979 Growth
- 1980-1989 Growth
- 1990-1999 Growth
- 2000-2005 Growth

# GROWTH PATTERN

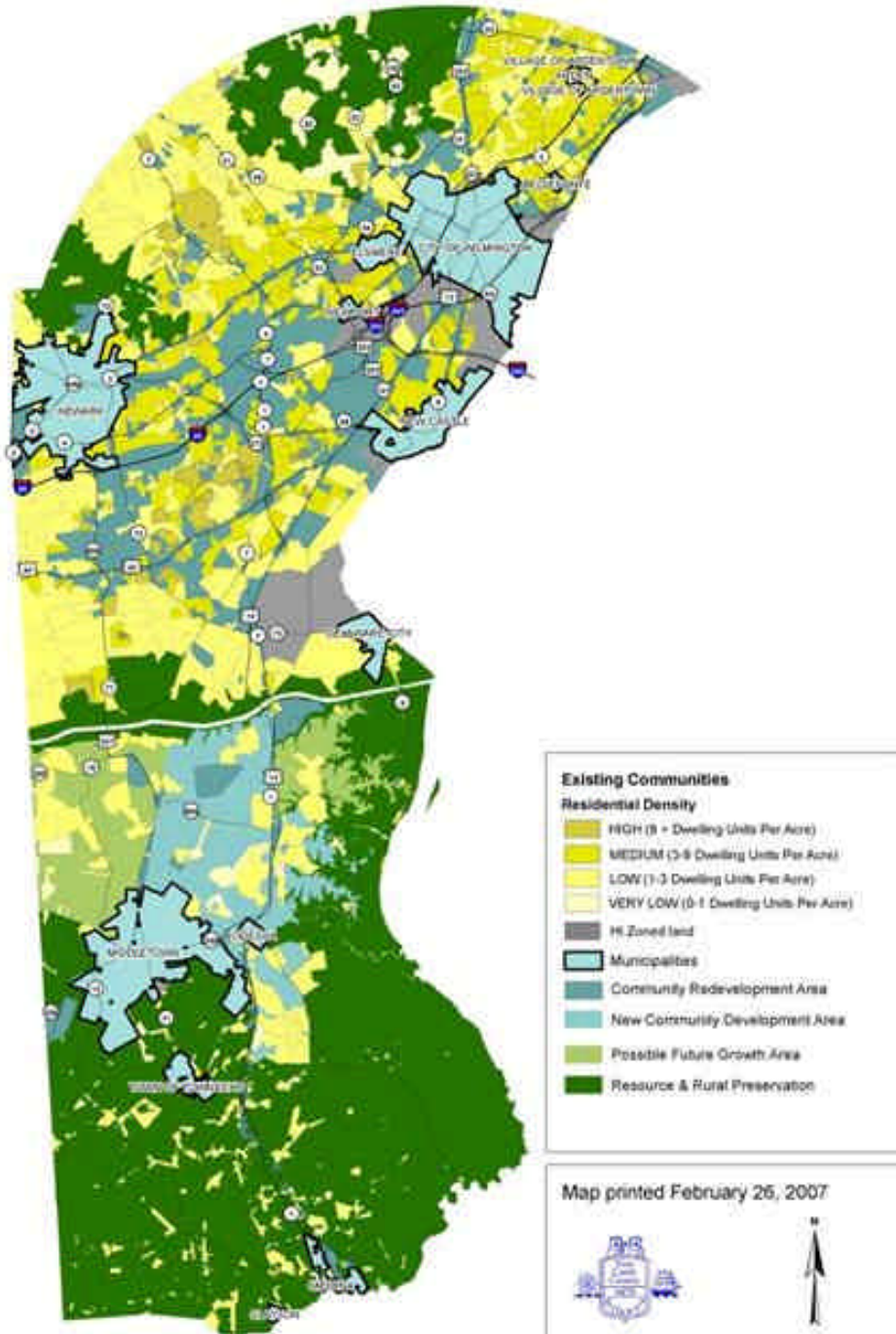


<b>2000-2005</b>	<b>Households Total</b>	<b>Households Added</b>	<b>% Growth N vs. S</b>
<b>Southern NCC</b>	<b>13,272</b>	<b>3,723</b>	<b>43.5%</b>
<b>Northern NCC</b>	<b>184,210</b>	<b>4,834</b>	<b>56.5%</b>



# Household Growth to 2015

<b>Trend – (DE Pop'n Cons.)</b>	<b>2005 - 2015</b>	
SNCC	8,263	44%
NNCC	10,577	56%
<b>Comp Plan</b>		
SNCC	7,542	40%
NNCC	11,298	60%



## Reduce future traffic congestion

- 17 to 24 fewer miles of congested road
  - 500,000 fewer miles of driving per day

## Reduce land consumption

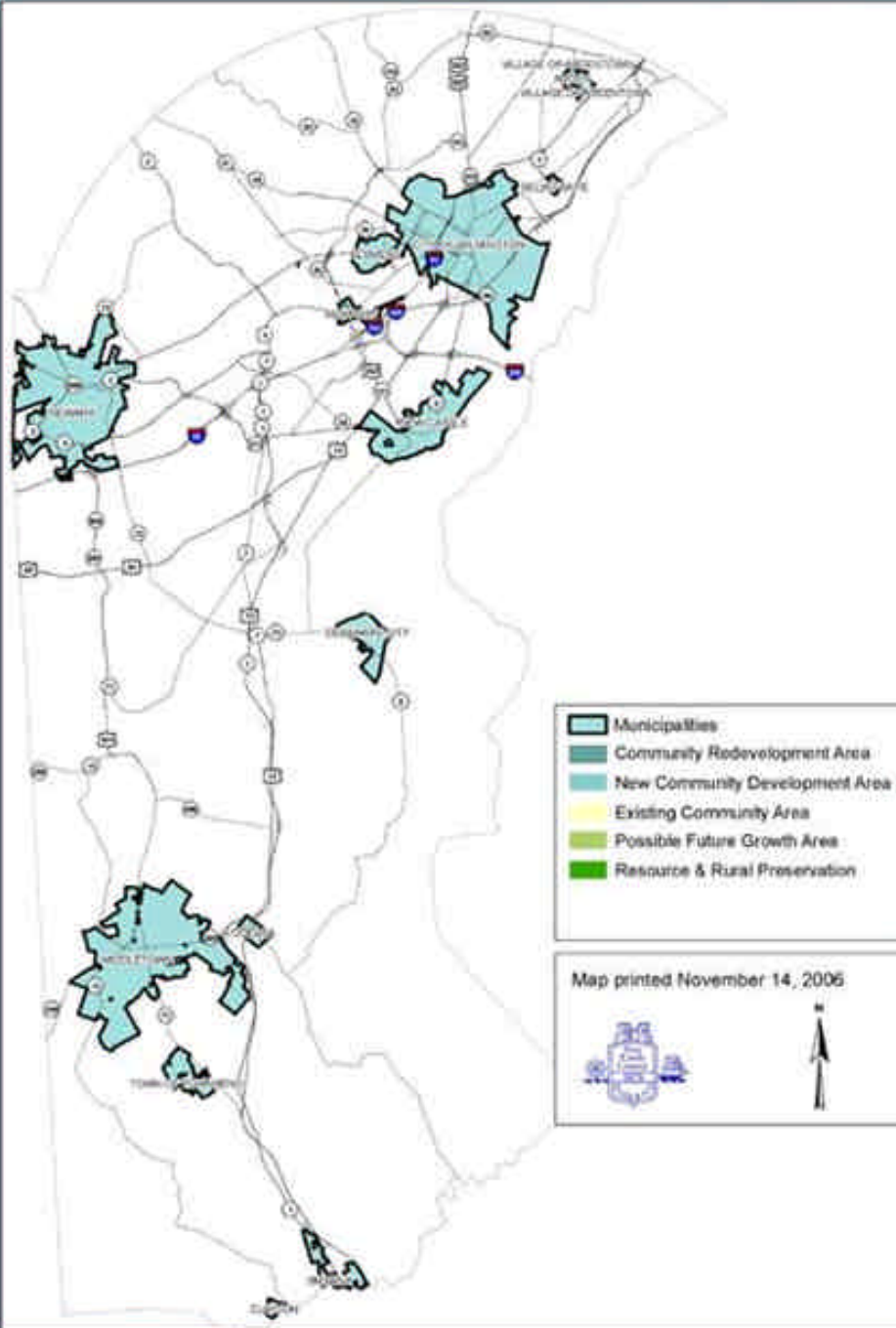
- 5,000 to 9,000 acres saved from development

## Protect the environment

- improve sewer system
- improve stormwater management system

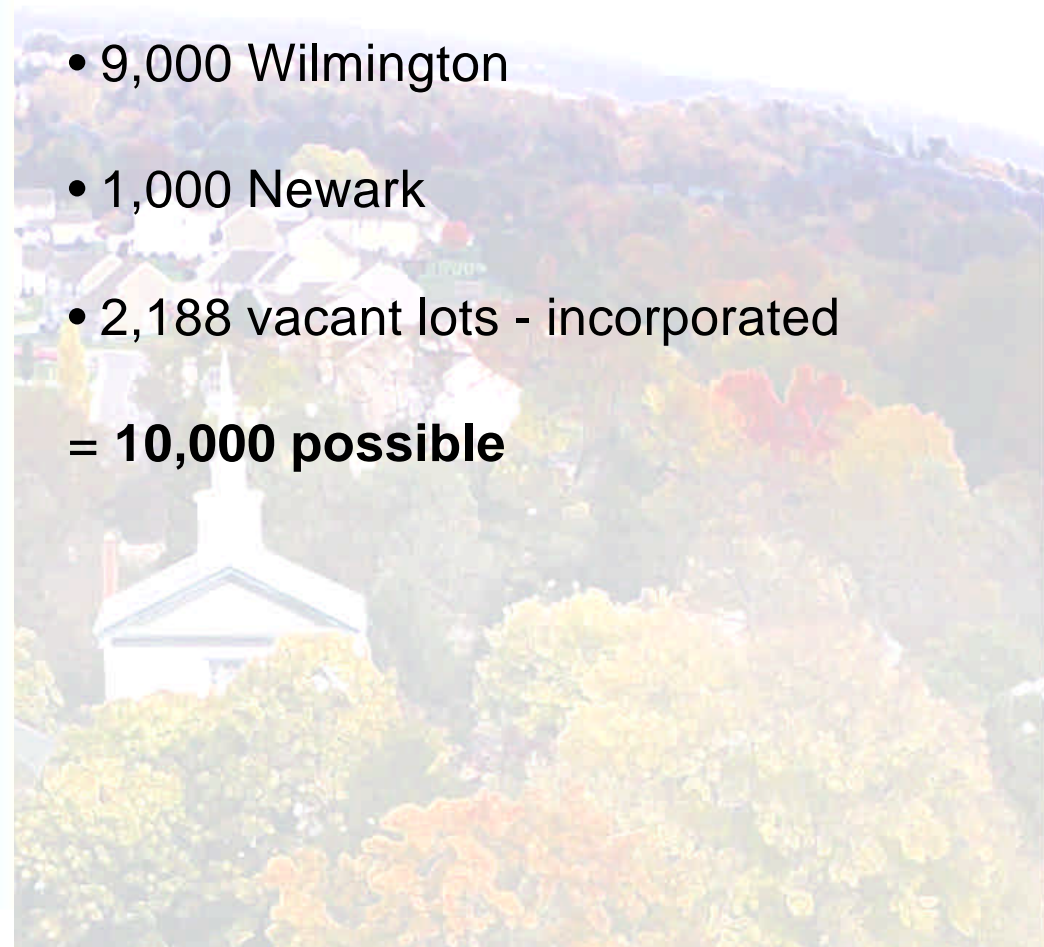


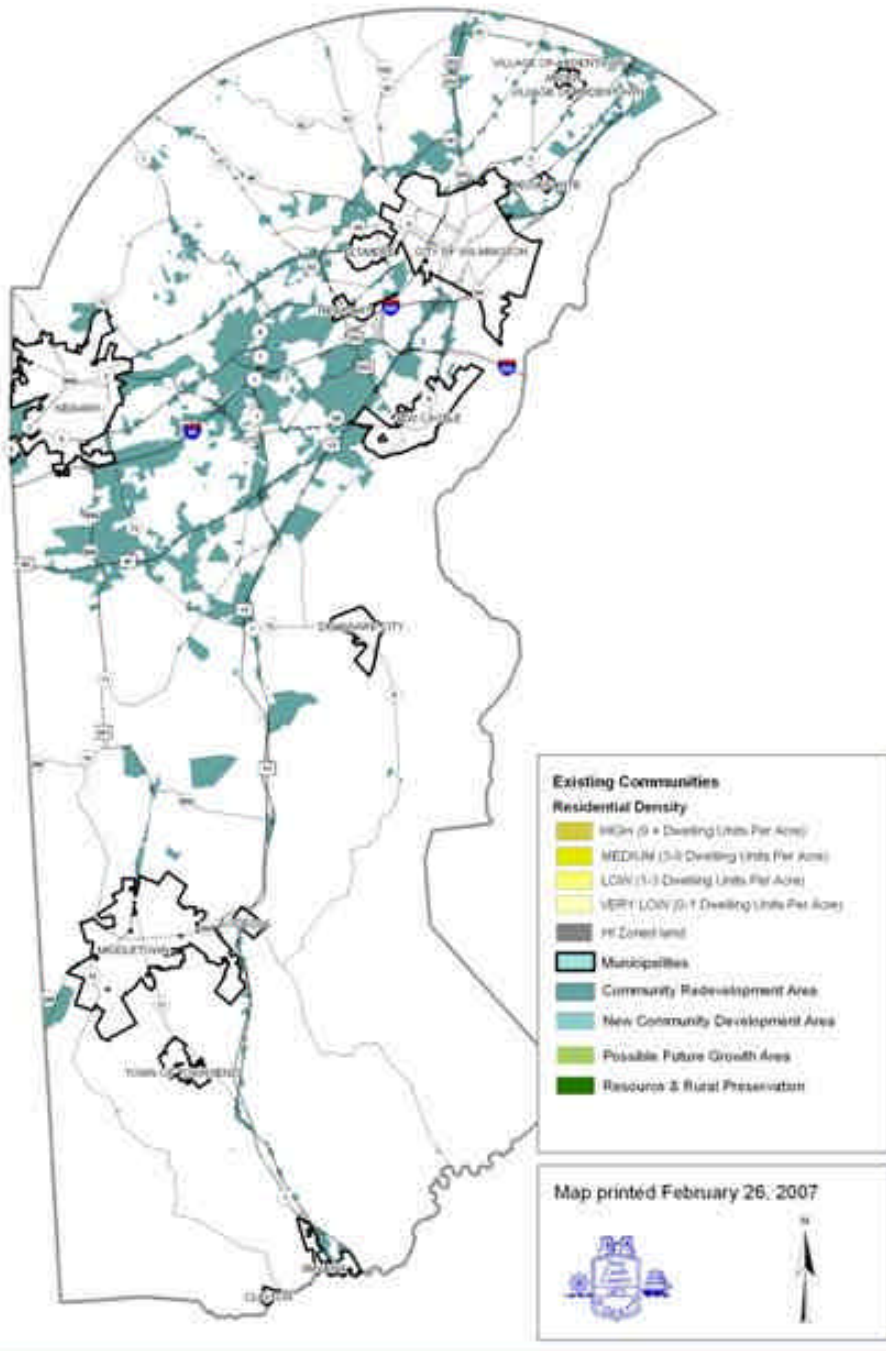
## DRAFT FUTURE LAND USE PLAN



## NORTHERN MUNICIPALITIES GROWTH:

- 9,000 Wilmington
  - 1,000 Newark
  - 2,188 vacant lots - incorporated
- = 10,000 possible**



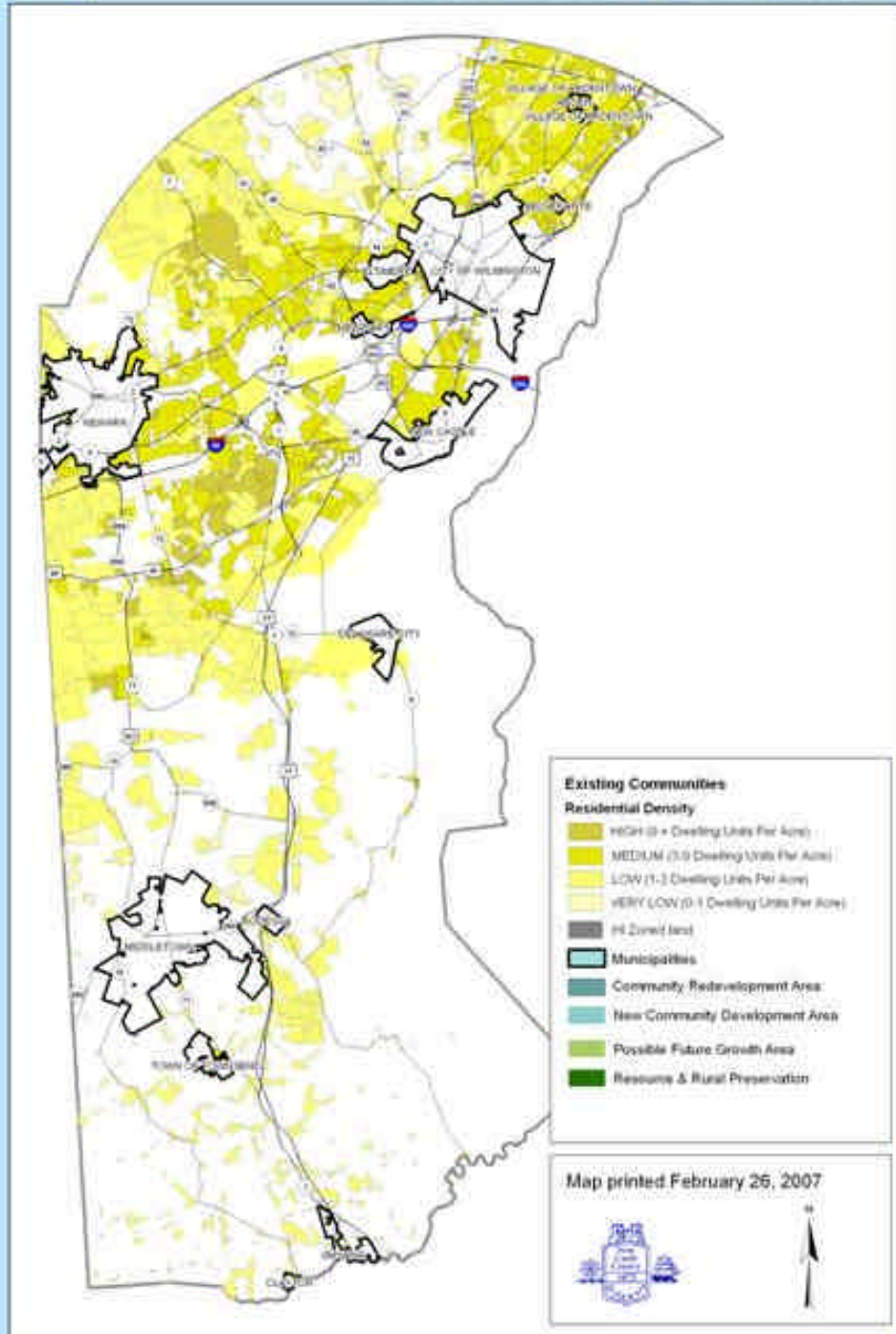


## NORTHERN COMMUNITY REDEVELOPMENT AREAS (properties that are currently non-residential and apartments)

$$25,428 \text{ ac} \\ \times 0.1 \text{ du/ac}$$

$$= 2,543 \text{ units possible}$$





## NORTHERN EXISTING COMMUNITY AREA

- 5,664 vacant lots – unincorporated

- 11,427 acres – unsubdivided  
 $\times 1 \text{ du/ac}$   
 $= 11,427 \text{ units}^*$

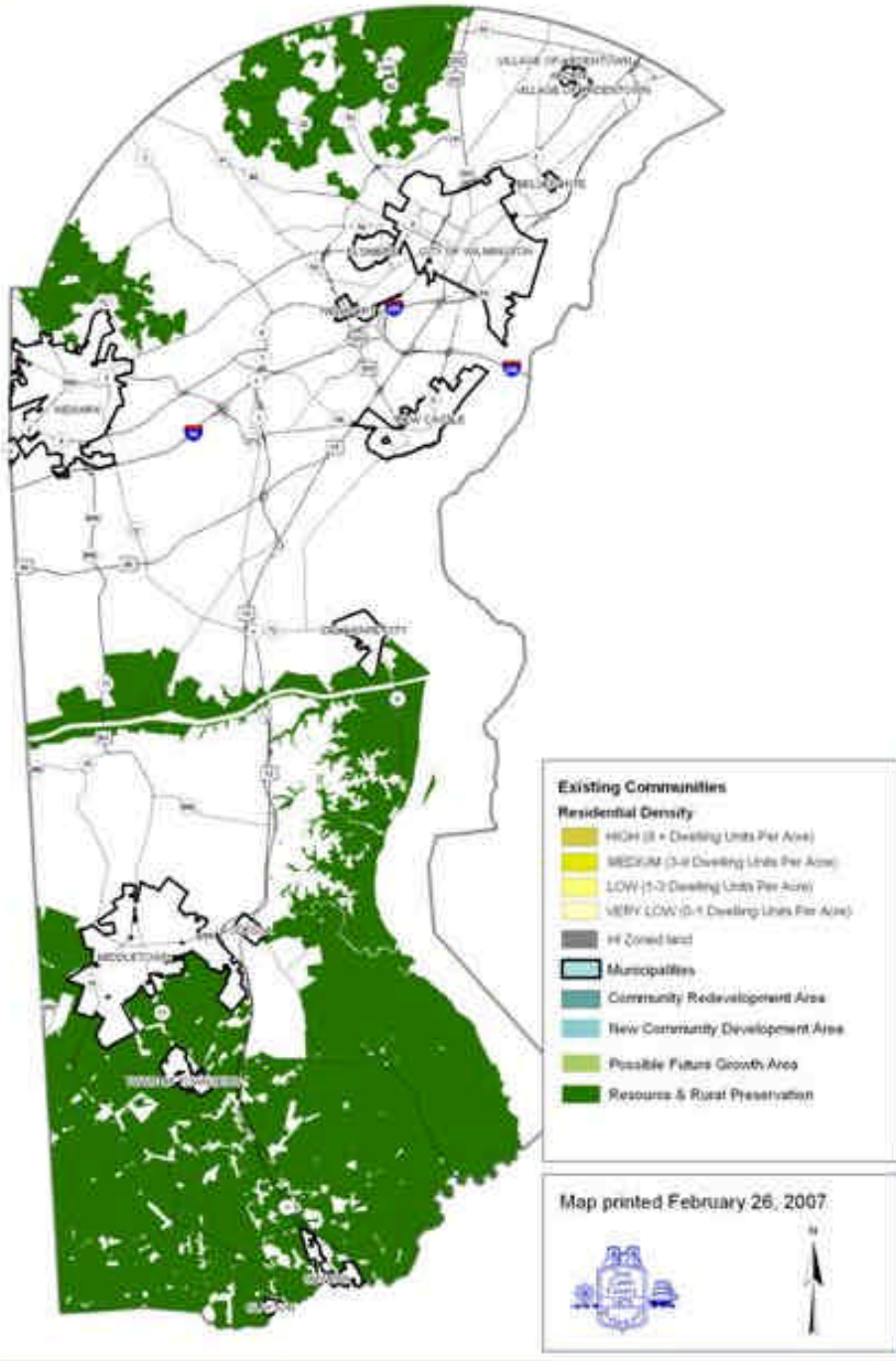
or

$$\times 2 \text{ du/ac}$$

$$= 22,854 \text{ units}$$

**= 17,091 to 28,518 units possible**

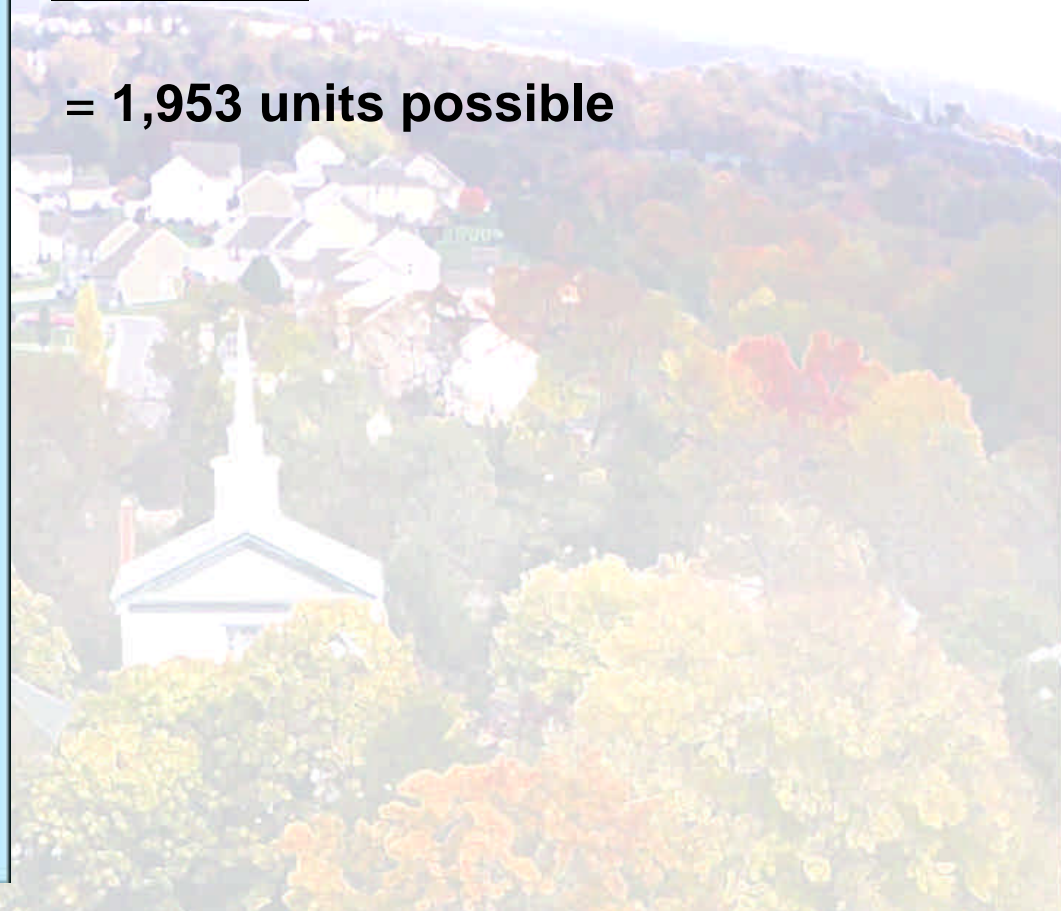
\* 3,720 already pending



## NORTHERN RESOURCE & RURAL PRESERVATION AREAS

- 6,509 acres  
x 0.3 du/ac

= 1,953 units possible





# Northern NCC Possible Growth Summary

**DE Population Consortium (DPC) projects 21,164 new units by 2030**

**Comp Plan Update proposes 24,483 new units by 2030**

**10,000 possible MUNICIPALITIES**

**+ 2,543 units possible COMMUNITY REDEVELOPMENT AREAS**

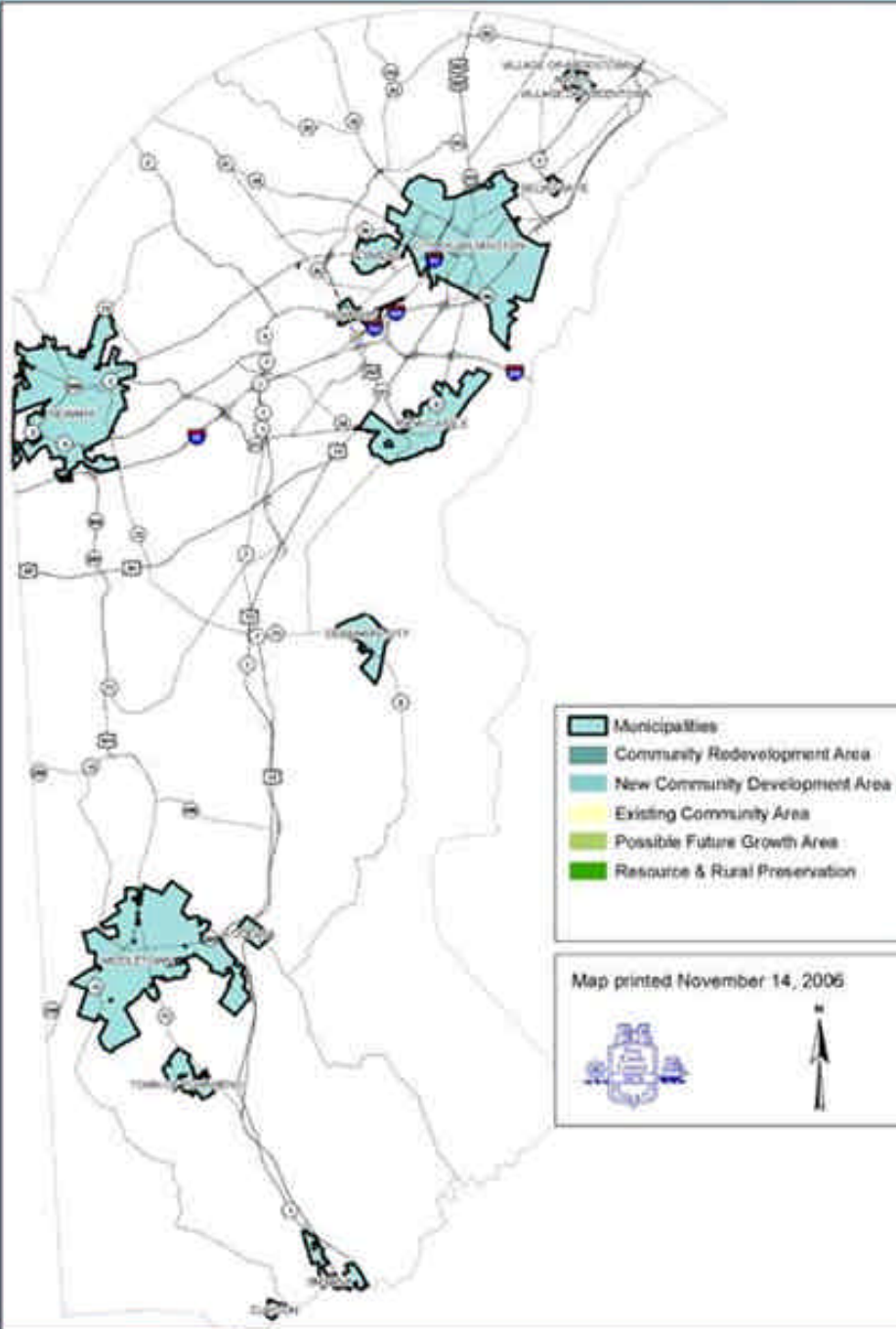
**+ 17,091 to 28,518 units possible EXISTING COMMUNITY AREA**

**+ 1,953 units possible RESOURCE & RURAL PRESERVATION AREAS**

**= 31,587 to 43,014 units possible**

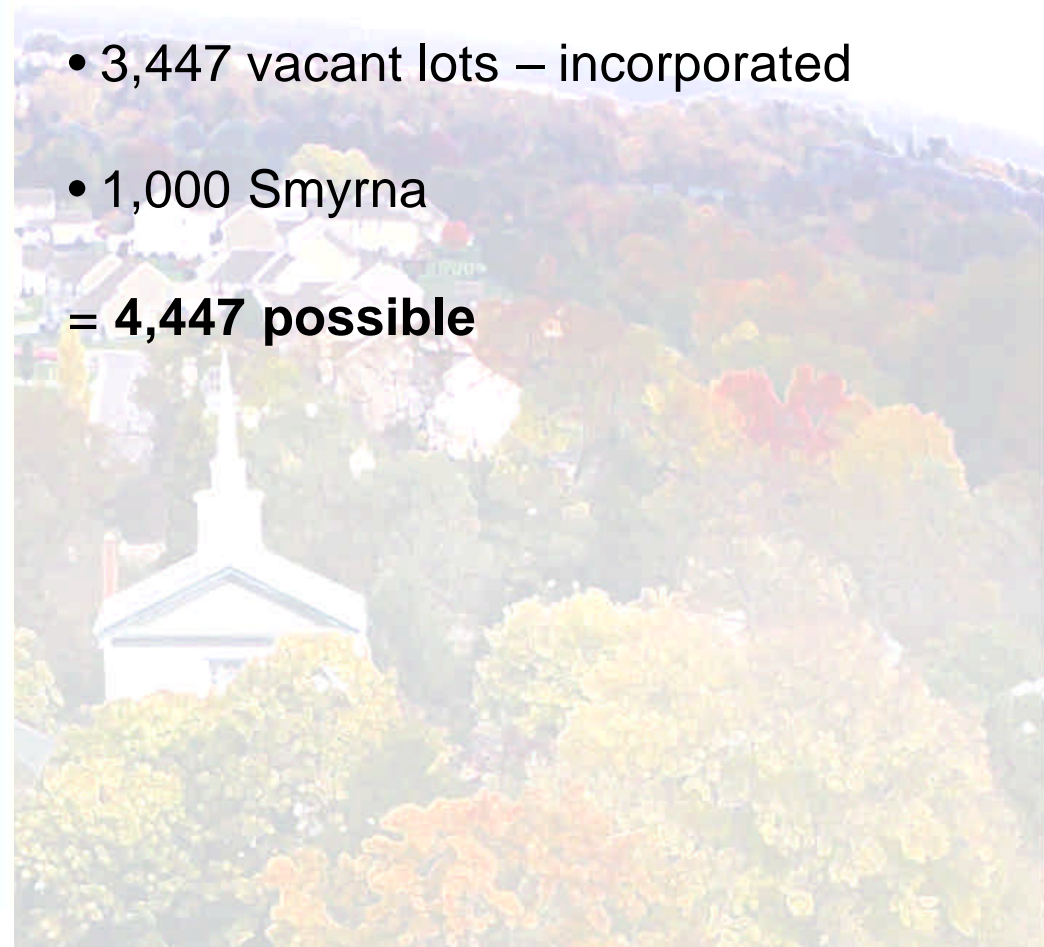
***Possible units exceed CPU proposed units.***

## DRAFT FUTURE LAND USE PLAN

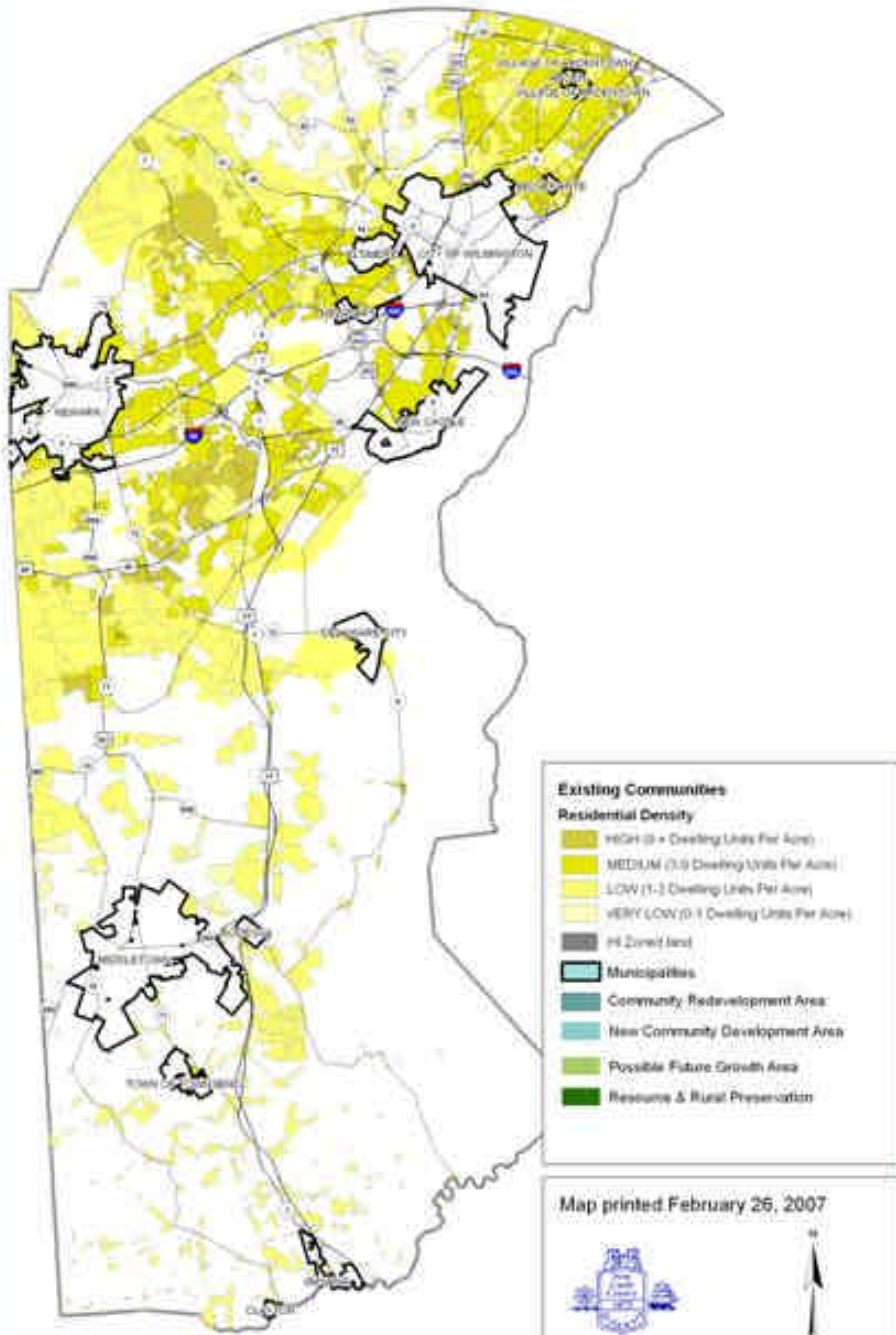


## SOUTHERN MUNICIPALITIES GROWTH:

- 3,447 vacant lots – incorporated
  - 1,000 Smyrna
- = 4,447 possible**



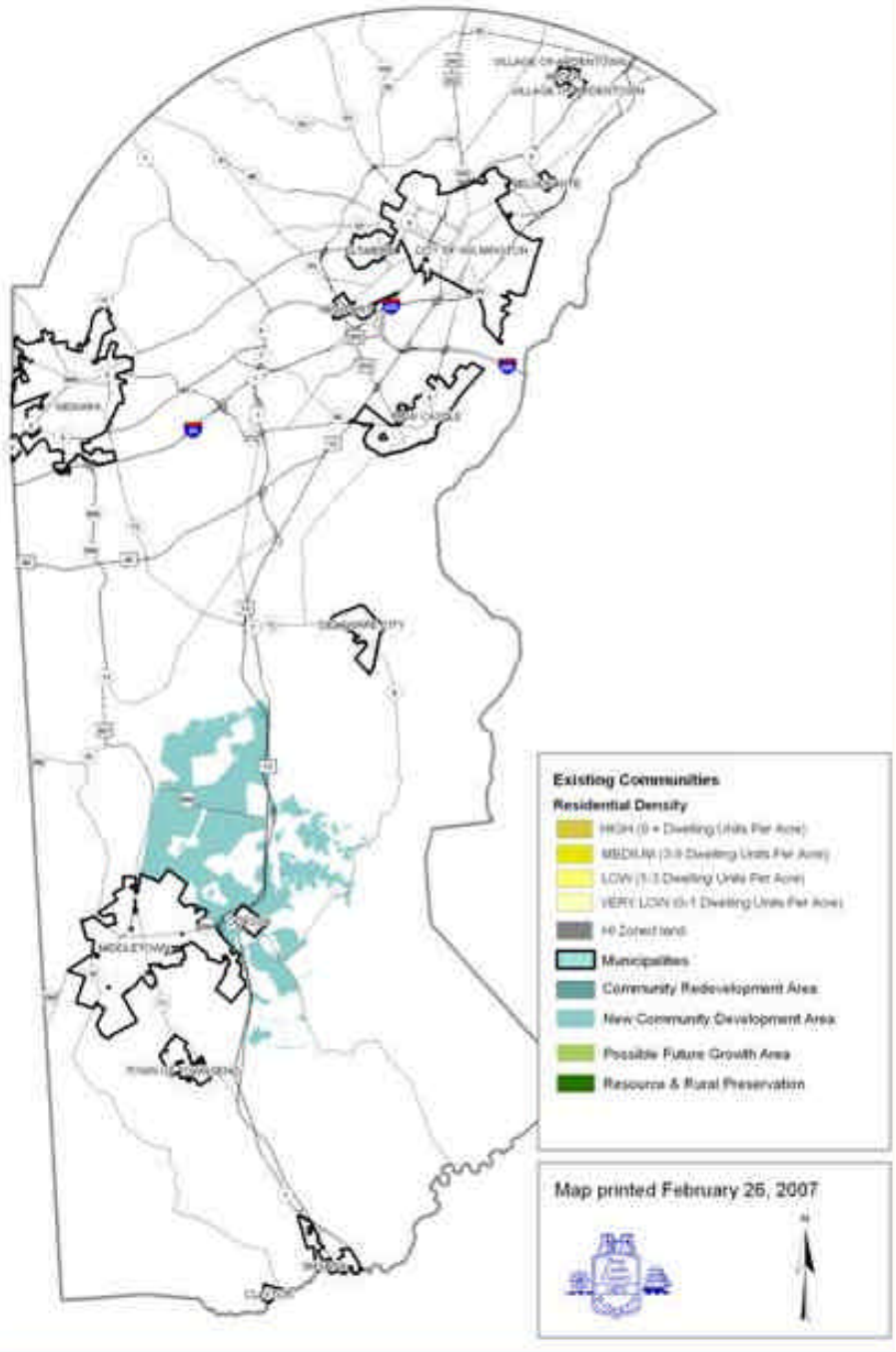




## SOUTHERN EXISTING COMMUNITY AREA

- 2,950 vacant lots – unincorporated





## SOUTHERN NEW COMMUNITY DEVELOPMENT AREA

- 55 vacant lots
- 4,916 pending lots on 3,724 ac

- 4,220 vacant acres  
 $\times 1.0 \text{ du/ac}$   
 $= 4,220 \text{ units}$

- $\times 2.0 \text{ du/ac}$   
 $= 8,440 \text{ units}$

- $\times 3.0 \text{ du/ac}$   
 $= 12,660 \text{ units}$

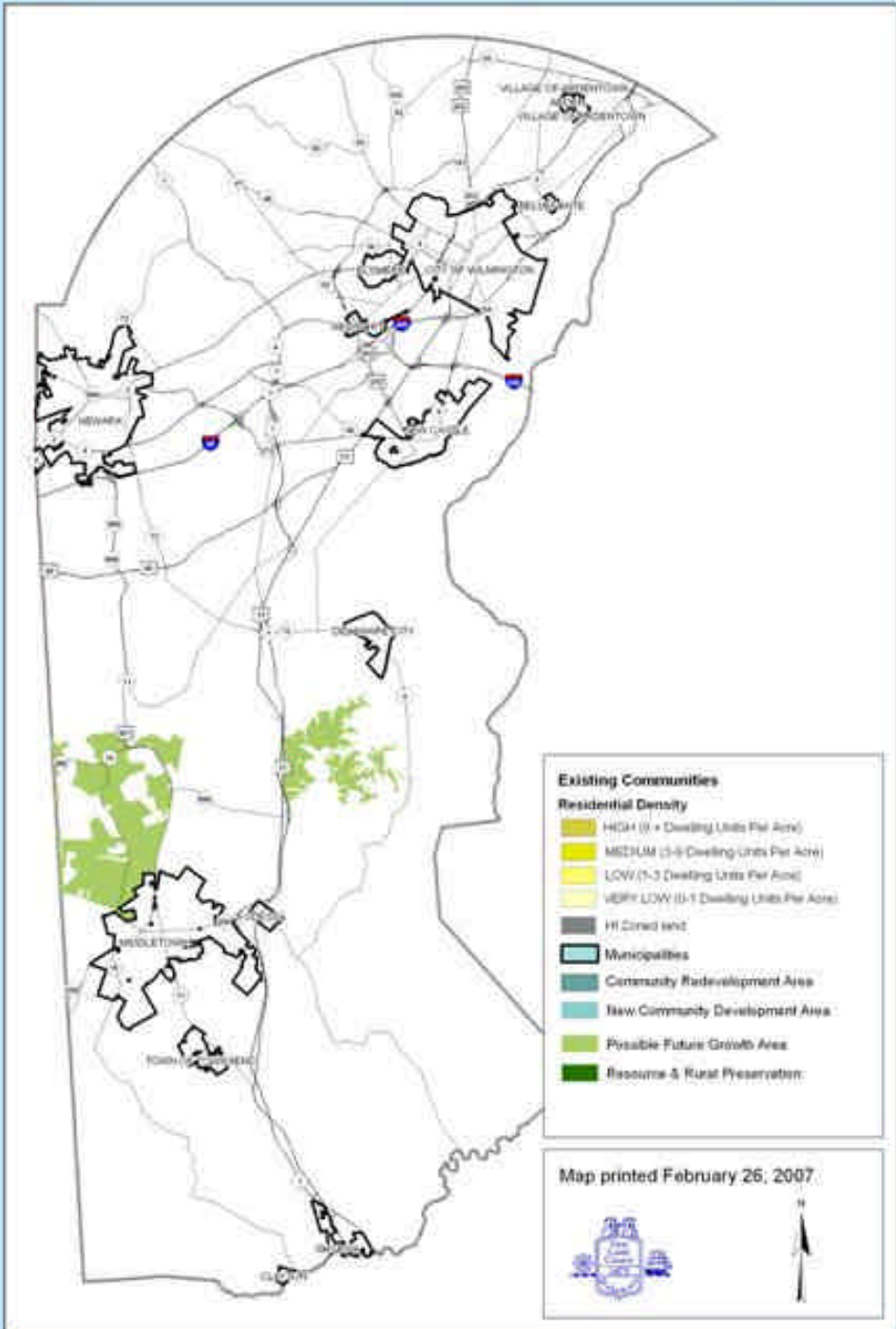
**= 9,191 to 17,631 units possible**

400 units/yr = 20 years +



## DRAFT FUTURE LAND USE PLAN

Map B-2

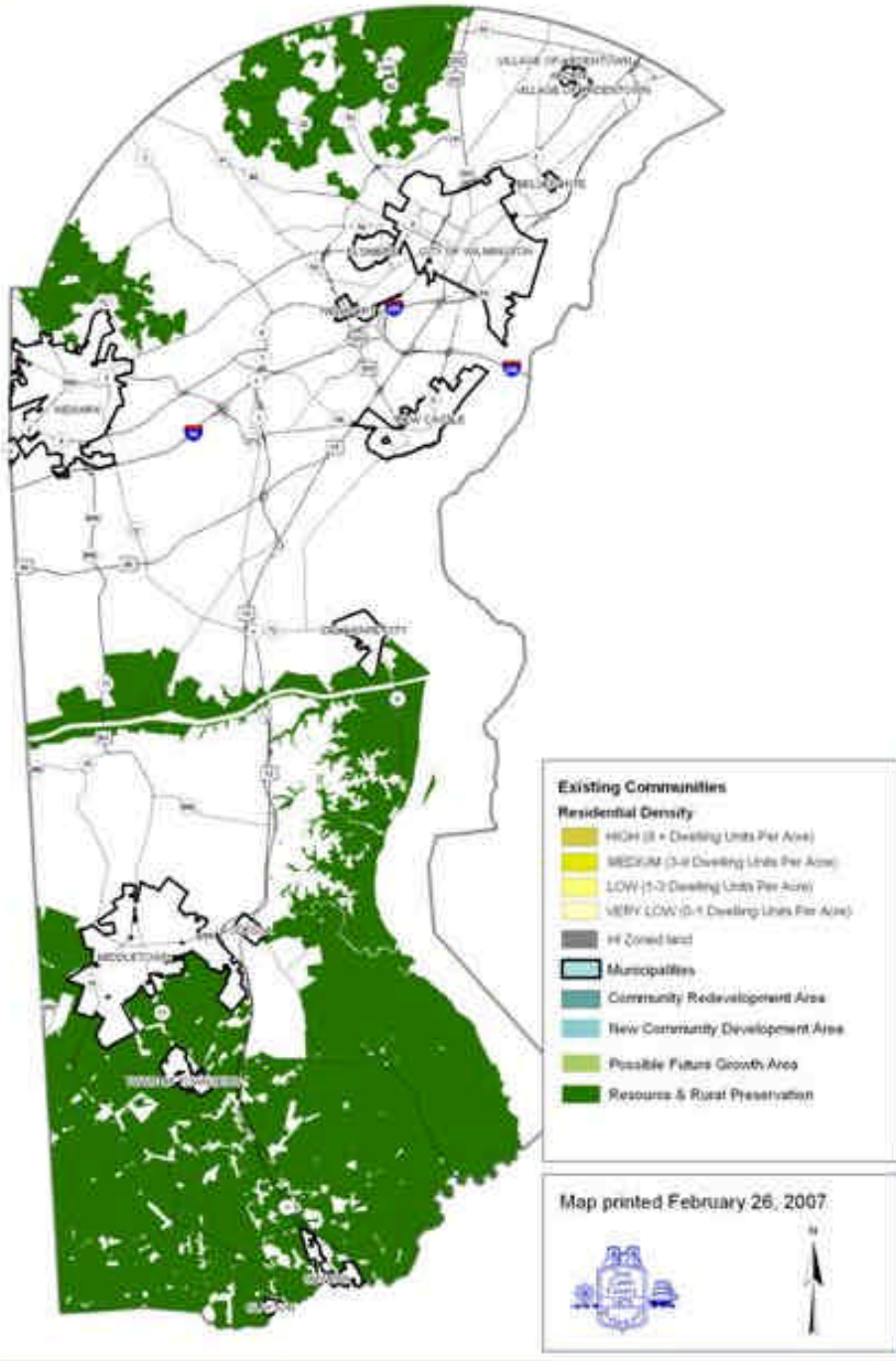


## SOUTHERN POSSIBLE FUTURE GROWTH AREA

762 lots recorded or pending in West  
+ 1,086 lots pending in East  
= 1,848 total pending lots

5,900 total vacant acres West  
+ 2,500 total vacant acres East  
= 8,400 total acres (includes pending)

x 1.0 du/ac  
= **8,400 units possible**



## SOUTHERN RESOURCE & RURAL PRESERVATION AREAS

- 58 vacant residential lots
- 262 pending lots on 1,462 ac.

39,678 vacant acres (includes pending)  
 x 0.2 du/ac  
 = **7,936 possible units**



# Southern NCC Possible Growth Summary

**DE Population Consortium (DPC) projects 19,641 new units by 2030  
Comp Plan Update proposes 16,322 new units by 2030**

**4,447 possible MUNICIPALITIES**

**+ 2,950 vacant lots EXISTING COMMUNITY AREA**

**+ 9,136 to 17,576 units possible NEW COMMUNITY DEVELOPMENT  
AREAS**

**+ 8,400 units possible POSSIBLE FUTURE GROWTH AREA**

**+ 7,936 possible units RESOURCE & RURAL PRESERVATION AREAS**

**= 32,869 to 41,309 units possible**

***Municipal, Existing, and New Community Development Area growth  
equal or exceed probable growth for next 5 to 20 years.***

# Comp Plan Implementation

## *Improve UDC*

- Village/Hamlet/Mixed Use/Transit-oriented development (Smart Growth)
- Affordable Housing
- Transfer of Development Rights
- Economic Development

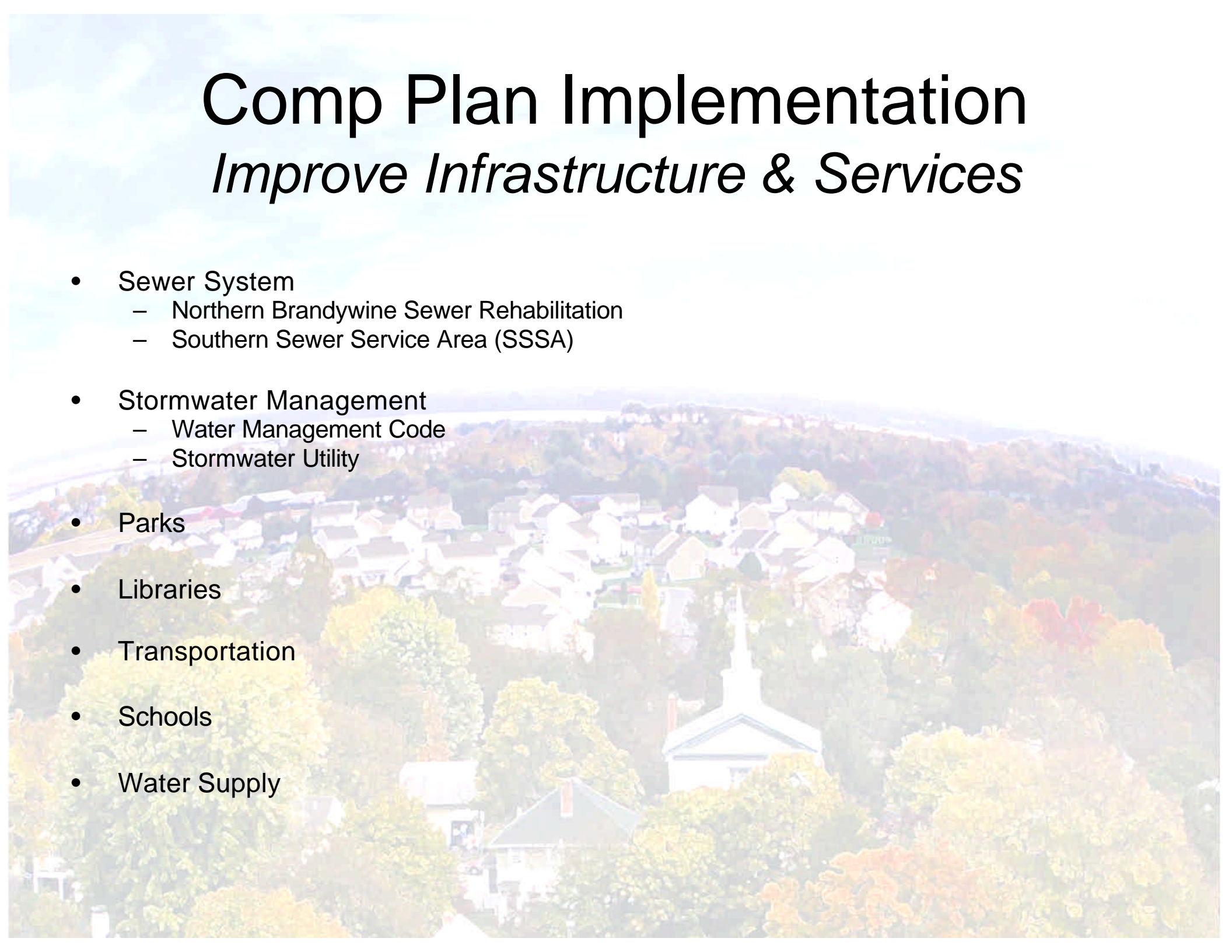
= *Density and Mix of uses in Municipalities and Redevelopment and New Community areas*



# Comp Plan Implementation

## *Improve Infrastructure & Services*

- Sewer System
  - Northern Brandywine Sewer Rehabilitation
  - Southern Sewer Service Area (SSSA)
- Stormwater Management
  - Water Management Code
  - Stormwater Utility
- Parks
- Libraries
- Transportation
- Schools
- Water Supply



# Maps

- [NCC eParcelView Map](#)

