

# WHAT IS COMPREHENSIVE PLANNING...

AND HOW DOES IT AFFECT YOU?



introducing Reggie the Rooster

# EVERY TEN YEARS...

we make a plan that has information about many different aspects of life in Kent County and future goals for the community. This master plan is the Comprehensive Plan!

- How has the county grown over the past ten years?
  - What was in the last Comprehensive Plan?
  - Are there different needs in our community today that were not needed in the past?
- This is where YOUR feedback is crucial!



**Some of the areas we look at are:** *housing, economic development, parks and recreation, education, public transportation, land preservation, neighborhood rehabilitation, preservation of historic heritage, etc.*



# WHAT IS A COMPREHENSIVE PLAN

## Vision of the community

- physical
- social
- economic

## Framework to guide decision making

- goals and objectives
- strategic implementation steps

**Ensure efficient and orderly development**

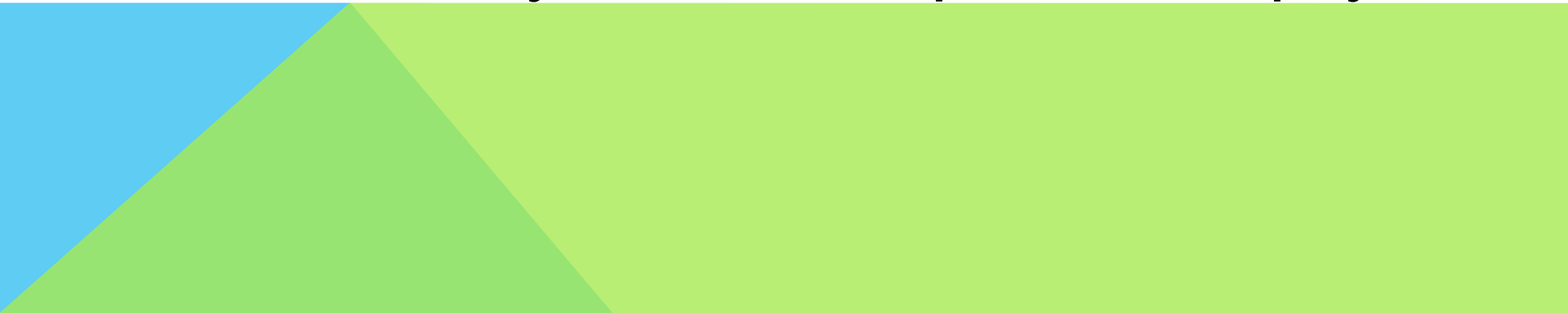
**Policy document (not an ordinance)**

**Community plan intended to be developed by the community**



# **2008 VISION STATEMENT**

**To preserve the rural and community character of Kent County by encouraging the most appropriate use of land, water, and other resources that protects the County's natural, historic, and cultural resources, allows for economic opportunity, preserves farmland, manages growth, and provides a safe sustainable environment in which all citizens may live, work, shop, learn, and play.**

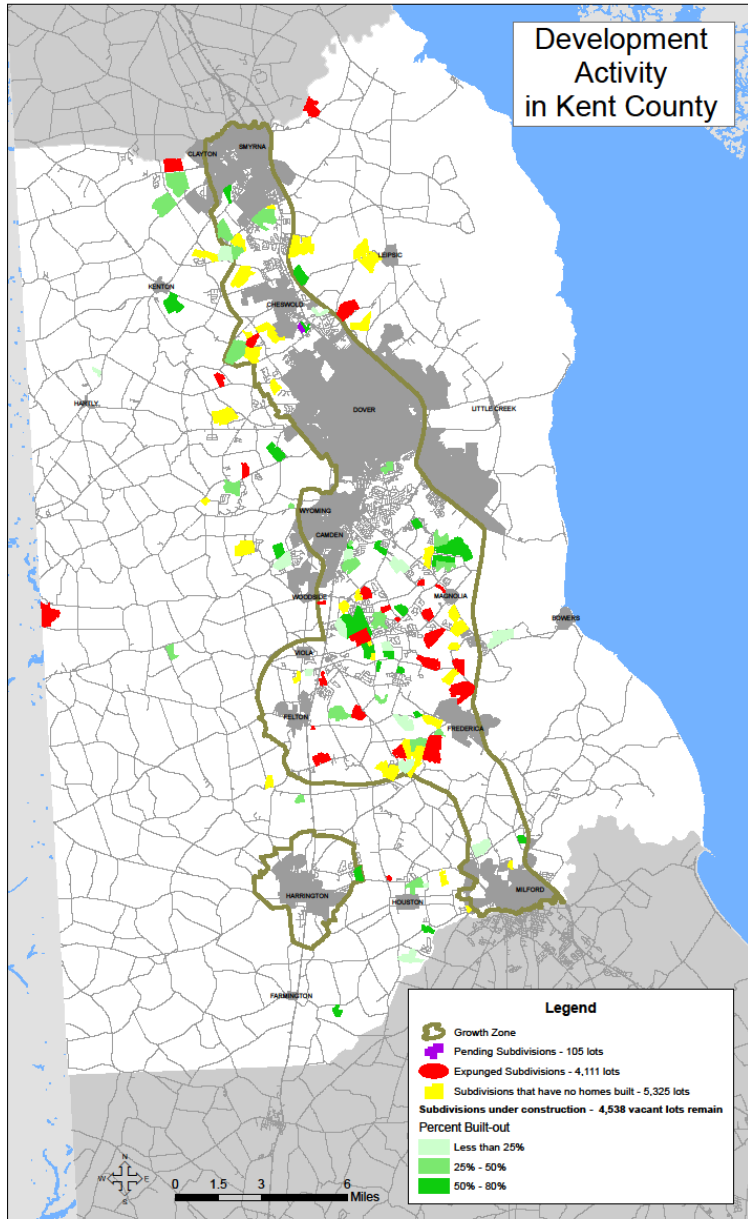


# ESSENTIAL ELEMENTS

- Outreach & Coordination
- Understanding Current Conditions & Trends
- Establishing Growth Boundaries
- Implementation
  - Community Wastewater
  - Density Bonuses
  - Sewer Planning
  - Design Standards



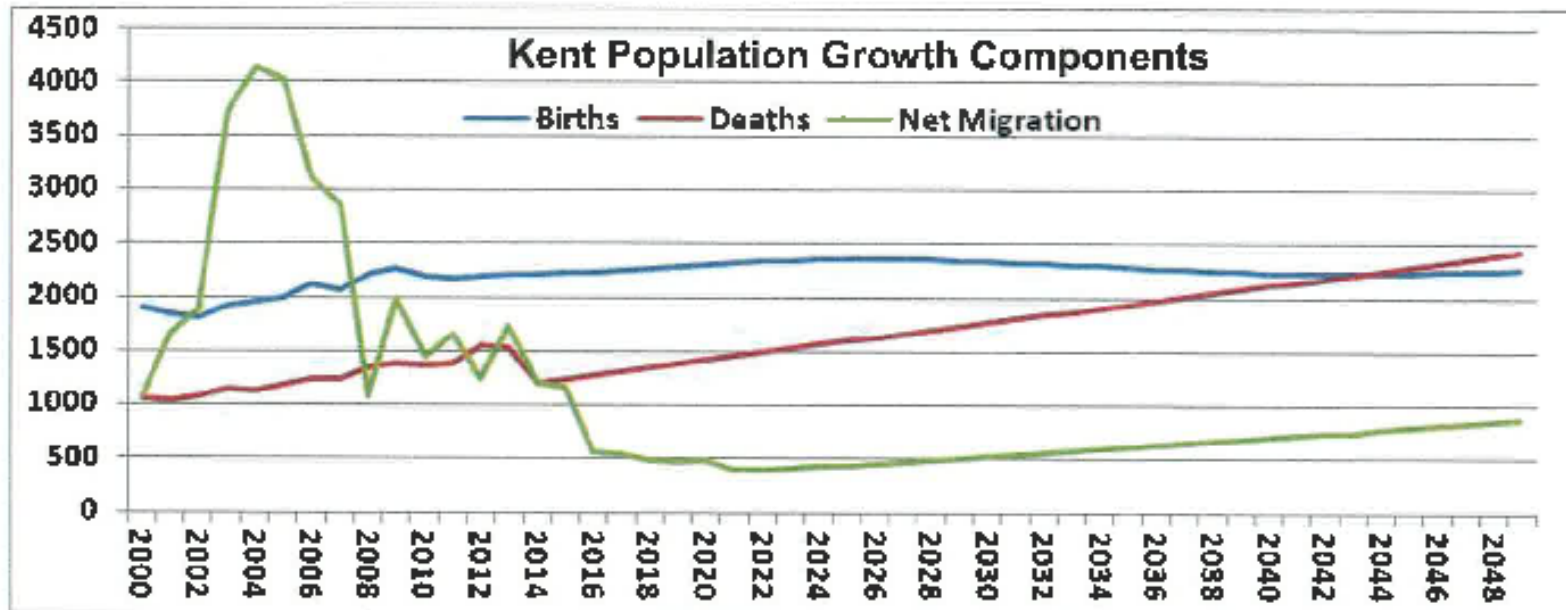
# DEVELOPMENT TRENDS

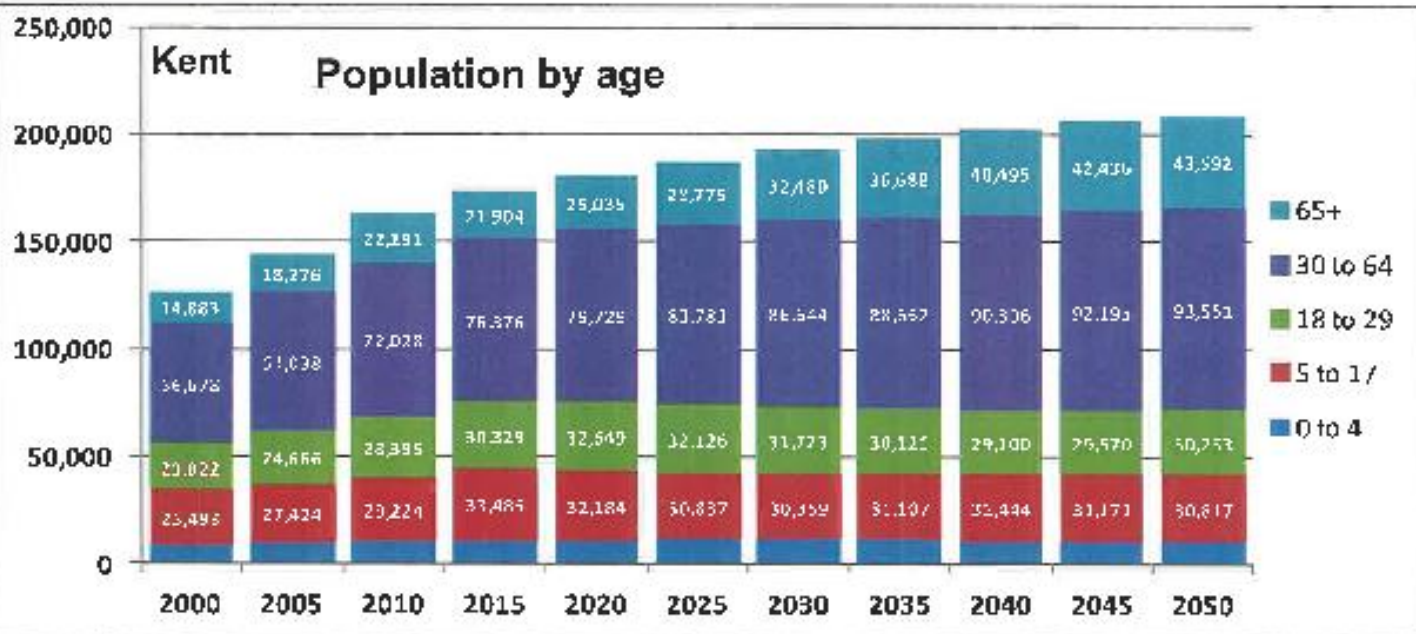
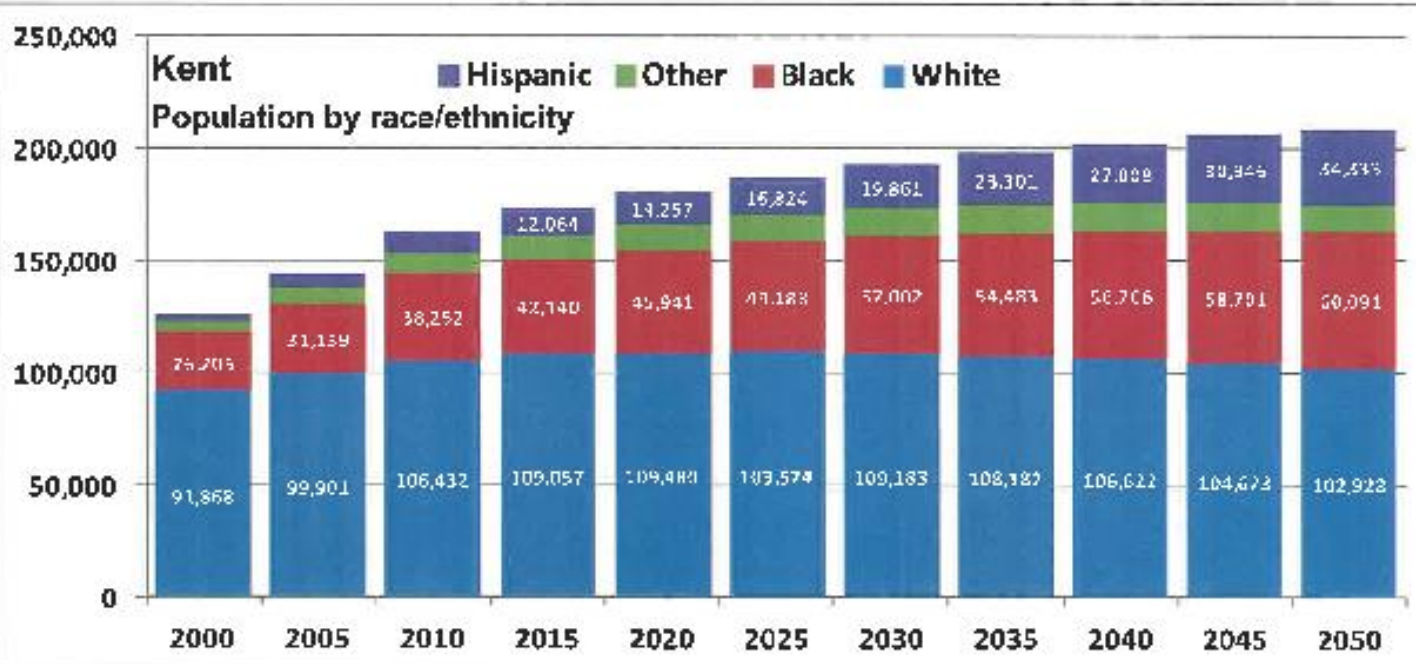


- Proposed Subdivisions - 105 lots pending
- Expunged Subdivisions - 4,111 lots
- Vacant Subdivisions - 5,325 lots
- Subdivisions Under Construction - 4,538 vacant lots

## Draft Population—Kent

Kent County	2000	2005	2010	2015	2020	2025	2030	2036	2040	2045	2050
Population	127,229	144,585	162,990	173,533	180,901	187,209	193,043	198,246	202,736	206,668	209,572
White	91,868	99,901	106,432	109,057	109,480	109,574	109,183	108,182	106,622	104,673	102,928
Black	26,205	31,159	38,252	42,140	45,941	49,188	52,002	54,483	56,706	58,701	60,091
Other	5,037	6,781	8,881	10,272	11,222	11,624	11,997	12,280	12,400	12,347	12,220
Hispanic	4,119	6,744	9,425	12,064	14,257	16,824	19,861	23,301	27,008	30,946	34,333
Total	127,229	144,585	162,990	173,533	180,901	187,209	193,043	198,246	202,736	206,668	209,572
0 to 4	9,154	10,180	11,152	11,439	11,303	11,687	11,838	11,668	11,392	11,294	11,359
5 to 17	25,493	27,424	29,224	33,485	32,184	30,837	30,359	31,107	31,444	31,171	30,817
18 to 29	21,022	24,666	28,395	30,329	32,649	32,126	31,723	30,121	29,100	29,570	30,253
30 to 64	56,678	64,038	72,028	76,376	79,729	83,783	86,644	88,662	90,306	92,195	93,551
65+	14,883	18,276	22,191	21,904	25,035	28,775	32,480	36,688	40,495	42,436	43,592
Total	127,229	144,585	162,990	173,533	180,901	187,209	193,043	198,246	202,736	206,668	209,572







# PUBLIC ENGAGEMENT

- **34 Question Survey**
  - 395 Responses
  - Sent to citizens, developers, realtors, designers, nonprofits
- **Social Media**
  - Facebook
  - Twitter

# 2018 COMPREHENSIVE PLAN FACEBOOK

<https://www.facebook.com/KCLCPlanning/>



## Kent County Levy Court Comprehensive Plan

@KCLCPlanning

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Alyssa Middleton-yates and Betsy Caufield like this.



### Kent County Levy Court Comprehensive Plan

October 18 at 10:41am · 🌐

Planning Fact Tuesday:

Kent County has eleven zoning districts that include agricultural, residential, multi-family, commercial, and industrial zoning. Additionally, we have the Growth-Zone Overlay District, which helps encourage development in a more centralized area of the county. Want to know more about our zoning districts? Check out our zoning code here:

<http://www.ecode360.com/7601989>

### Kent County, DE: Zoning

Ch 205 [HISTORY: Adopted by the Levy Court of Kent County 7-9-1991 by Ord. No. 91-10. Amendments noted where applicable.] Code Enforcement Constables — See Ch. 14. Local Planning Agency — See Ch. 73. Regional Planning Commission — See Ch. 77. Manufactured hom

ECODE360.COM

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### Kent County Levy Court Comprehensive Plan

October 11 at 12:51pm · 🌐

Planning Fact Tuesday:

The beautiful autumn weather is here! Have you ever thought of finishing part of your barn to have living space? The county offers a couple of options for additional living space on your property through an administrative process! Call our office at (302) 744-2471 or send us a message to find out how to get started!



### UPCOMING EVENTS

**NOV 14** Comprehensive Planning Wo...  
Mon 6:00 PM EST · Sunnyside Elem...  
2 people going

**NOV 15** Comprehensive Plan Worksh...  
Tue 6:00 PM EST · Lake Forest Cent...  
2 people going

**NOV 17** Comprehensive Plan Worksh...  
Thu 6:00 PM EST · Kent County Rec...  
2 people going

See All Events

### NOTES

Guidelines to Kent County Levy Court Compre...  
April 27

### REVIEWS

Tell people what you think  
★★★★★

### PEOPLE ALSO LIKE

**Dover Baseball Tournaments**  
Sports Event

**1 Million Cups Kent County**  
Community & Government

# 2018 COMPREHENSIVE PLAN MEETINGS

## COMPREHENSIVE

## KENT COUNTY PLAN UPDATE

*HELP SHAPE  
THE FUTURE OF  
OUR COUNTY*

Kent County Planning Services invites you to participate in a series of Kent County Comprehensive Plan Update Workshops.

*These workshops:*

- Will identify citizen's concerns and ideas regarding future growth
- Includes a slide show with questionnaire and tabletop exercises

Scheduled to start at 6:00 PM

*For more information or to take online survey go to:*

[www.co.kent.de.us/planning-dept/planning.aspx](http://www.co.kent.de.us/planning-dept/planning.aspx)

or call us at (302) 744-2471

Kent County  
Comprehensive  
Plan Update

### *Upcoming Workshops*

#### **Monday**

**Nov. 14, 2016**

Sunnyside Elementary  
School

123 Rabbit Chase Lane,  
Smyrna, DE  
6:00 p.m.

#### **Tuesday**

**Nov. 15, 2016**

Lake Forest Central  
Elementary School

5424 Killens Pond Road,  
Felton, DE  
6:00 p.m.

#### **Thursday**

**Nov. 17, 2016**

Kent County  
Recreation Center/  
Boys & Girls Club

1683 New Burton Road,  
Dover, DE

6:00 p.m.



# 2018 COMPREHENSIVE PLAN SCHEDULE

Survey, Facebook, Webpage, Data Collection	Summer 2016
Initial Public Workshops	Fall 2016
Develop First Draft	Winter/Spring 2017
Public Workshops	Summer 2017
Develop Final Draft	Fall/Winter 2017 & 2018
Public Hearings	Spring/Summer 2018

# AFFORDABLE HOUSING

- **How to enable:**
  - Zoning Standards
    - Planned Unit Development
    - Transfer of Development Rights
    - Mixed Use Development Options
    - Zoning Classifications that permit by-right multi-family
  - Inclusionary Zoning
- **Dependent on Market and Available Subsidies**

# CONNECTIVITY

- **Kent County Requirement :**
    - 1 linkage per 800 linear feet of subdivision/land development boundary line
  - **Benefits:**
    - ease of access
    - association with neighbors
    - alternative travel routes for residents
    - sidewalk networks on local streets
    - internal circulation routes for service providers such as school buses, sanitation vehicles, transit, and emergency management personnel
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