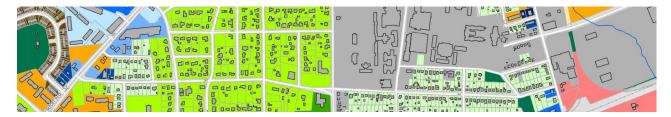
Chapter 10 LAND DEVELOPMENT



This chapter connects the City's vision and goals from preceding chapters to its principles and goals for land development. It begins by outlining the City's core land-development principles, which are aligned to advance the City's vision as a "Healthy, Sustainable, and Inclusive Community." Next, the chapter divides the City into six planning sections to examine existing and future land uses, evaluate conditions affecting development, and designate "Focus Areas" for strategic planning efforts for land within the City limits.

While the chapter outlines the factors affecting growth and development, it does not mean that these factors control it. Rather, a good comprehensive development plan and the framework within which growth occurs interact in a coordinated and consistent manner. In other words, assuming economic conditions are held constant (not an easy assumption), neither the factors of change nor the plans for change necessarily come first: Good plans should reflect real-world conditions and past and anticipated trends. At the same time, a plan may break with the past and open up new possibilities, reflecting the community's long-range view of where and how it ought to grow, not simply where it will grow.

Land Development Core Principles

The City of Newark land development principles are listed below.

- Appropriate infill and redevelopment are the most efficient and sustainable uses of land to
 preserve and protect natural and cultural resources as well as limit the need for new
 infrastructure.
- Complement the existing transportation network through street connectivity, transit accessibility, and pedestrian and bicycle amenities.
- Encourage a mix of housing choices, both in styles and affordability levels, for new residential developments that is inclusive of people of different ages and income levels.
- Encourage that new developments meet high standards for site and architectural design in order to provide opportunities for active lifestyles, environmental sustainability, and establish unique Newark "places."
- Provide appropriate areas for business and industrial development to encourage sustainable economic growth.

Existing Land Use Pattern

Most of the City of Newark is used residentially, with associated uses such as green spaces, churches, and schools interspersed. A large swath through the center of town is occupied by the University of Delaware, including its academic buildings, operations, residence halls, performance spaces, and athletic facilities. Industrial sites are concentrated primarily along Elkton Road, Christina Parkway, and I-95. The commercial heart of Newark is the downtown district along South Main Street, East Main Street, and Delaware Avenue. Two large shopping centers anchor the City's east and west sides, with smaller shopping centers serving local neighborhoods. The stretch of Cleveland Avenue between Chapel Street and Kirkwood Highway, with the notable exception of McKees Solar Park and the Alder Creek development, is almost entirely dedicated to car dealerships.

Using This Land Use Guide

In preparing the Land Development portion of the plan, a detailed *Land Use Survey* of every parcel in the City was developed. The existing land use represents a snapshot of the City's current development pattern. The Planning Commission and City staff reviewed the City as a whole, examining the existing land patterns and their relationship to current zoning, then developed a Land Development Plan to identify future uses. This *Comprehensive Development Plan V* makes use of several generalized landuse categories (defined in Table 10-1). The land-use definitions are intended to be general, and although they parallel the *Zoning Code* wherever possible, they should not be interpreted to have the rigor, inclusiveness, or legality of a zoning code.

Table 10-1: Land Use Designations

Land Use	Description
Residential	Areas developed with any type of dwelling unit. For the purposes of this plan, residential has been divided into "Low Density" and "High Density." Professional, administrative and medical offices, churches, schools, nursing homes, funeral parlors, community centers, day care centers, police and fire stations, and office research facilities may be accommodated very satisfactorily along with, or adjacent to, residential areas depending upon the specific use involved, site design considerations, proposed site amenities, and the availability of adequate services and facilities. Farming may also be a compatible use in residentially zoned properties.
Low Density	Residential dwelling units that include single-family detached and semi- detached row or town homes with densities of 11 or fewer dwelling units per acre.
High Density	Multi-family residential dwelling units with densities over 11 and up to 36 units per acre. Housing types include garden apartments, townhouse apartments, and condominiums but do not include dormitories, or mixed urban developments.
Mixed Urban	A parcel with a mix of commercial and residential uses. Parking is also permitted on the ground floor.

Land Use	Description
Parks/Open Space	A parcel used as public and/or private open space preserved from
	development, including parks with passive recreation facilities (trails,
	benches, picnic tables, etc.) and stream valley and stormwater
Active Recreation	management facilities.
Active Recreation	Public parkland or private outdoor facilities that contain facilities for active recreation, such as golf courses, tennis courts, swimming pools,
	baseball fields, basketball courts, and skateboard parks.
Commercial	A parcel with retail, restaurant, office, services, gas stations, and similar uses, excluding utilities and government facilities such as post offices
	and libraries and large manufacturing uses.
Industrial	A parcel used for any manufacturing, processing, or similar use.
STAR Campus	A parcel used for the University of Delaware's Science, Technology and
	Advanced Research (STAR) Campus.
Institutional	A parcel used for government facilities such as federal, state, and city
	offices, libraries, schools, and post offices. Also includes fire stations,
	churches, and community centers.
University	A parcel owned by University of Delaware or public university and having institutional uses as part of the campus, including classrooms, dormitories, laboratories, University offices, and University recreation and commercial facilities, but excluding University owned single-family homes having residential uses.
Utilities	A parcel used for facilities providing electric, water pumping, or other utility public or private.
Vacant	A parcel that is privately owned, undeveloped, and not actively used for any land use.

Zoning

Zoning is "an exercise of police power, which means the government's right to impose regulations to protect public health, safety, and welfare" (1). The City of Newark's *Zoning Code* is the legal device that establishes zoning regulations, divides the municipality into zones or districts, each with its own specific regulations, and is precedent in land use decisions.

The Zoning Code regulates the following:

- The types of land uses permitted.
- The intensity or density of development.
- The height, bulk, and placement of buildings or structures.
- The amount of off-street parking required.
- Other regulations deemed necessary to direct development.

The City of Newark's Zoning Code consists of the following zoning districts (for a complete list of permitted uses and conditions, please refer to the Newark *Zoning Code*).

Table 10-2: Zoning Districts

ZONING DISTRICT	DESCRIPTION
Residential Districts	
RE Single-family,	Single-family, detached residential dwelling with one-acre minimum lot
Residential Estate	size. Variety of institutional uses, parkland, active recreation, and open
	space; accessory uses. Variations to lot size and density may be permitted
	with conditions.
RH Single-family	Single-family, detached residential dwelling with one-half acre minimum
Residential	lot size; variety of institutional uses; parkland, active recreation, and open
	space; accessory uses. Variations to lot size and density may be permitted
	with conditions.
RT Single-Family	Single-family, detached residential dwelling with 15,000 sq. ft. minimum
Residential	lot size; variety of institutional uses; parkland, active recreation, and open
	space; accessory uses. Variations to lot size and density may be permitted
DC Cin al. E il	with conditions.
RS Single-Family Residential	Single-family, detached residential dwelling with 9,000 sq. ft. minimum
Residential	lot size; variety of institutional uses; parkland and open space; accessory uses. Variations to lot size and density may be permitted with conditions.
RD Single-Family	Single-family, detached residential dwelling with 6,250 sq. ft. minimum
Residential	lot size; variety of institutional uses; parkland and open space; accessory
Residential	uses. Variations to lot size and density may be permitted with conditions.
RR Town or Row	All permitted uses under RH, RT, RS, and RD. Single-family dwellings
Homes	such as row or town houses, single-family dwellings detached and
11011100	semidetached. Under site plan approval, garden apartments; variety of
	institutional uses; parkland, active recreation, and open space; accessory
	uses Variations to lot size and density may be permitted with conditions
RM Garden	All permitted uses under RH, RT, RS, RD, and RR. Garden apartments;
Apartments	variety of institutional uses; parkland, active recreation, and open space;
	accessory uses.
RA High-Rise	All permitted uses under RH, RT, RS, RD, RR, and RM. High-rise
Apartments	apartments; variety of institutional uses; parkland, active recreation, and
	open space; accessory uses. Variations to lot size and density may be
A C A 1 1 C	permitted with conditions.
AC Adult Community	Adult community garden apartment dwelling. Variety of institutional uses;
D ' D' ' '	parkland, active recreation, and open space; accessory uses.
Business Districts	Mire of commencial manifestial and institutional vesses Assertments shows
BB Central Business District	Mix of commercial, residential, and institutional uses; Apartments above
BN Neighborhood	nonresidential uses. Neighborhood shopping center, retail, laundromats, personal service
Shopping Shopping	establishments, trade schools, offices for professional uses, financial
Shohhing	institutions, restaurants, utilities.
BC General Business	All permitted commercial uses under BN. Automobile sales and rental,
De General Dusiness	warehousing, veterinary hospital, automobile repair and wash, drive-in
	restaurants.
	1 TO THE WILLIAM TO T

BL Business Limited	Office for professional service, financial institutions, undertakers, barbershops and beauty parlors; variety of institutional uses; parkland and open space; accessory uses.		
ZONING DISTRICT	DESCRIPTION		
Business Districts			
BLR Business	All permitted uses under BL. Apartments are permitted with any		
Limited-Residential	nonresidential use permitted in district.		
Industrial Districts			
MI General Industrial	All permitted uses under ML. Subsidiary retail sales, oil storage, railroads/freight yard, public transit facilities, accessory uses.		
MOR Manufacturing	All permitted uses under MI. Offices for professional services, utilities,		
Office Research	retail and specialty retail, commercial indoor recreation, accessory uses.		
University District			
UN University or	State college or university, accessory uses customarily incidental to a		
College	college or university. UN zoning is only for university owned properties.		
STC Science and Technology Campus	Process involving cleaning, distribution, manufacture, production, warehousing, testing, laboratories, hospitals and medical clinics, offices for professional services, technology-dependent or computer-based facilities, day care centers, restaurants, recreation facilities, hotels/motels with conference facilities, public transportation facilities, accessory uses and accessory buildings, residential uses, retail, restaurants, commercial indoor recreation and indoor theaters. STC zoning is limited to the STAR Campus		
Parkland/Open Space			
PL Parkland	Park, conservation area, bikeway, trail, athletic field, recreation building, accessory uses, open space.		
SFHA Special Flood Hazard Area	The land in the floodplain subject flood hazards and shown on a Flood Insurance Rate Map, having a one percent chance of being equaled or exceeded in any given year the base flood elevation, also is referred to as the 100-year flood (or the 1%-annual-chance flood).		

Land Use and Zoning Link

The link between the future land use and zoning is important. Title 22, Section 702(c) of the Delaware Code states that the comprehensive development plan is "the basis for the development of zoning regulations" and requires that the City "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." Once a comprehensive plan is adopted by a municipality, it shall have the "force of law and no development shall be permitted except as consistent with the plan."

Table 10-3 shows the link between the land use in Table 10-1 and the zoning summaries in Table 10-2 and provides guidance as to the zoning districts that would be considered appropriate with each land-use designation.

Table 10-3: Land Use and Compatible Zoning Districts

LAND USE	COMPATIBLE ZONING
Residential	
Low Density	RE, RH, RT, RS, RD, RR, RM, AC
High Density	RM, RA, RR, AC
Mixed Urban	BB, BLR
Parks/Open Space	PL, SFHA, RE, RH, RT, RS, RD, RM, AC, RA
Active Recreation	PL, RE, RH, RT, RS, RD, RM, AC, RA, RR
Commercial	BC, BB, BL, BN, BLR
Industrial	MOR, MI
STAR Campus	STC
Institutional	RE, RH, RT, RS, RD, RR, RM, RA, BC, BB, BL, BN, AC, BLR
University	UN
Utilities	All zoning classifications
Vacant	All zoning classifications

Amendments to the Future Land Use Designation

Amendments – or changes – to the land use designations in the Future Land Use Map are sometimes needed when a property owner requests a zoning change. The most common amendment is when a development proposes to change from "Residential, Low Density" to "Residential, High Density." These are frequently in areas where the land use and zoning are currently low density residential, but the development trends in the area are moving towards higher density residential. Amendment requests to the Future Land Use designation allow the Planning Commission and Council to consider the appropriateness of the proposed development and direct future growth.

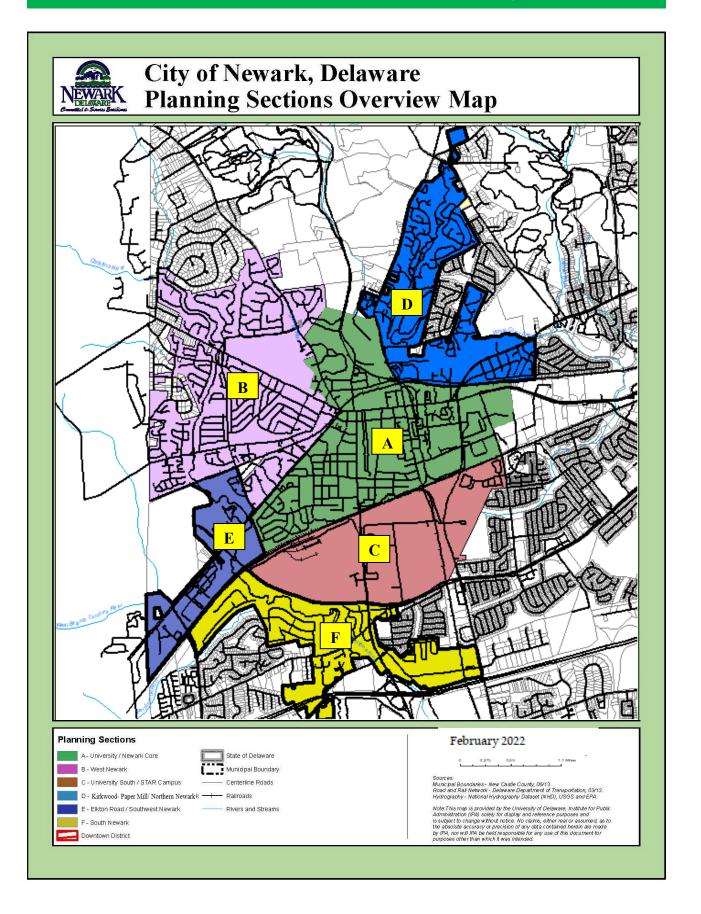
Since <u>Plan V's</u> adoption in September 2016, Council has approved twenty-nine (29) amendments to land use designations in the Future Land Use Map. Of these 29 changes, 13 were made as part of an omnibus corrections ordinance adopted on October 11, 2021.

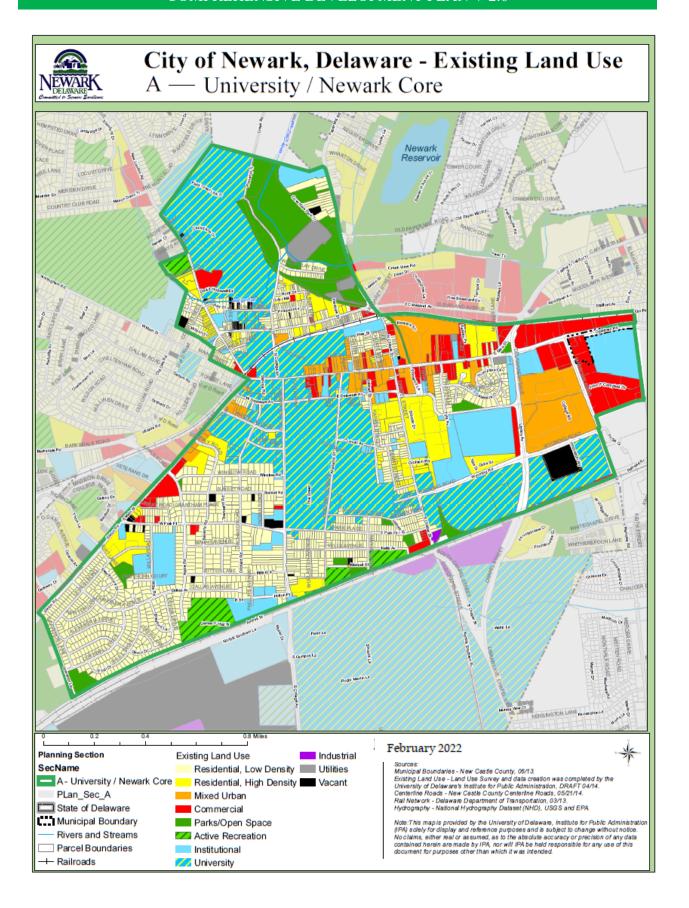
Table 10-4: Amendments to the Comprehensive Development Plan V since Certification

PROJECT/ADDRESS	ADOPTION	DESIGNATION CHANGE	ZONING CHANGE
36 Benny Street	December 11, 2017	Residential, Low Density to Residential, High Density	RD to RM
24/30 Benny Street	April 23, 2018	Residential, Low Density to Residential, High Density	RD to RM
Park & Shop: 275 South Main Street	July 9, 2018	Commercial to Mixed Urban	BC to BB
209-225 Haines Street	January 14, 2019	Residential, Low Density to Residential, High Density	RD to RA

Campus Walk II: 83-	January 28, 2019	Residential, Low Density to	RM (No
105 New London	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Residential, High Density	change)
Road		Kesiweniwi, High Density	change)
	March 25, 2019	Commercial to Mixed Urban	DD (No
College Square	Watch 23, 2019	Commercial to Mixea Orban	BB (No
Shopping Center	M 1 27 2010		change)
Newark Senior	March 25, 2019	Commercial to Residential, High	BL to AC
Living: 924 Barksdale		Density	
Drive			
20-22 Benny Street	April 22, 2019	Residential, Low Density to	RD to RM
		Residential, High Density	
The Railyard: 321	October 14, 2019	University to Residential, High	UN to RM
Hillside Road		Density	
Fulton Bank: 287 E.	November 25, 2019	Commercial to Mixed Urban	BL to BB
Main Street			
19 Amstel Avenue	February 24, 2020	University to Residential, High	RS to RM
13 Timster Tivenue	, , , ,	Density	TO TO TAIL
118, 126, & 130 New	March 23, 2020	Residential, Low Density to	RM (No
London Road	171011 23, 2020	· · · · · · · · · · · · · · · · · · ·	,
	November 23, 2020	Residential, High Density	change)
734 Paper Mill Road	November 25, 2020	No Designation to Residential,	NC15 to RD
& 5 and 11 Possum		Low Density	
Hollow Road	3.5 1.00 0.00		
751 Paper Mill Road	March 22, 2021	No Designation to Residential,	NCS to RE
		Low Density	
1501 Casho Mill Road	July 12, 2021	Commercial to Mixed Urban	BLR (No
			change)
268 East Main Street	August 9, 2021	Commercial to Mixed Urban	BC to BB
28-32 Academy Street	October 11, 2021	Residential, High Density to	BB (No
		Mixed Urban	change)
116 Amstel Avenue &	October 11, 2021	Residential, High Density to	BB (No
111 Smyth Court		Mixed Urban	change)
47 West Delaware	October 11, 2021	University to Residential, Low	RM (No
Avenue	,	Density	change)
53 West Delaware	October 11, 2021	Residential, Low Density to	UN (No
Avenue		University	change)
58-60 West Delaware	October 11, 2021	University to Residential, Low	RM (No
Avenue	0010001 11, 2021	Density	change)
	October 11, 2021	ř	<u> </u>
61 West Delaware	00000111, 2021	Residential, Low Density to	UN (No
Avenue	Oatabar 11 2021	University	change)
81 West Delaware	October 11, 2021	Residential, Low Density to	BN (No
Avenue	0 1 11 0001	Commercial	change)
103 Hillside Road	October 11, 2021	University to Parks/Open Space	UN to PL
36 East Main Street	October 11, 2021	University <u>to</u> Mixed Urban	BB (No
			change
51 East Main Street	October 11, 2021	University to Mixed Urban	BB (No
(42 East Main Street)			change
(== ===================================	l .		

19 South Main Street	October 11, 2021	Mixed Urban to University	UN (No
			change)
21 Winslow Road	October 11, 2021	University to Residential, Low	RS (No
		Density	change)
27 Winslow Road	October 11, 2021	University to Residential, Low	RS (No
		Density	change)





PLANNING SECTION "A" EXISTING LAND USE UNIVERSITY/NEWARK CORE

LOCATION DESCRIPTION

University of Delaware's Laird Campus to the north, West Cleveland Avenue and New London Road community, South Main Street (formerly Elkton Road) on the west; CSX Railroad right-of-way to the south, and Marrows Road to the east.

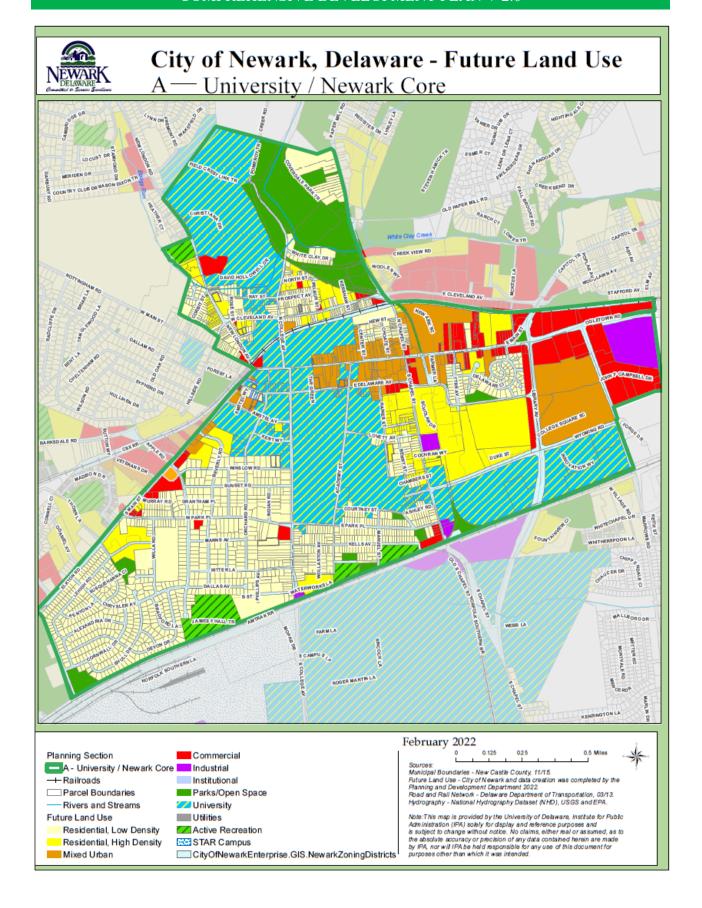
EXISTING LAND USE(S)

Residential, University Campus; Central Business District; Shopping Centers; Active and Passive Recreation; High School; Religious Institutions; Newark Free Library

PREVIOUS PLAN (2008)

- Residential, Low Density
- ➤ Residential, High Density
- Offices
- > Commercial (pedestrian and auto-oriented)
- > Parkland
- > Stream Valley
- ➤ Manufacturing/Office Research

- > Central Business District
- ➤ Older infrastructure
- > Traffic: Heavy traffic volumes on West Cleveland Avenue and Hillside/New London Road intersection, West and East Main Streets, and Delaware Avenue
- ➤ Long-term off-campus housing impact and University impact
- ➤ Targeted area for CDBG funding for Home Improvement Program
- > Stream Valley
- > Sewer conveyance capacity and water pressure
- ➤ A TID proposed for areas including Downtown Newark, West Cleveland Avenue, and New London Road (see page 75)
- ➤ Locations ideal for senior housing and "Levels of Care" residential
- > Transit-oriented development in the Central Business District



PLANNING SECTION "A" FUTURE LAND USE

UNIVERSITY/NEWARK CORE

RECOMMENDED USE(S)

Residential, Low and High Density Mixed Urban Commercial Active and Passive Recreation Stream Valley

RATIONALE

Developing or Developed as indicated.

Mixed Urban recommended for Downtown along East Main Street, South Main west to West Park Place, and Delaware Avenue.

FOCUS AREAS

In 2018, in response to several amendments to future land use designations and zoning, as well as the recognition that specific areas of the city are redeveloping and transitioning from "Residential, Low Density" to "Residential, High Density," Newark's Planning Commission and Planning and Development Department conducted an extensive public process to review development trends to plan for future infill redevelopment. The Planning Commission identified four (4) *Focus Areas* within Planning Section "A". These guidelines are to give direction to developers and the general public as to the types and densities of infill-redevelopment appropriate for each area. They do not over-ride the existing Future Land Use designations of <u>Plan V</u>. Changing the current Future Land Use designations, as well as zoning, may still be necessary.

Focus Area # 1: New London Road Community

Historic African American community and the location of six (6) Historical Markers by the Delaware Public Archives. Redevelopment is heavily impacted by off-campus student housing. Significant traffic issues, as well as pedestrian traffic, on New London Road and West Cleveland Avenue.

Current use: Older housing stock, some of which are not eligible for mortgages because they no longer meet current building codes. Location of two (2) churches with historical markers: St John African Methodist Church and the Mt. Zion Union American Methodist Episcopal (UAME) Church. Recent redevelopments have converted single family and duplex dwellings to multi-family dwellings, with increased density, targeted primarily to University students.

Recommendations: Areas appropriate for consideration to "Residential, High Density" include New London Road, Wilson Street, Ray Street, Church Street, Rose Street, and the east side of Corbit Street. Redevelopment

Focus Area # 1
New London Road

should have appropriate architecture to compliment the surrounding residential neighborhood, and site design should provide amenities to encourage walking, bicycling, and transit use. Areas targeted to remain to "Residential, Low Density" include West Main Street, Terry Lane, Kennard Drive, and

the west side of Corbit Street. Compatible institutional uses are also appropriate. Of cultural significance to the City and community are two existing churches with historic markers designated by the Delaware Public Archives. The City desires these institutional uses to be preserved. Areas with commercial zoning may be considered for "Mixed Urban."

Rationale: The recommended land use designations are consistent with recent redevelopments in the area. Areas targeted for greater densities are appropriate due to their proximity to downtown and the University of Delaware's Main Campus, making them ideal for walking, bicycling, and transit use. Replacing older housing will bring housing stock up to current building Code standards for both safety and sustainability. Areas targeted for "Residential, Low Density" remain appropriate areas to encourage housing preservation and home-ownership opportunities. "Mixed Urban" redevelopment may provide additional residential density, as well as pedestrian oriented neighborhood businesses. **Zoning:** Current zoning includes a mix of "RM", "RD", "RS" with some "BC" zoned properties. In

addition to these zoning districts, "BB", "BLR", and "RA" may also be appropriate.

Focus Area # 2: East Cleveland Avenue and Areas North

Originally an area for workforce housing, this neighborhood has transitioned to a rental area impacted by the increased demand for off-campus student housing.

Current use: Older housing stock of single family-detached, duplexes, and rowhomes. Redevelopments have replaced single family and duplex dwellings with multi-family dwellings.

Recommendations: Areas appropriate for consideration to "Residential, High Density" include East Cleveland Avenue, Prospect Avenue, Wilbur Street, North Street, and Kristins Way. "Mixed Urban" may be appropriate along Cleveland Avenue to include residential, pedestrian oriented, neighborhood commercial. Redevelopment should include appropriate architecture to match surrounding residential area, as well as provide amenities to encourage walking, bicycling, and transit use. Floodplain issues may impact redevelopment for White Clay Drive.



Rationale: Recommended land use designations are consistent with recent redevelopments in the area. Due to the area's proximality to the University of Delaware Main Campus and downtown, it is appropriate for higher density redevelopment to encourage walking, bicycling, and transit use.

Zoning: Current zoning includes a mix of "RM", "RD", "RR" and "BLR" zoned properties. In addition, "BB" and "RA" zoning may also be appropriate.

Focus Area # 3: North Chapel Street Community:

This area, adjacent to downtown, is composed of rowhome, semi-detached, and single-family dwellings. The neighborhood has transitioned from owner-occupied to rentals due to the increased demand for off-campus student housing.

Current use: Older housing stock of single family, semi-detached, and rowhomes dwellings. Two recent redevelopment projects included mixed use and multi-family dwellings under the BB – Central Business District – zoning.

Recommendations: Area is appropriate for consideration to "Residential, High Density" or "Mixed Urban" accompanied by an appropriate zoning change. Commercial uses should be evaluated for impact and limited as appropriate. New development should be compatible as a transition to downtown, as well as provide amenities to encourage walking, bicycling, and transit use.

Rationale: Recommended land use designations are compatible with recent redevelopments in



the area. The area's proximality to the University of Delaware Main Campus and downtown, as well as its walkability and access to transit, make it appropriate for increased residential densities and commercial uses.

Zoning: Current zoning is "RM."

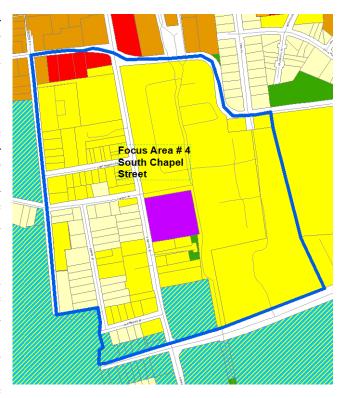
Focus Area # 4: South Chapel Street Community

This area is a former industrial, railroad, and workforce housing area that has slowly transitioned to a rental area impacted by the increased demand for off-campus student housing. Redevelopments have included high-density residential apartment complexes and townhouse-style apartments, as well as the conversion of the Pomeroy rail line into the off-street bicycle and pedestrian trail.

Current use: Land use designations include a mix of "Residential, low density" and "Residential, high density", along with some office, University, industrial, and commercial uses. The area contains a variety of uses and housing types, ranging from high density apartments to older single-family dwellings. Specific industrial uses include vehicle storage areas for the Christiana School District and the University of Delaware. Areas close to the University of Delaware's Main Campus include older housing stock of single family-detached homes, duplexes, and small apartment buildings, as well as institutional uses. Some owner-occupied home ownership remains in the area.

Recommendations: Properties designated for "Residential, Low Density" and "Industrial" may be considered for "Residential, High Density." Commercial and "Mixed Urban" uses may be appropriate along Delaware Avenue. Other industrial zoned property, or residential used for institutional uses such as vehicle storage for the school district, may be appropriate for "Residential, High Density" or "Mixed Urban." New development should be compatible as a transition to downtown, as well as provide amenities to encourage walking, bicycling, and transit use.

Rationale: Recommended land use designations are compatible with recent redevelopments in the area. The area's proximality to the University of Delaware Main Campus and downtown, as well as its walkability and access to transit, make it appropriate for increased residential densities and commercial uses. Consistent with previous redevelopments in the



Zoning: Current zoning includes a mix of "RA", "RM" and "RD", with some "BC" and "MOR" zoned properties. Appropriate zonings for new developments, as recommended, include "RA", "RM". "BB" and "BLR."

College Square

*Since <u>Plan V</u>'s adoption, the College Square Shopping Center has redeveloped into a mixed-use center with both shopping and residential at the site. The redevelopment required an amendment to the Future Land Use designation to change a portion of the site from "Commercial" to "Mixed-Urban." In addition to reinvigorating the commercial space and adding over 300 residential apartments, the site also extended Delaware Avenue to Marrows Road and created a more pedestrian and bicycle-oriented commercial and residential area.

Current use: Auto-oriented, suburban shopping center; vacant parcel to the south is owned by the University of Delaware.

Recommendations: Extend Delaware Avenue to Marrows Road. Mixed use and transit-oriented, pedestrian- and bicycle-friendly.

Rationale: Consistent with redevelopment of Downtown and South Main Street.

Zoning: College Square is zoned BB and is appropriate for the recommended uses.

UD Technology Park

Vacant parcel is zoned UN and is appropriate for University-supported development.

Vacant Parcels in residential, low density areas.

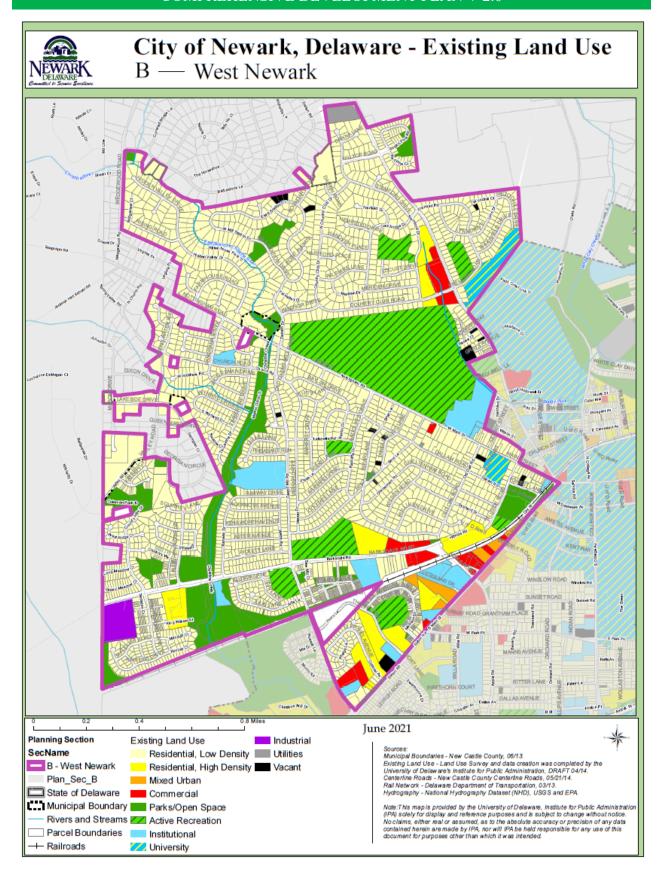
*Infill development has occurred as anticipated.

Current use: Vacant parcels in a residential, low density area.

Recommendations: Residential, low density, or compatible institutional uses.

Rationale: Consistent with surrounding development.

Zoning: RS and RD are appropriate for the recommended uses.



PLANNING SECTION "B" EXISTING LAND USE WEST NEWARK

LOCATION DESCRIPTION

Includes the residential areas of Christianstead, West Branch, Fairfield, Evergreen, Fairfield Crest, Briar Creek, Abbotsford, College Park, and west and north of South Main Street, as well as the Newark Country Club

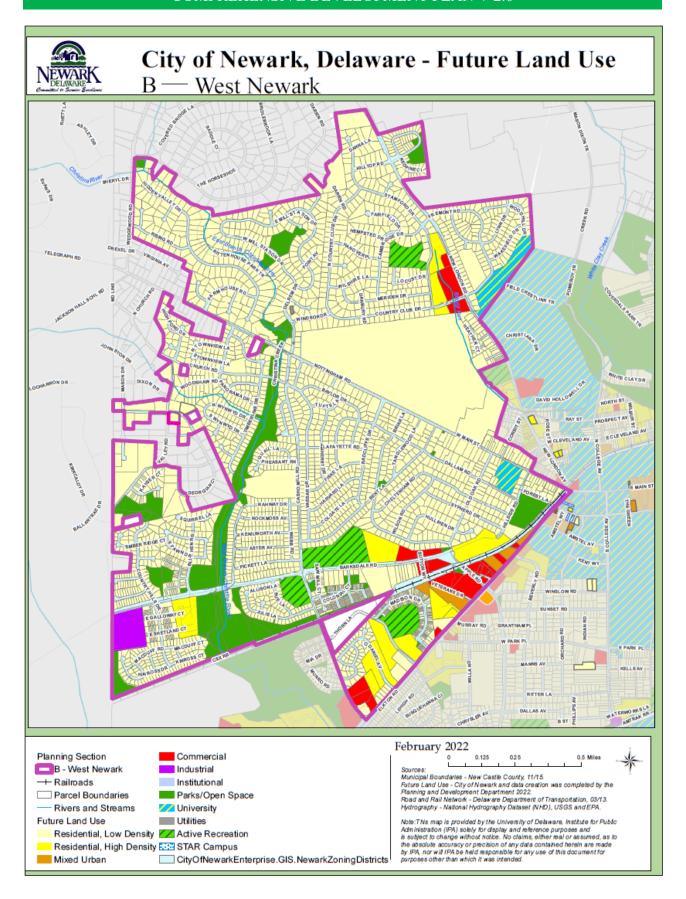
EXISTING LAND USE(S)

Residential, Low and High Density; Active and Passive Recreation; Commercial; Mixed Urban; Religious Institutions; Campus Housing; School, Industrial

PREVIOUS PLAN (2008)

- > Residential, Low Density
- ➤ Residential, High Density
- Offices
- > Commercial (pedestrian and auto-oriented)
- Parkland
- > Stream Valley
- ➤ Manufacturing/Office Research

- Expansion of Mixed Urban on South Main Street west to West Park Place
- > Traffic: Increased volumes on Nottingham Road and Barksdale Road; traffic volumes of proposed development need to be closely monitored
- ➤ College Park, Cherry Hill Manor, Abbotsford, Williamsburg Village, and Barksdale Estates area targeted for CDBG funding for Home Improvement Program and Home Ownership programs
- > Stream Valley
- > Sewer conveyance capacity and water pressure
- ➤ A TID proposed for areas including Nottingham Road/West Main Street and New London Road (see page 75)
- Locations ideal for senior housing and "Levels of Care" residential
- > Transit-oriented development along South Main Street
- ➤ Anticipated change-of-use proposal for the Newark Country Club site



PLANNING SECTION "B" FUTURE LAND USE WEST NEWARK

RECOMMENDED USE(S)

Residential, Low Density Mixed Urban Commercial Active and Passive Recreation Stream Valley

RATIONALE

Developing or Developed as indicated.

Mixed Urban recommended for Downtown along South Main Street west to West Park Place.

FOCUS AREAS

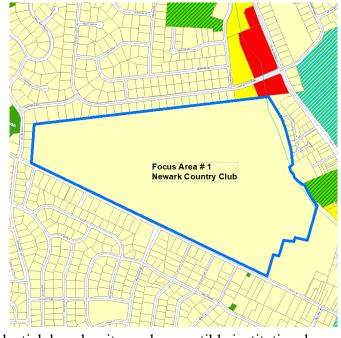
*Since <u>Plan V</u>'s adoption, the Newark Country Club was purchased by a private owner who has agreed to lease the property to the Newark Country Club for use as a golf course/country club until 2030. Under the terms of the lease, no redevelopment is anticipated within the next five (5) years.

Focus Area # 1: Newark Country Club

The Newark Country Club was founded at this location on March 1, 1921. In 2008, the Country Club site was approved for development of 270 single-family houses, consistent with its current zoning. The approved plan was not constructed and was sunset as of February 2013.

Current use: Golf course and country club. Recommendations: Collaborate with community stakeholders to develop a Master Plan for the site that identifies options, community needs, access, general improvements, and needed infrastructure, as well as the impact of any developments to the surrounding areas.

Rationale: The site is of significant size and in a centralized location that would impact the City's traffic and environmental quality



Zoning: The site is currently zoned RS for residential, low density, and compatible institutional uses.

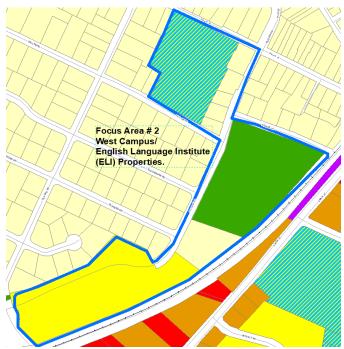
Focus Area # 2: West Campus and English Language Institute (ELI) properties

*Since <u>Plan V</u>'s adoption, the Rodney and Dickinson site have both been redeveloped. The eastern portion of the site was purchased by the City of Newark and, through a collaborative community process, has been converted to a park and natural area, including a pond to assist with stormwater management to the surrounding residential neighborhoods. The western portion was redeveloped as high density residential with pedestrian amenities and proximity to downtown and the University of Delaware Main Campus. There has been no change of ownership to 189 West Main Street – the location of the University of Delaware's English Language Institute (ELI).

The John Dickinson and Caesar Rodney Residence Hall Complexes closed at the end of the 2015 spring semester and eliminated the entire West Campus. The nearby ELI facility located at 189 West Main Street may also be relocated.

Current use: The Railyard Apartments, Oaklands Swim Club, Hillside Park, and English language learning center and offices. The ELI site is zoned "UN" and designated as "University."

Recommendations: The original recommendation called for a collaboration with community stakeholders to develop a **Master Plan** for the site that identifies options, community needs, access, general improvements and needed infrastructure, as well as the impact of any developments to the surrounding areas. This is no longer



necessary since the redevelopment at both sites already has occurred. However, should the University choose to sell the ELI property, the Future Land Use designation shall be "Residential, Low Density" to conform with the underlining zoning of "RS" to match the surrounding residential community. If a different type of redevelopment is sought from a potential future owner, the process should include a collaborative Master Plan with the surrounding community and Council. *Rationale*: The sites are of significant size and in a centralized location that would impact the City's traffic and quality of life of adjacent residential areas

Zoning: The properties are currently zoned UN for state college or university, and accessory uses customarily incidental to a college or university.

Focus Area # 3: 924 Barksdale Road

*Since <u>Plan V</u>'s adoption, this site was redeveloped into a senior living facility. The International Literacy Association purchased the parcel in 2000.

Current use: Vacant. Parcel is zoned BL. Recommendations: Light commercial and office use.

Rationale: Consistent with surrounding development.

Zoning: BL is appropriate for the recommended uses.



Vacant Residential Parcels in Planning Section B

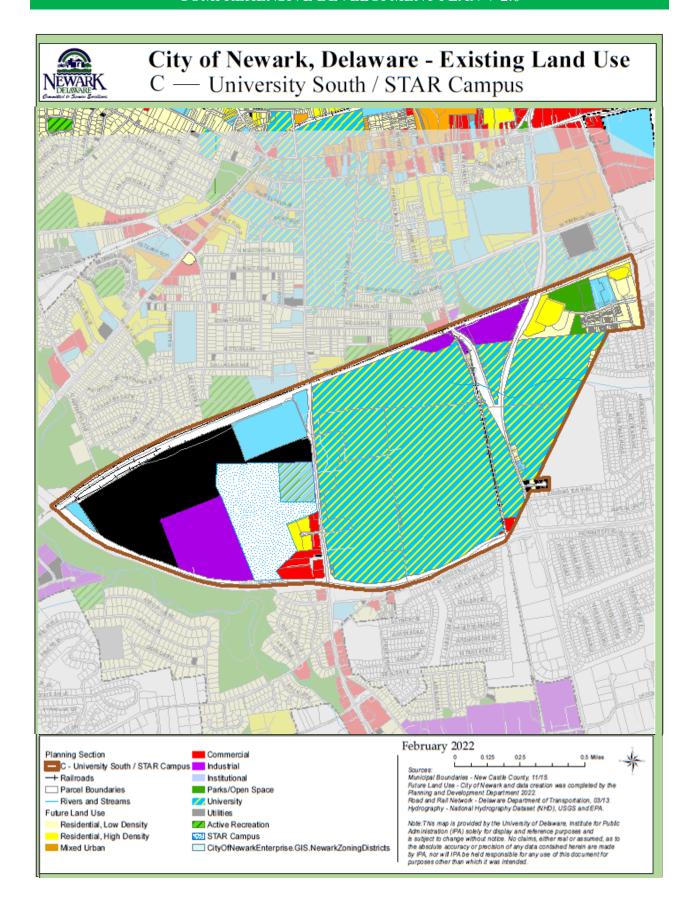
*Infill development has occurred as anticipated.

Current use: Vacant parcels are in residential, low-density areas.

Recommendations: Residential, low density, or compatible institutional uses.

Rationale: Consistent with surrounding development.

Zoning: RH, RT, RS, RD, and RR are appropriate for the recommended uses.



PLANNING SECTION "C" EXISTING LAND USE UNIVERSITY SOUTH/STAR CAMPUS

LOCATION DESCRIPTION

South of the Amtrak/Conrail Railroad right-of-way; North of Christina Parkway/Chestnut Hill Road to City limits

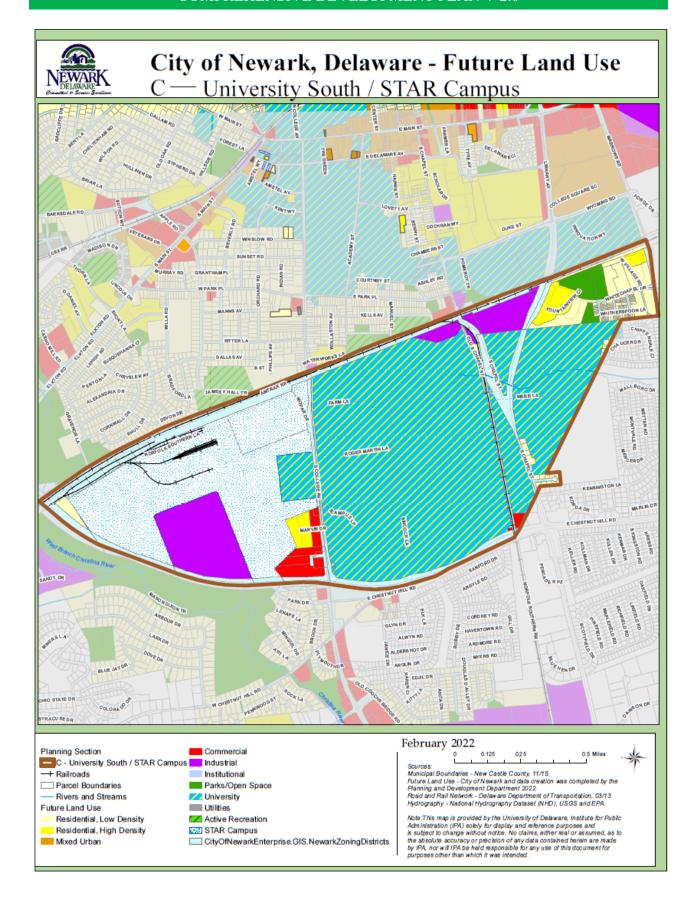
EXISTING LAND USE(S)

Science, Technology, and Advanced Research (STAR) Campus; University Sports Facilities, UD Farm and Agriculture School; Newark Senior Center; Adult Communities; Cement Plant; Hotels; Apartments; Commercial

PREVIOUS PLAN (2008)

- ➤ Manufacturing Office/Research ("Chrysler Opportunity Site")
- Offices
- ➤ Light Commercial (auto-oriented)
- Parkland
- > Stream Valley
- ➤ Manufacturing/Office Research
- Residential, Low to High Density

- Redevelopment of the Chrysler site into the University of Delaware's STAR Campus (see page 71)
- ➤ Transit-oriented development at STAR Campus, including the redevelopment of the Newark Train Station, estimated to be completed by 2017 (see page 72)
- > Traffic: Automobile and truck volume on Christina Parkway
- > Stream Valley
- ➤ Cost to provide City electric to South Campus could be high
- > Limited sewer and water infrastructure
- ➤ Locations ideal for senior housing and "Levels of Care" residential
- Lack of amenities for pedestrian and bicycle connectivity



PLANNING SECTION "C" FUTURE LAND USE UNIVERSITY SOUTH/STAR CAMPUS

RECOMMENDED USE(S)

STAR Campus
Industrial
Mixed Urban
Commercial
Residential, Low and High Density

RATIONALE

Developing or Developed as indicated.

STAR Campus uses reflect the properties' size, central location, proximity of uses ranging from University, Industrial, Commercial, and Residential.

FOCUS AREAS

STAR Campus

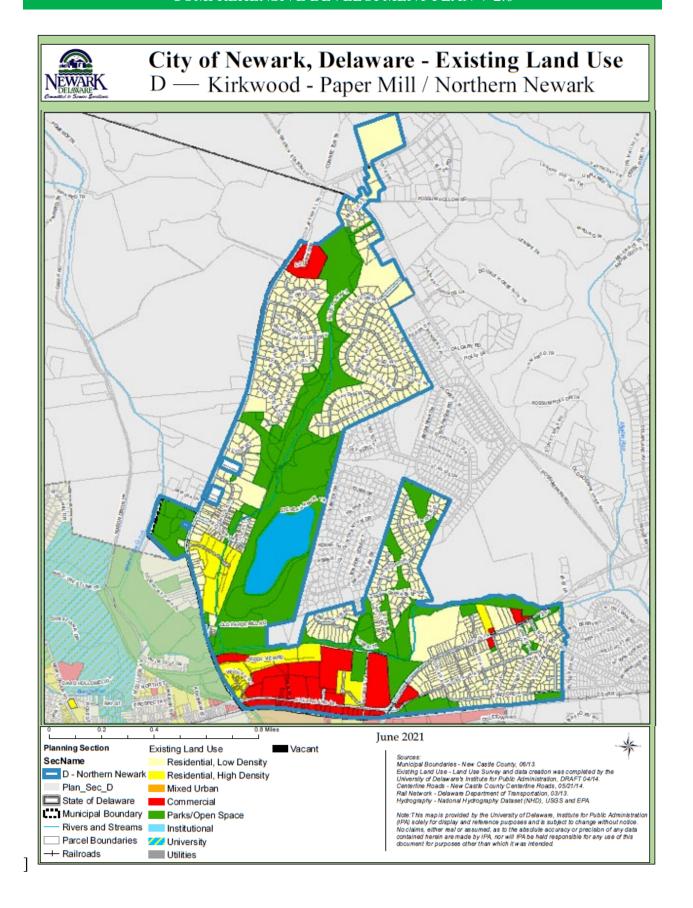
The University of Delaware purchased the 272-acre site to redevelop the former Chrysler site into the STAR Campus. The University envisioned a science and technology campus with up to 5 million square feet of multi-use space, including labs, health-science, housing, retail, office, and transit spaces.

Current use: The STAR Campus's first major tenant, Bloom Energy Corporation, a manufacturer of solid oxide fuel cells, located its East Coast manufacturing, management, and research facilities on 50 acres of the site. Bloom Energy opened its facility in the spring of 2013 and is anticipated to employ 900 individuals when at full capacity. The University also located its College of Health Sciences at the site.

Recommendations: Continued redevelopment of the site with mixed uses to include "high-tech research and educational facilities" as well as light manufacturing and commercial development.

Rationale: The properties' size, central location, and proximity of uses include University, Industrial, Commercial, and Residential.

Zoning: STC zoning is appropriate for the recommended uses.



PLANNING SECTION "D" EXISTING LAND USE KIRKWOOD-PAPER MILL/NORTHERN NEWARK

LOCATION DESCRIPTION

CSX Railroad right-of-way to Northern City Boundary between Windy Hills and Paper Mill Road

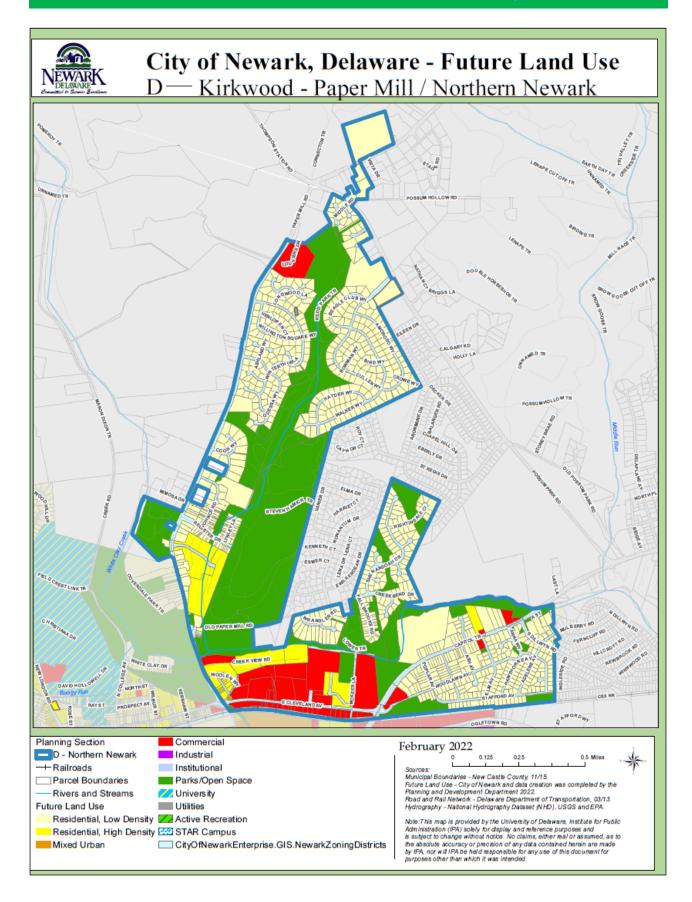
EXISTING LAND USE(S)

Residential, Low and High Density; Commercial; Stream Valley; Passive and Active Recreation; Newark Reservoir, Newark Housing Authority

PREVIOUS PLAN (2008)

- Residential, Low and High Density
- > Manufacturing/Office Research
- ➤ Light Commercial (local shopping)
- Offices
- > Commercial (auto-oriented)
- > Parkland

- > Traffic on Capitol Trail
- > Stream Valley
- ➤ Water Pressure



PLANNING SECTION "D" FUTURE LAND USE

KIRKWOOD-PAPER MILL/NORTHERN NEWARK

RECOMMENDED USE(S)

RATIONALE

Residential, Low and High Density Mixed Urban Commercial Active and Passive Recreation Stream Valley

Developing or Developed as indicated.

FOCUS AREAS

151 Capitol Trail

Parcel on the north side of Capitol Trail is 16.39 acres and zoned RS for single-family detached, 9,000 sq. ft. minimum lot size.

Current use: Vacant, Stream Valley.

Recommendations: Residential, low density/SFHA to be used for open space and passive recreation.

Rationale: Consistent with surrounding development

Zoning: The site is currently zoned RS for residential, low density, and compatible institutional uses. SFHA on the west and north sides of the parcel.

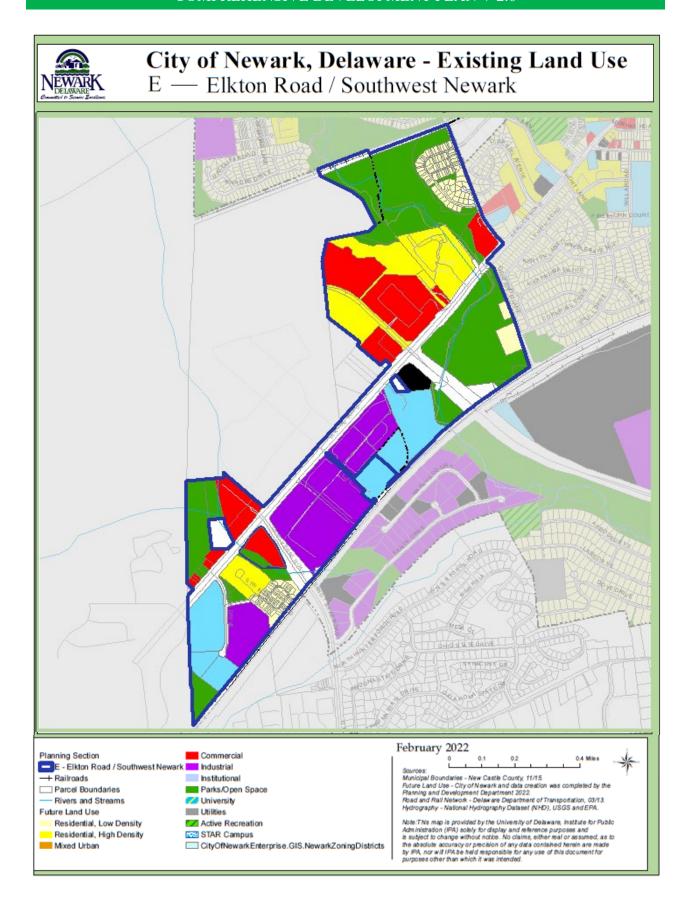
Vacant Residential Parcels in Planning Section D

Current use: Vacant parcels are in residential, low density areas.

Recommendations: Residential, low density, or compatible institutional uses.

Rationale: Consistent with surrounding development.

Zoning: RS, RT, and RH are appropriate for the recommended uses.



PLANNING SECTION "E" EXISTING LAND USE ELKTON ROAD/SOUTHWEST NEWARK

LOCATION DESCRIPTION

South side of CSX Railroad right-of-way to Casho Mill Road; west of Casho Mill Road and Gravenor Lane to the City boundaries

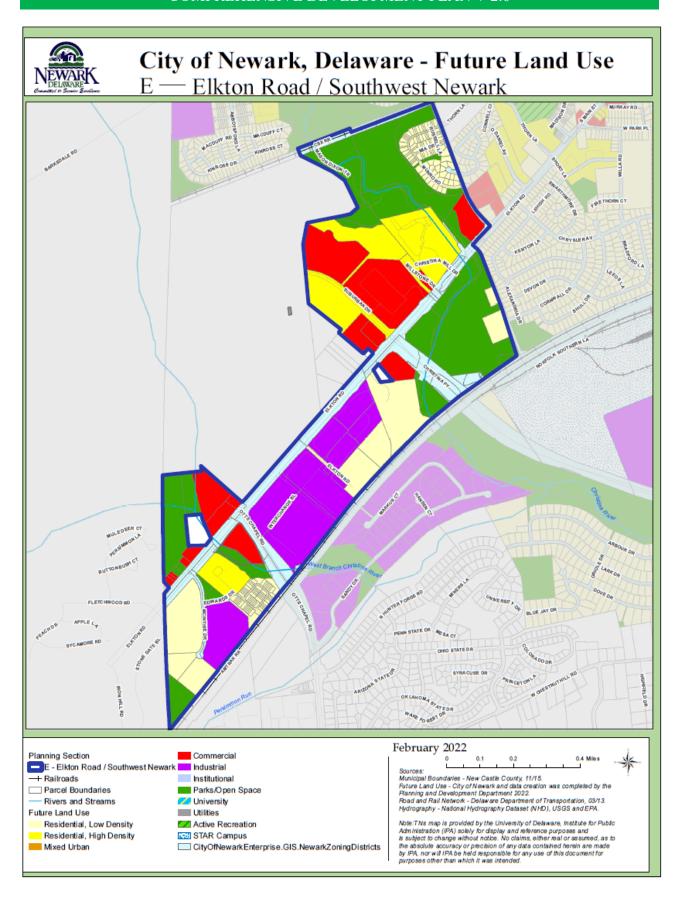
EXISTING LAND USE(S)

Industrial; Residential, Low and High Density; Commercial; Stream Valley; Passive Recreation; Newark Charter School

PREVIOUS PLAN (2008)

- Residential, Low and High Density
- ➤ Manufacturing/Office Research
- > Commercial
- Offices
- > Stream Valley
- Parkland

- > Traffic volume on Elkton Road
- > Sewer capacity conveyance and water pressure
- > Stream Valley
- Cottages at the Plaza" (now known as "The Waverly") at Suburban Plaza required a change to the 2008 *Comprehensive Development Plan* and inserted luxury apartments onto a site once designated as Commercial (auto-oriented) and Manufacturing Office/Research. While the developer is targeting the units to University students, the site might also have appeal to young professionals and seniors.



PLANNING SECTION "E" FUTURE LAND USE ELKTON ROAD/SOUTHWEST NEWARK

RECOMMENDED USE(S)

RATIONALE

Industrial
Mixed Urban
Commercial
Passive Recreation
Stream Valley

Developing or Developed as indicated.

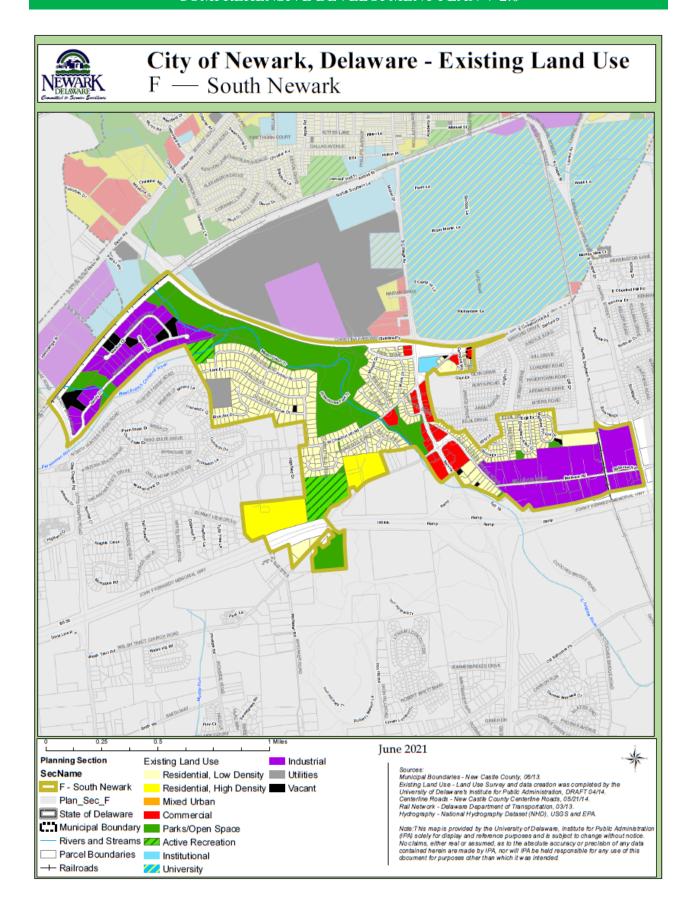
FOCUS AREAS

Vacant Parcel at south corner of Elkton Road and Christina Parkway

Current use: Vacant. Contains some Stream Valley in 3.83 acres. *Recommendations:* Light commercial; protection of Stream Valley.

Rationale: Consistent with surrounding development.

Zoning: BL and SFHA appropriate for the recommended uses.



PLANNING SECTION "F" EXISTING LAND USE SOUTH NEWARK

LOCATION DESCRIPTION

South of the Christina Parkway to the City boundary from Amtrak Railroad Right-of-Way to Library Avenue

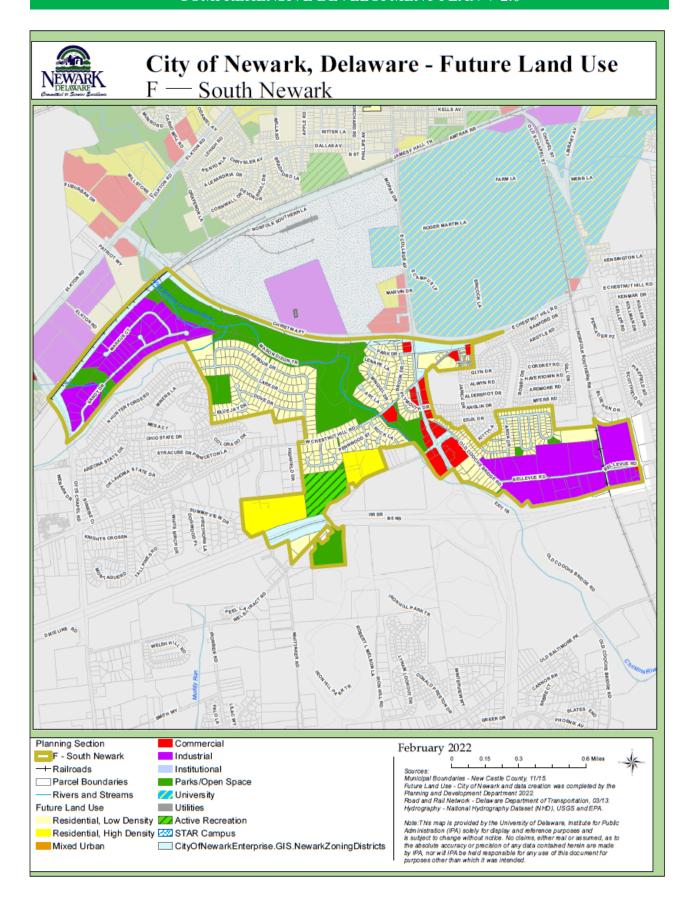
EXISTING LAND USE(S)

Residential, Low and High Density; Industrial; Commercial; Stream Valley; Passive and Active Recreation

PREVIOUS PLAN (2008)

- Residential, Low and High Density
- > Manufacturing/Office Research
- > Commercial (auto-oriented)
- Offices
- > Stream Valley
- > Parkland

- > Traffic and trucks on Route 896, Christina Parkway, and West Chestnut Hill Road
- > Stream Valley
- > Water pressure
- > Sewer capacity conveyance



PLANNING SECTION "F" FUTURE LAND USE SOUTH NEWARK

RECOMMENDED USE(S)

RATIONALE

Residential, Low and High Density Industrial Commercial Active and Passive Recreation Stream Valley Developing or developed as indicated.

FOCUS AREAS

Vacant Residential Parcels in Planning Section F

Current use: Vacant parcels in residential, low density areas.

Recommendations: Residential, low density, or compatible institutional uses.

Rationale: Consistent with surrounding development.

Zoning: RD, RS, RT, and RH are appropriate for the recommended uses.

Vacant Industrial Parcels in Planning Section F

Current use: Vacant parcels in industrial areas

Recommendations: Industrial or compatible institutional uses.

Rationale: Consistent with surrounding development.

Zoning: MI and MOR are appropriate for the recommended uses.

Plan Goals and Action Items: Land Development

Effectively manage neighborhood preservation and high-quality development and redevelopment that meet the City's housing, employment, transportation, and recreational needs.

Strategic Issues:

- Adequate options for housing, employment, recreation, commerce, and entertainment.
- ➤ Proactive planning for growth, development, and redevelopment to anticipate environmental, housing, transportation, and economic development needs.

Goal 1	Promote infill, redevelopment, and, where appropriate, mixed use. Infill and
	redevelopment are the most efficient and sustainable use of land to preserve and protect
	natural and cultural resources and to limit the need for new infrastructure.

Action Item 1

*In 2022, the Planning and Development Department hosted a "Charrette" with a broad range of stakeholders and residents on zoning <u>Code</u> revisions to the downtown and adjacent high-density areas. See Action Item 3 of this section for more details.

Review <u>Zoning Code</u> and evaluate appropriate applications of *Form-Based Codes* (FBC). FBC employ pictures and diagrams to easily describe the types and layout of development, redevelopment, parking, buildings, streets, design, and open space that broadly lay out the type, size, and scale of desired development. FBC are intended to be easier to use and understand and to enable streamlining layers of old regulations and overlapping districts.

Partnering agencies:

City of Newark Planning Commission City of Newark Department of Planning and Development Delaware Office of State Planning Coordination Development community

Action Item 2

Implement the *Goals* and *Actions* of "Theme 2" from <u>Sustainable Newark: The City of Newark's Plan for Sustainability (2019)</u>. Theme 2 addresses the City's vision of sustainability by linking core land-development principles and multimodal transportation networks to an emphasis on clean forms of mobility. Land-use planning that promotes compact, mixed use, walkable, bikeable, and transit-oriented environments enables Newark residents to live a more sustainable lifestyle and allows greater opportunities for preserving contiguous natural, environmental, and agricultural resources. Sustainable land use promotes "development that meets the needs of the present without compromising the ability for future generations to meet their own needs." (United Nations, Report of the World Commission on environment and Development; 1987)

Additional information on the *Sustainable Newark* Plan can be found on page 81 and on the City's webpage.

Goal 2

Proactively plan for future growth and development by targeting and evaluating areas likely to develop or redevelop so that the future impact can be evaluated. Ensure that new development meets high standards for site and architectural design; provide opportunities for a healthy, active lifestyle, be environmentally sustainable, and create unique Newark neighborhoods.

Action Item 3

*Given the change in ownership and lease agreement with the Newark Country Club described on page 144, redevelopment at this site is not anticipated before 2030, outside of the remaining five-year scope of Plan V (approximately 2027)

Develop a proactive Master Plan of the Newark Country Club site through a collaborative effort with stakeholders and the public to examine and evaluate potential options and development scenarios. Master plans are more detailed than comprehensive development plans because they include build-out calculations, identify infrastructure needs and costs, and can engage stakeholders and the community in exploring a broad range of options and opportunities. A master plan would be beneficial to the City's planning efforts because a change of use at the site could have a significant impact on traffic, infrastructure, and environmental quality. The completed Master Plan would be vetted by all stakeholders and the public, which would advance the implementation of the City's Comprehensive Development Plan.

Partnering agencies:

City of Newark Planning Commission
City of Newark Department of Planning and Development
Delaware Office of State Planning Coordination
Delaware Department of Transportation
WILMAPCO
Delaware Department of Natural Resources and Environment

Delaware Department of Natural Resources and Environmental Control (DNREC) New Castle County Department of Land Use

Action Item 4

Conduct a "Charrette" based on the National Charrette Institute (NCI) to create a comprehensive set of plan-enabling and supportive documents that will represent a feasible plan to reach a collective vision for downtown and its associated zoning districts. Adopt and implement the recommendations. A charrette is a multiple-day, intense, collaborative, creative, and interactive design and planning workshop held on-site over several days, and inclusive to all affected stakeholders at critical decision-making points. The goal of the charrette is to produce a collaborative plan representing the vision of what residents and Council would like downtown to look like, as well as to gather input and propose changes to the BB (Central Business District) and RA (Multi-family dwellings – high-rise apartments.) Zoning Districts. The report of the charrette shall be adopted as part of the Comprehensive Development Plan V 2.0

Goal 3 Maintain existing development and encourage new development with a mix of housing choices in styles, size, affordability, and density levels that integrate into the surrounding community.

Policy recommendations:

- Encourage residential high-density development in infill areas that are near essential services, public transit, the University, and employment opportunities.
- Separate residential areas from incompatible uses through buffering distances, landscaping, and transitional zoning.
- Utilize *Site Plan Approval* for "cluster developments," which allow greater flexibility in housing styles and types while regulating gross density within residential developments.
- Require linkages to streets and sidewalks between adjoining residential subdivisions and street right-of-way stubs to adjoining vacant developable land.
- Ensure adequate access to active and passive recreational opportunities for residential developments.
- Encourage adaptive reuse of historic structures.

Goal 4 Ensure adequate zoning and appropriate areas for business and industrial development to encourage sustainable economic growth.

Policy recommendations:

- Encourage the preservation, redevelopment, and adaptive reuse of existing commercial developments and buildings.
- Encourage shared-use entrances and cross-access easements along adjoining commercial properties to limit the frequency of site entrances along arterial roadways.
- Promote improved pedestrian and bicycle facilities to connect existing and proposed developments to residential and commercial uses.
- Promote improved transit amenities, such as bus shelters and bicycle racks, to accommodate alternative means of access to commercial centers.
- Promote the use of private trash compactors on public lots downtown.

Goal 5	Effectively plan infrastructure improvements in coordination with future land-
	use planning to ensure that any expansion is beneficial and cost-effective. Future
	growth should be compact, efficient, and orderly so that the expansion of City utilities
	and infrastructure is cost-effective for the City.

*In 2019, the City of Newark began working with DelDOT and the consulting firm, AECOM, to develop a Transportation Improvement District (TID) in Newark. More information on this is included in Chapter 6.