

Chapter 12

COORDINATION AND IMPLEMENTATION

In order for a *Comprehensive Development Plan* to be an effective tool for guiding development and growth and improving quality of life in Newark as a “Healthy, Sustainable, and Inclusive Community,” it must identify specific actions and time frames for implementation. This chapter identifies action items necessary for implementation as well as the coordinating local, state, and federal agencies involved.

Under the *Delaware Code*, the City is required to do the following:

- Section 702(c): Adopt comprehensive rezoning within 18 months of adopting this *Plan*.
- Section 702(e): Within five years of adoption, review this *Plan* to determine if its provisions are still relevant.
- Section 702(g): Submit annual reports to OSPC each July 1.

Implementation

This *Plan* will serve to guide the City as it reviews development or redevelopment decisions within City limits or through the annexation process. The physical and operational plans described in this text are and will be implemented as shown and as appropriate.

As a matter of City policy, the Planning and Development Department will continue to:

- Notify state agencies of development projects with regional land use implications or that may impinge on agency’s service delivery requirements.
- Notify the local school district regarding residential major subdivisions for the district's comments and to assist in long-term public school planning.
- Forward major subdivision plans to the Delaware Department of Transportation (DelDOT) for review and to ensure that the transportation impacts of developments are evaluated under DelDOT requirements. In addition, DelDOT infrastructure improvement recommendations will continue to be added to City development agreements.
- Notify the Office of State Planning Coordination concerning the Planning Commission review of the City’s five-year *Capital Improvements Program* and regarding proposed amendments to the *Adjacent Areas Land Use Plan* portion of the *Comprehensive Development Plan*. Other state agencies are notified regarding City annexation and major development projects through the State Office of Planning.
- Where appropriate, solicit development review comments from Aetna Hose, Hook and Ladder Company for fire and emergency services commentary.
- Notify New Castle County regarding all annexation proposals, and notify Cecil County, Maryland, regarding projects that impact neighboring jurisdictions.

- Coordinate with WILMAPCO on transportation matters, including bicycle planning, as well as with DART regarding public transit.
- Coordinate with the Water Resources Agency regarding water service system planning.
- Submit quarterly reports on the progress of Action Items to the Planning Commission and City Council. Submit an annual report to the Office of State Planning Coordination.

Comprehensive Development Plan Amendments

Comprehensive Development Plans are neither designed to prevent change or a detailed prescription of future development. Therefore, the City may, from time to time, amend the *Comprehensive Development Plan* as circumstances unforeseen at this time arise that require such amendments. Any amendments to the *Comprehensive Development Plan* must be approved by City Council, at the recommendation of the Planning Commission, and be submitted to the Delaware Office of State Planning Coordination for review before they become effective.