Chapter 10
LAND DEVELOPMENT

This chapter connects the City’s vision and goals from preceding chapters to its principals and goals for land development. It begins by outlining the City’s core land development principals which are aligned to advance the City’s vision as a Healthy, Sustainable, and Inclusive Community. Next, the chapter divides the City into six (6) Planning Sections to examine existing and future land uses, as well as evaluate conditions affecting development and designating “special study areas” for strategic planning efforts for land inside the City.

While the chapter outlines the factors effecting 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. The principles advance the City’s vision to provide a Healthy Community with opportunities for an active lifestyle; promote Environmental and Economic Sustainability to meet the needs of current residents without compromising the ability of future generations to meet theirs; and foster an Inclusive Community to make Newark a place for residents of all ages, backgrounds, and income levels. Core principles include:

- Infill and redevelopment are the most efficient and sustainable use 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 to be inclusive to people of different ages and income levels.

- Encourage that new developments meet high standards for site and architectural design to provide opportunities for a healthy/active lifestyle, environmental sustainability, as well to establish unique Newark places.

- Provide appropriate areas for business and industrial development to encourage sustainable economic growth.
**Existing Land Use Pattern**

Newark’s settlement pattern is rooted in our community's geology and history. Our streams turned mill wheels and our crossroads brought farmers to market and merchants with products to sell. Throughout Newark’s history, Main Street has been our commercial core. The coming of the railroads in the 19th century and Chrysler auto assembly plant in the 20th century pushed settlement to the south and west. In the meantime, the University of Delaware became our most predominant landowner, expanding along its original north/south spine – known as the mall for generations, and now, the green -- to include large tracts of central, southern, and northern Newark.

Today, our land use patterns can be described and generalized relatively simply: The northern section of the City from the University’s north campus along New London Road to Barksdale Road is almost exclusively occupied by single family detached homes. The only major exceptions to this land use pattern are the Fairfield Shopping Center and adjoining Fairfield and Regency Square Apartments; the offices on the north side of Barksdale Road; several churches; the semi-detached units at Northgate Commons; the Newark Manor Nursing Home, the City’s Wilson Community Center; townhouse apartments on New London Road; a condominium adult community at Phillips Mill on Nottingham Road and the Downes Elementary School. The Newark Country Club site also, while approved for single family houses whose subdivision plan sun-setted in February of 2013, still remains a golf course.

The developed lands between Barksdale and South Main/Elkton Road contain a mixture of single family homes; townhouses; light hi-tech industry (the Gore site) and office uses; a large number of garden apartments; parkland; the CSX railroad right-of-way, and along and on either side of Elkton Road, numerous small shops, businesses, restaurants, and the small Park-N-Shop shopping center. Recently approved mixed use commercial and apartment buildings are also located in this area on Elkton Road, between Apple Road and Delaware Avenue. University dormitories and the Aetna Fire Station are also found in this section of the City. Office buildings, newer apartment complexes; the large Suburban Plaza Shopping Center, with a Home Depot added to this site; and, finally, several small commercial buildings are located south of Casho Mill Road, on the west side of Elkton Road, reaching to the Maryland line. A large gap in the City boundary is occupied by the DuPont Company’s Stine-Haskell facility between Suburban Plaza and the in-the-City properties across from Ott’s Chapel Road, on Elkton Road.

Swinging further to the east between South Main/Elkton Road and South College and north of the AMTRAK/CONRAIL railroad right-of-way, the City contains primarily single family homes. The West Park School, apartments; additional University dormitories; several classroom buildings and a large University parking garage, primarily serving the new UD Center for the Arts; and some small light commercial uses are also found in this portion of Newark. The Chrysler Corporation facility stretches from the south of the railroad line to the Christina Parkway. Further to the south single family land uses predominate with some apartments and additional parkland. The Sandy Brae Industrial Park lies south of the Christina Creek and runs to Sandy Brae Road, west of Anvil Park in New Castle County. The Interchange Industrial Park and Interstate Business Park light industrial facilities are located on the east side of Elkton Road, between the Christina Parkway and the Maryland State line. This location also contains Newark Charter Grammar and Middle School, as well as the newly opened Newark Charter High School, an adoptive reuse of
the defunct Lear Seating Plant. The recently approved Village of Twin Lakes adult community condominium garden apartments are located just north of the Interstate Business Park.

Auto oriented businesses and several attractive hotels and restaurants are found on either side of South College Avenue from the entrance to Chrysler to the John F. Kennedy Memorial Turnpike (I-95). East of South College Avenue and south of the University’s Carpenter Sports Center and football stadium site, and east of the commercial facilities on S. College Avenue, the development pattern includes single family homes; townhouses; and the Diamond State Industrial Park.

Moving toward the central portion of the City between Delaware Avenue and the CONRAIL/AMTRAK railroad right-of-way and east of South College Avenue, single family homes -- many of them student rentals -- and small apartment complexes are the major residential land uses; with the Green and related University property as the predominant land use. Several small offices, churches; and other University classroom and research facilities are also found on and near Delaware Avenue. Single family type homes; small businesses and offices; additional University property; the University Courtyard “teaching hotel”; other student oriented apartment complexes; and older row and small single family rental houses are all found along either side of South Chapel Street between Delaware Avenue and the railroad. Further to the east, University farmland is the principal land use; along with the Newark High School property; the White Chapel and Marrows Court townhouse developments; the Newark Senior Center: several adult communities – Fountainview and Whitechapel Village; and the College Square shopping center. Ogletown Road between Library Avenue and Marrows Road contains the United States Post Office; the Floyd I. Hudson State Service Center; and a Wawa convenience & gas station. The north side of the road in this vicinity includes commercial uses and another fire station. Several additional commercial uses are found east of Marrows Road to the City boundary.

The lands north of the CSX railroad and east of Capital Trail (Route 2) are almost exclusively occupied by single family homes and two small City parks. Single family homes and several small offices are found on either side of Capital Trail running to the City boundary at the Windy Hills Bridge. Further to the west along Cleveland Avenue the predominant land uses is auto oriented commercial, ending at Chapel Street. But the area also includes the under Federal government consideration for demolition and redevelopment of the Newark Housing Authority family unit residential properties. Several small single family and attached type homes are found northeast of the Cleveland Avenue/Chapel Street intersection with the Mill at White Clay adaptively reused industrial site containing a mixture of commercial and office uses and apartments to the north along White Clay Creek. Additional single family housing and an adult townhouse community are located further to the north along Old Paper Mill Road. Of course, the Newark Reservoir and associated parkland is also located on Old Paper Mill Road. Single family detached and attached homes, apartments and the City-owned old Curtis Paper Company property are found on either side of Paper Mill Road north to Coverdale Park. This old mill was recently demolished and new active and passive City parkland development is planned for the site.

A mixture of single family, townhouses, small apartments, and several small commercial uses are found in the portion of the City between Paper Mill and New London Roads, north of the
CSX railroad right-of-way. The scenic and protected White Clay Creek stream valley and the University North Campus are found to the north of the homes in this area.

Finally, the central and oldest section of the City, between Delaware Avenue and the CSX railroad right-of-way, and between the Main Street intersection and Library Avenue, contains shops, businesses, offices, and restaurants, and the Newark Shopping Center. The George Read Village single family detached and attached homes, and another Newark Housing Authority property, are also found at the east end of this area, south of Main Street. Other homes and apartments are located in this downtown area, including the Main Towers facility on the north side of East Main Street; along Academy and Haines Street; above stores on Main Street; and north along South Chapel, Choate and Center Streets. The properties along Main Street and Delaware Avenue running from about Chapel Street to South College Avenue provide a mixture of uses and architectural designs that continue to give Newark the atmosphere and feel of a bustling college town.

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 town’s current development pattern. The Planning Commission and City staff reviewed the City as a whole, examining the existing land patterns and its relationship to current zoning, and then developed a Land Development Plan to identify future uses. Comprehensive Development Plan V makes use of several generalized land use categories (defined below). 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>
<thead>
<tr>
<th>LAND USE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Areas developed with any type of dwelling unit. For the purposes of this plan, residential has been divided into “Low Density” and “High Density”.</td>
</tr>
<tr>
<td>• Low Density</td>
<td>Residential dwelling units that includes one-family detached and semidetached, row or town homes, with densities of 10 or less dwelling units per acre.</td>
</tr>
<tr>
<td>• High Density</td>
<td>Residential dwelling units that are occupied by multi-family dwelling units with densities between 11 and 16 units per acre. Housing types include garden apartments, townhouse apartments, and condominiums, but do not include dormitories, group homes, nursing homes, or mixed urban developments.</td>
</tr>
<tr>
<td>Mixed Urban</td>
<td>A parcel with more than one use on it, such as a mix of commercial on the ground floor and apartments or condominiums on upper floors. Parking is also permitted on the ground floor.</td>
</tr>
</tbody>
</table>
A parcel used as public and private open space preserved from development, including parks with passive recreation facilities (trails, benches, picnic tables, etc.), stream valley, and storm water 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, but excludes utilities, government facilities such as post offices and libraries, and large manufacturing uses.

**Industrial**
A parcel used for any large manufacturing, processing, or similar use.

**Institutional**
A parcel used for government facilities such as Federal, state, and city offices, libraries, schools, and post office. Also includes fire stations, churches, and community centers.

- **University**
  A parcel used for an institutional use, but distinguished for use as part of the University Campus to include classrooms, dormitories, University offices, University recreation and commercial facilities, but excluding off-campus University owned single family homes used as residential.

**Utilities**
A parcel used for facilities providing electric, water-pumping, or other utility both public and private.

**Vacant**
A parcel that is privately owned, undeveloped, and not actively being 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” (APA, 2005). The City of Newark’s Zoning Code is the legal device that establishes zoning regulations and divides the municipality into zones or districts, each with its own specific regulations. The Zoning Code regulates:

- The types of land uses permitted
- The intensity or density of development
- 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 contains the following zoning districts:
(For a complete list of permitted uses and conditions, please refer to the Newark Zoning Code)
<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Districts</strong></td>
<td></td>
</tr>
<tr>
<td>RH Single-family Residential</td>
<td>Single-family, detached residential dwelling with one-half acre minimum lot size; variety of institutional uses; parkland, active recreation and open space; accessory uses.</td>
</tr>
<tr>
<td>RT Single-family Residential</td>
<td>Single-family, detached residential dwelling with 15,000 sq. ft minimum lot size; variety of institutional uses; parkland, active recreation and open space; accessory uses.</td>
</tr>
<tr>
<td>RS Single-family Residential</td>
<td>Single-family, detached residential dwelling with 9,000 sq. ft minimum lot size; variety of institutional uses; parkland and open space; accessory uses.</td>
</tr>
<tr>
<td>RD Single-family Residential</td>
<td>Single-family, detached residential dwelling with 6,250 sq. ft minimum lot size; variety of institutional uses; parkland and open space; accessory uses.</td>
</tr>
<tr>
<td>RR Town or Row Homes</td>
<td>All permitted uses in a RH, RT, RS, and RD. One-family dwellings such as row or town houses, One-family dwellings detached and semi-detached. Under site plan approval garden apartments; variety of institutional uses; parkland, active recreation and open space; accessory uses.</td>
</tr>
<tr>
<td>RM Garden apartments</td>
<td>All permitted uses in a RH, RT, RS, RD, and RR. Garden Apartments 16 units per acre; variety of institutional uses; parkland, active recreation and open space; accessory uses.</td>
</tr>
<tr>
<td>RA High-rise Apartments</td>
<td>All permitted uses in a RH, RT, RS, RD, RR, and RM. High-rise Apartments, 16 units per acre; variety of institutional uses; parkland, active recreation and open space; accessory uses.</td>
</tr>
<tr>
<td>AC Adult Community</td>
<td>Adult community garden apartment dwelling. Variety of institutional uses; parkland, active recreation and open space; accessory uses</td>
</tr>
<tr>
<td><strong>Business Districts</strong></td>
<td></td>
</tr>
<tr>
<td>BB Central Business District</td>
<td>Mix of commercial, residential, and institutional uses; Residential uses allowed up to 50 units per acre under conditions. Apartments above non-residential uses.</td>
</tr>
<tr>
<td>BN Neighborhood shopping</td>
<td>Neighborhood shopping center, retail, Laundromats, personal service establishments, trade schools, offices for professional uses, financial institutions, restaurants, utilities.</td>
</tr>
<tr>
<td>BC General Business</td>
<td>All permitted commercial uses under BN. Automobile sales and rental, warehousing, veterinary hospital, automobile repair and wash, drive-in restaurants.</td>
</tr>
<tr>
<td>BL Business limited</td>
<td>Office for professional service, financial institutions, undertakers, barbershops and beauty parlors; variety of institutional uses; parkland and open space; accessory uses.</td>
</tr>
<tr>
<td>BLR Business limited-residential</td>
<td>All permitted uses under BL. Apartments are permitted with any nonresidential use permitted in district.</td>
</tr>
<tr>
<td>Industrial Districts</td>
<td></td>
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<tr>
<td>----------------------</td>
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</tr>
<tr>
<td><strong>ML</strong> Limited manufacturing</td>
<td>Process involving cleaning, distribution, manufacture, production, warehousing, or testing.</td>
</tr>
<tr>
<td><strong>MI</strong> General industrial</td>
<td>All permitted uses under ML. Subsidiary retail sales, Oil storage, railroads/freight yard, public transit facilities, accessory uses</td>
</tr>
<tr>
<td><strong>MOR</strong> Manufacturing office research</td>
<td>All permitted uses under MI. Offices for professional services, utilities, retail and specialty retail, commercial indoor recreation, accessory uses</td>
</tr>
<tr>
<td>University District</td>
<td></td>
</tr>
<tr>
<td><strong>UN</strong> University or college</td>
<td>State college or university, accessory uses customarily incidental to a college or university.</td>
</tr>
<tr>
<td><strong>STC</strong> Science and Technology Campus</td>
<td>Process involving cleaning, distribution, manufacture, production, warehousing, or testing, laboratories, hospitals and medical clinics, offices for professional services, technology dependent or computer based facilities, daycare centers, restaurants, recreation facilities, hotels/motels w/conference facilities, public transportation facilities, accessory uses and assessor buildings, residential uses, retail, restaurants, commercial indoor recreation and indoor theaters.</td>
</tr>
<tr>
<td>Parkland/Open Space</td>
<td></td>
</tr>
<tr>
<td><strong>PL</strong> Parkland</td>
<td>Park, conservation area, bikeway, trail, athletic field, recreation building, accessory uses, open space.</td>
</tr>
</tbody>
</table>

**Land Use and Zoning Link**

The link between future land use and zoning is important because Title 22, Section 702© of the Delaware Code 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.”

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>
<thead>
<tr>
<th>LAND USE</th>
<th>COMPATIBLE ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>• Low Density</td>
<td>Compatible zonings include: RH, RT, RS, RD, RR, and AC</td>
</tr>
<tr>
<td>• High Density</td>
<td>Compatible zonings include: RM, RA, RR and AC</td>
</tr>
<tr>
<td>Mixed Urban</td>
<td>Compatible zoning includes: BB, BLR, and STC</td>
</tr>
<tr>
<td>Parks/Open Space</td>
<td>Compatible zonings include: PL, OFD, RH, RT, RS, RD, RM, AC and RA</td>
</tr>
<tr>
<td>Category</td>
<td>Compatible Zonings</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Active Recreation</td>
<td>PL, RH, RT, RS, RD, RM, AC and RA</td>
</tr>
<tr>
<td>Commercial</td>
<td>BC, BB, BL, BN, STC and BLR</td>
</tr>
<tr>
<td>Industrial</td>
<td>MOR, MI, ML and STC</td>
</tr>
<tr>
<td>Institutional</td>
<td>RH, RT, RS, RD, RM, RA, BC, BB, BL, BN, AC, STC and BLR</td>
</tr>
<tr>
<td>University</td>
<td>UN, STC</td>
</tr>
<tr>
<td>Utilities</td>
<td>All zoning classifications</td>
</tr>
<tr>
<td>Vacant</td>
<td>All zoning classifications</td>
</tr>
</tbody>
</table>
LOCATION DESCRIPTION

University of Delaware’s Laird Campus to the north, 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.

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

CONDITIONS AFFECTING DEVELOPMENT

- Central Business District
- Older infrastructure
- Traffic: Heavy traffic volumes on 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 Community Development Block Grant (CDBG) funding for Home Improvement Program
- Stream Valley
- Sewer conveyance capacity and water pressure
- A Transportation Improvement District (TID) proposed for areas including Downtown Newark, Cleveland Avenue, and New London Road. (See page 79)
- 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:

College Square
Current use: Auto-oriented, suburban shopping center. Vacant parcel to the south 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 Old Newark
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.

New London Road Community
Historic African-American community. Redevelopment is heavily impacted by off-campus student housing. Significant traffic issues on New London Road and Cleveland Avenue. Significant pedestrian traffic.
Current use: Older housing stock, some of which are not eligible for mortgages because they do not meet current building codes. Recent redevelopment of housing to for student rentals.
Recommendations: Residential-low density or high density compatible with density and architecture of the surrounding residential area, as well as compatible institutional uses. Traffic impact must also be evaluated for new developments.
Rationale: Consistent with surrounding development.
Zoning: Properties zoned RD or RM are appropriate for the recommended uses.
Chapter 10

Land Development

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COMPREHENSIVE DEVELOPMENT PLAN V

PLANNING SECTION "B"

EXISTING LAND USE

City of Newark, Delaware - Existing Land Use

B — West Newark

PLANNING SECTION “B”

EXISTING LAND USE

Newark Existing Land Use

Land Use Type

- Residential, Low Density
- Residential, High Density
- Mixed Urban
- Commercial

Planning Section

B - West Newark

Legend:

- Parks/Open Space
- Active Recreation
- Institutional
- University
- Industrial
- Utilities
- Vacant
- all other values

Note: This map is provided by the University of Delaware, Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by IPA, nor will IPA be held responsible for any use of this document for purposes other than which it was intended.

DRAFT - April 2014

Sources:

- Municipal Boundaries - New Castle County, 06/13.
- Existing Land Use - Land Use Survey and Data Creation was completed by the University of Delaware’s Institute for Public Administration, DRAFT 04/14.
- Road and Rail Network - Delaware Department of Transportation, 05/13.
- Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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

CONDITIONS AFFECTING DEVELOPMENT

- 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 Community Development Block Grant (CDBG) funding for Home Improvement Program and Home Ownership programs.
- Stream Valley
- Sewer conveyance capacity and water pressure
- A Transportation Improvement District (TID) proposed for areas including Nottingham Road/West Main Street and New London Road. (See page 79)
- 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.
**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 west to West Park Place

**FOCUS AREAS:**

### Newark Country Club
The Newark Country Club was founded at this location since 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 has sun-set 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.

### Vacant Residential Parcels in Planning Section B

**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.

### 924 Barksdale Road
The International Reading Association has purchased the parcel in 2000.

**Current use:** Vacant. Parcel is zoned BL (Business Limited)

**Recommendations:** Light commercial and office use

**Rationale:** Consistent with surrounding development.

**Zoning:** BL is appropriate for the recommended uses.
PLANNING SECTION “C”
EXISTING LAND USE
UNIVERSITY SOUTH/ STAR CAMPUS

LOCATION DESCRIPTION

South of the Conrail/Amtrak Railroad Right-of-Way; North of Christina Parkway/ Chestnut Hill Road to City limits.

EXISTING LAND USE(S)

Science and Technology 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

CONDITIONS AFFECTING DEVELOPMENT

- Redevelopment of the Chrysler site into the University of Delaware’s Science and Technology Advance Research (STAR) Campus. (See page 75)
- Transit-oriented development at STAR Campus, including the redevelopment of the Newark Train Station estimated to be completed by 2017. (See page 76)
- 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:

Science and Technology Advanced Research (STAR) Campus
The University of Delaware purchased the 272-acre site to redevelop the former Chrysler site into the Science and Technology Advanced Research (STAR) Campus. The University envisioned a science and technology campus with up to 5 million sq/ft 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 manufacture of solid oxide fuel cells, located its east coast manufacturing, management, and research facilities on 50 acres of the site. Bloom Energy open 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: STAR Campus site as the properties size, central location, and proximity of uses ranging from 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


EXISTING LAND USE(S)

Residential – Low and High Density; Commercial; Stream Valley; Passive and active recreation; Newark Reservoir, Newark Housing Authority site.

PREVIOUS PLAN (2008)

- Residential – Low and High Density
- Manufacturing/ Office Research
- Light Commercial (Local shopping)
- Offices
- Commercial (Auto-oriented)
- Parkland

CONDITIONS AFFECTING DEVELOPMENT

- Traffic on Capital Trail
- Stream Valley
- Water Pressure
PLANNING SECTION “D”
FUTURE LAND USE
KIRKWOOD-PAPER MILL/ NORTHERN NEWARK

RECOMMENDED USE(S)
Residential – Low and High Density
Mixed Urban
Commercial
Active and Passive Recreation
Stream Valley

RATIONALE
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, 9000 sf minimum lot size.

Current use: Vacant, Stream Valley

Recommendations: Residential – Low Density/ OFD 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. OFD 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

CONDITIONS AFFECTING DEVELOPMENT

- Traffic volume on Elkton Road
- Sewer Capacity Conveyance and Water Pressure
- Stream Valley
- Recently approved “Cottages at the Plaza” (now known as “The Retreat”) is under construction at Suburban Plaza. The development required a change to the 2008 Comprehensive Development Plan and will insert 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)
Industrial
Mixed Urban
Commercial
Passive Recreation
Stream Valley

RATIONALE
Developing or Developed as indicated.

FOCUS AREAS:

Vacant Parcel at south corner of Elkton Road and Christina Parkway

Current use: Vacant. 3.83 acre; contains some stream valley
Recommendations: Light commercial. Protection of stream valley
Rationale: Consistent with surrounding development.
Zoning: BL and OFD 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

CONDITIONS AFFECTING DEVELOPMENT

- Traffic and Truck on Route 896, Christina Parkway, and W. Chestnut Hill Road
- Stream Valley
- Water Pressure
- Sewer Capacity Conveyance
COMPREHENSIVE DEVELOPMENT PLAN V

PLANNING SECTION “F”
FUTURE LAND USE
SOUTH NEWARK

RECOMMENDED USE(S)
Residential – Low and High Density
Industrial
Commercial
Active and Passive Recreation
Stream Valley

RATIONALE
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 are in industrial areas
Recommendations: Industrial or compatible institutional uses.
Rationale: Consistent with surrounding development.
Zoning: MI, ML, and MOR are appropriate for the recommended uses.
Goals & Action Items: Land Development

Strategic Issues:
- Proactively plan for sites expected to develop or redevelop to better anticipate environmental, housing, transportation, and growth issues and opportunities.
- Manage land resources to provide adequate and sustainable options for housing, employment, recreation, commerce, and entertainment.

<table>
<thead>
<tr>
<th>Goal 1</th>
<th>Promote infill, redevelopment and, where appropriate, mixed use.</th>
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<td>Infill and redevelopment are the most efficient and sustainable use of land to preserve and protect natural and cultural resources, as well as limit the need for new infrastructure.</td>
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Action Item 1:
Review Zoning Code and evaluate appropriate applications of Form-Based Codes (FBC)
FBCs employ the use of 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 enables streamlining layers of old regulations and overlapping districts.

Partnering agencies include: The City of Newark Planning Commission, the Department of Planning and Development, the Delaware Office of State Planning Coordination, the Development Community.

<table>
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<tr>
<th>Goal 2</th>
<th>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</th>
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<td>Ensure that new development meet high standards for site and architectural design, provide opportunities for a healthy/active lifestyle, environmentally sustainable, and create unique Newark neighborhoods.</td>
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Action Item 2
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 to explore 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 end product would be a master plan, vetted by all stakeholders and the public, which would advance the implementation of the City’s comprehensive development plan.

Partnering agencies include: The City of Newark Planning Commission, the Department of Planning and Development, the Delaware Office of State Planning Coordination, Delaware Department of Transportation, WILMAPCO, State of Delaware Department of Natural Resources and Environmental Control (DNREC), and New Castle County Department of Land Use.
Goal 3

To maintain existing development and encourage new development with a mix of housing choices, both in styles, size, affordability, and density levels that integrated into the surrounding community.

Policy recommendations:

- Encourage Residential – high density development in infill areas that are near essential services, public transit, university, and employment opportunities.
- Provide separation of residential areas form incompatible uses through buffering distances, landscaping, as well as transitional zoning.
- Utilize Site Plan Approve 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 re-use 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 trash compactors downtown