Chapter 10
LAND DEVELOPMENT
(06/21/16)

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, Christiana 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 land-use 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.
• **Low/Medium-Density**	Residential dwelling units that include single-family detached and semidetached row or town homes with densities of 11 or fewer dwelling units per acre.
• **High-Density**	Multifamily residential dwelling units with densities over 11 and less than 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-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 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 having institutional use but distinguished for use as part of the University of Delaware or public university campus, including classrooms, dormitories, laboratories, University offices, and University recreation and commercial facilities, but excluding off-campus 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	
RH Single-family Residential	Single-family, detached residential dwelling with **one-half acre** minimum lot size; variety of institutional uses; parkland, active recreation, and open space; accessory uses.
RT Single-Family Residential	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.
RS Single-Family Residential	Single-family, detached residential dwelling with **9,000 sq. ft.** minimum lot size; variety of institutional uses; parkland and open space; accessory uses.
RD Single-Family Residential	Single-family, detached residential dwelling with **6,250 sq. ft.** minimum lot size; variety of institutional uses; parkland and open space; accessory uses.
RR Town or Row Homes	All permitted uses under RH, RT, RS, and RD. Single-family dwellings such as **row or town houses, single-family dwellings detached and semidetached.** Under site plan approval, **garden apartments;** variety of institutional uses; parkland, active recreation, and open space; accessory uses.
RM Garden Apartments	All permitted uses under RH, RT, RS, RD, and RR. Garden apartments up to **16 units per acre;** variety of institutional uses; parkland, active recreation, and open space; accessory uses.
RA High-Rise Apartments	All permitted uses under RH, RT, RS, RD, RR, and RM. High-rise apartments, up to **36 units per acre;** variety of institutional uses; parkland, active recreation, and open space; accessory uses.
AC Adult Community	Adult community garden apartment dwelling. Variety of institutional uses; parkland, active recreation, and open space; accessory uses.
Business Districts	
BB Central Business District	Mix of commercial, residential, and institutional uses; residential uses allowed up to 50 units per acre under conditions. Apartments above nonresidential uses.
BN Neighborhood Shopping	Neighborhood shopping center, retail, laundromats, personal service establishments, trade schools, offices for professional uses, financial institutions, restaurants, utilities.
BC General Business	All permitted commercial uses under BN. Automobile sales and rental, warehousing, veterinary hospital, automobile repair and wash, drive-in restaurants.
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 Limited-Residential	All permitted uses under BL. Apartments are permitted with any nonresidential use permitted in district.
Industrial Districts	
ML Limited Manufacturing	Process involving cleaning, distribution, manufacture, production, warehousing, or testing.
MI General Industrial	All permitted uses under ML. Subsidiary retail sales, oil storage, railroads/freight yard, public transit facilities, accessory uses.
MOR Manufacturing Office Research	All permitted uses under MI. Offices for professional services, utilities, retail and specialty retail, commercial indoor recreation, accessory uses.
University District	
UN University or College	State college or university, accessory uses customarily incidental to a college or university.
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.
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).

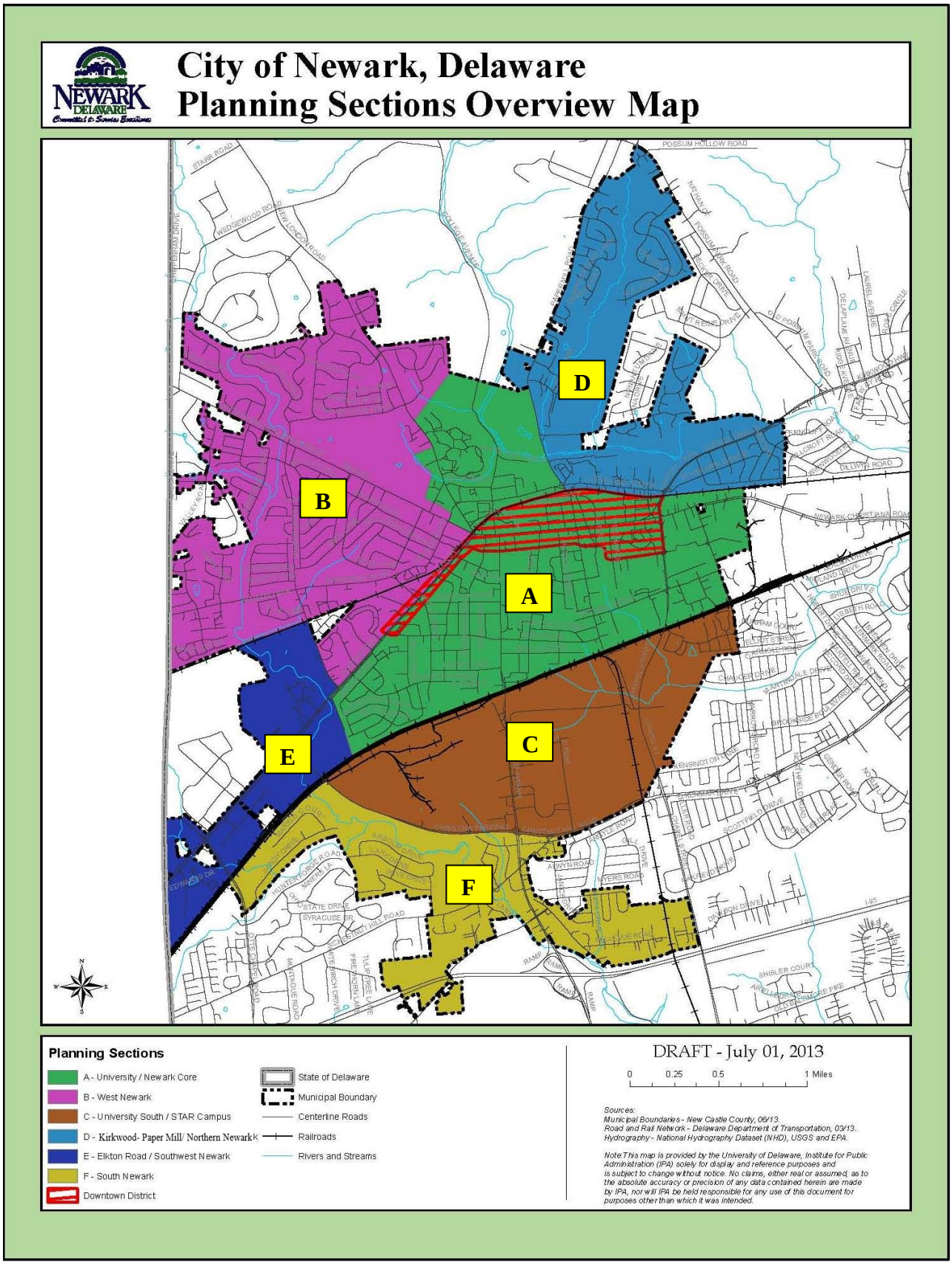
Land Use and Zoning Link

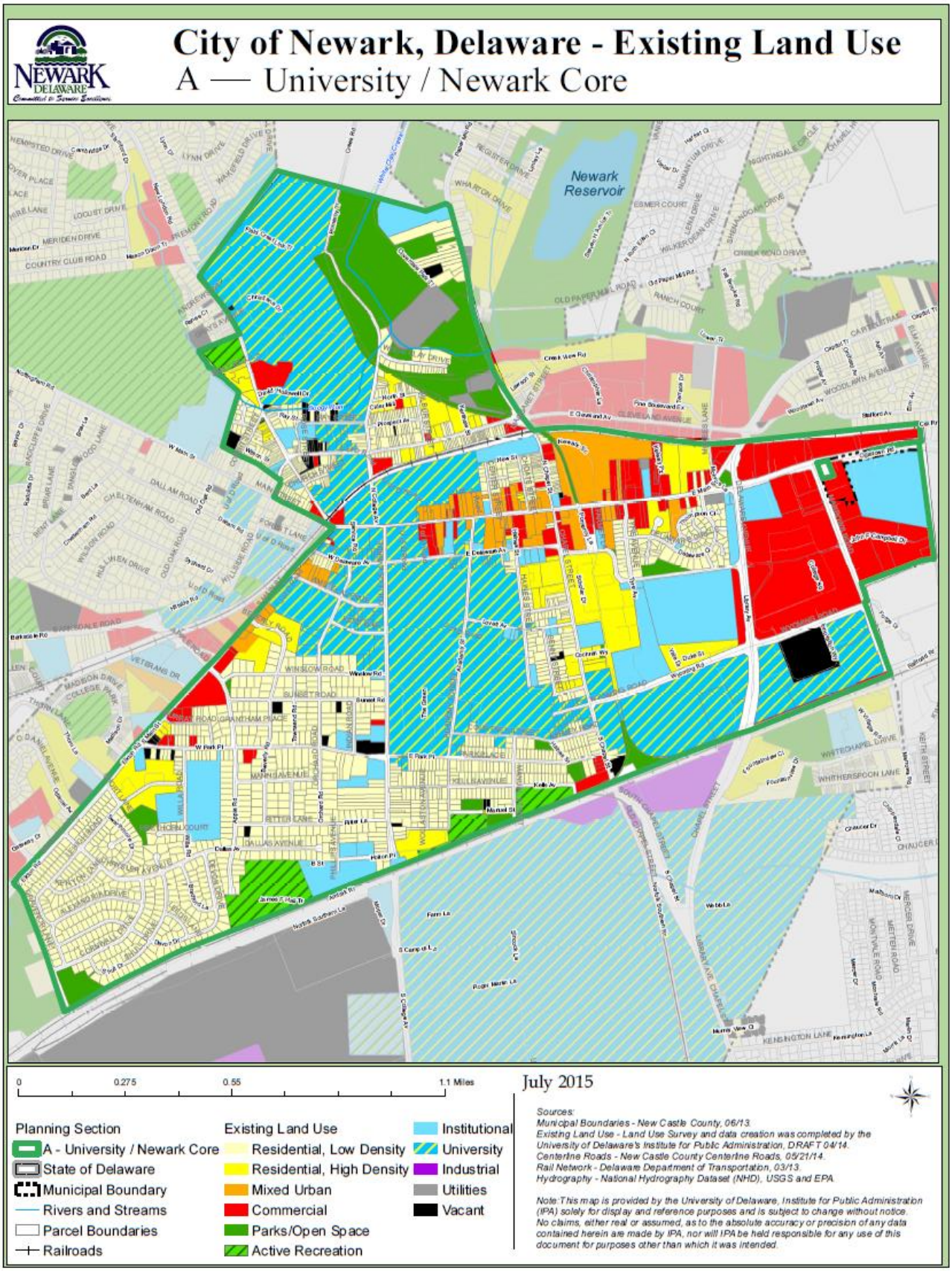
The link between future land use and zoning is important, because Title 22, Section 702(c) of the Delaware Code requires that the City "within 18 months of the adoption of a comprehensive development plan or revision thereof, amend its official zoning map to rezone all lands within the municipality in 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 10-3: Land Use and Compatible Zoning Districts

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


City of Newark, Delaware
Planning Sections Overview Map
A
B
C
D
E
F
Planning Sections
A - University / Newark Core
B - West Newark
C - University South / STAR Campus
D - Kirkwood- Paper Mill/ Northern Newark
E - Elkton Road / Southwest Newark
F - South Newark
Downtown District
State of Delaware
Municipal Boundary
Centerline Roads
Railroads
Rivers and Streams
DRAFT - July 01, 2013
0 0.25 0.5 1 Miles
Sources:
Municipal Boundaries - New Castle County, 06/13.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.


City of Newark, Delaware - Existing Land Use
A — University / Newark Core
Newark Reservoir
0
0.275
0.55
1.1 Miles
July 2015
Planning Section
A - University / Newark Core
State of Delaware
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Existing Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Parks/Open Space
Active Recreation
Institutional
University
Industrial
Utilities
Vacant
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.
Centerline Roads - New Castle County Centerline Roads, 05/21/14.
Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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

EXISTING LAND USE(S)

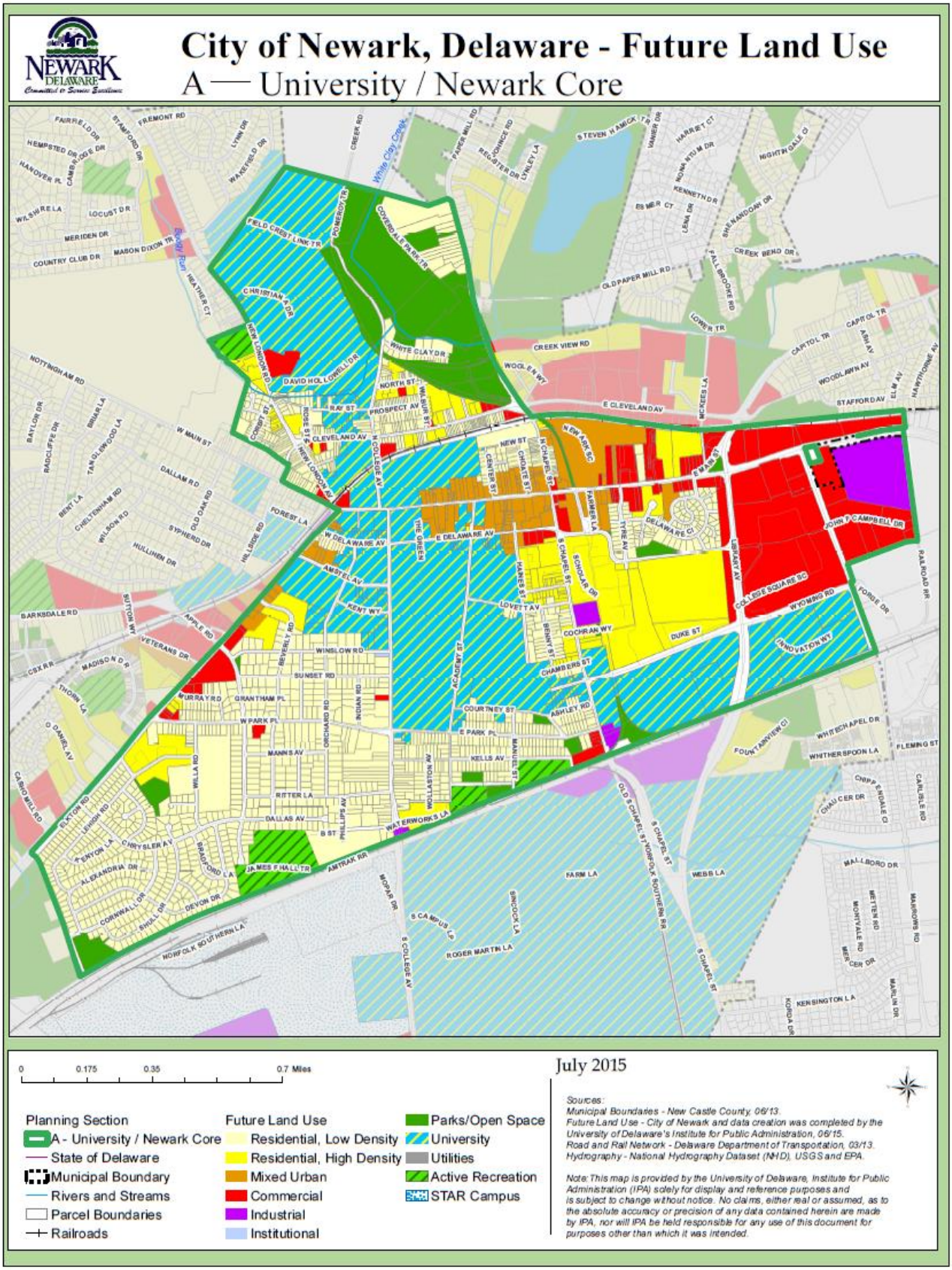
Residential, University Campus; Central Business District; Shopping Centers; Active and Passive Recreation; High School; Religious Institutions; Newark Free Library

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 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


City of Newark, Delaware - Future Land Use
A — University / Newark Core
July 2015
0 0.175 0.35 0.7 Miles
Planning Section
A - University / Newark Core
State of Delaware
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Future Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Industrial
Institutional
Parks/Open Space
University
Utilities
Active Recreation
STAR Campus
Sources:
Municipal Boundaries - New Castle County, 06/13.
Future Land Use - City of Newark and data creation was completed by the University of Delaware's Institute for Public Administration, 06/15.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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.

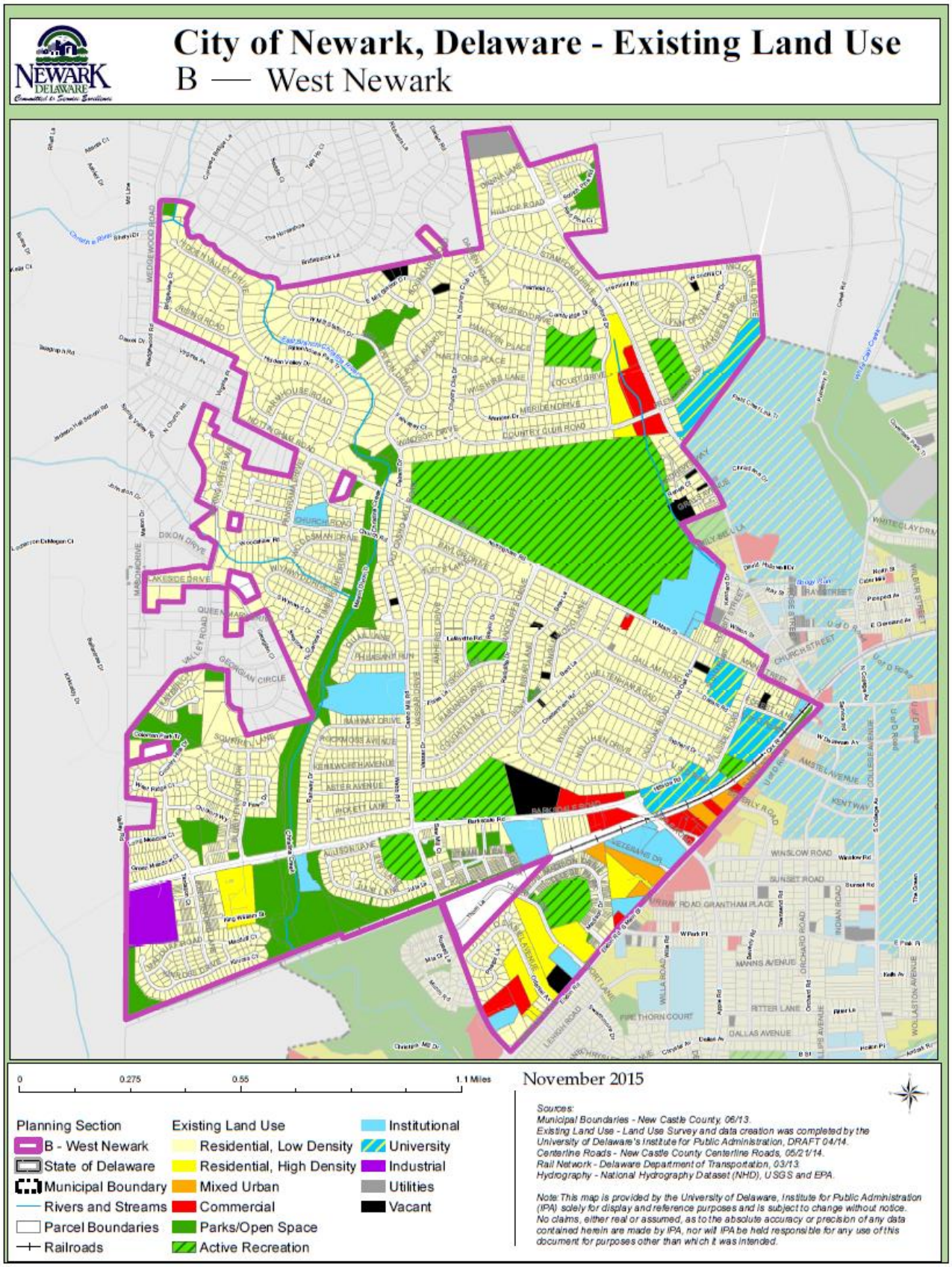
FOCUS AREAS

College Square
Current use: Auto-oriented, suburban shopping center; vacant parcel to the south 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.
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 West 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- 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.


City of Newark, Delaware - Existing Land Use
B — West Newark
NEWARK DELAWARE
0
0.275
0.55
1.1 Miles
November 2015
Planning Section
B - West Newark
State of Delaware
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Existing Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Parks/Open Space
Active Recreation
Institutional
University
Industrial
Utilities
Vacant
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.
Centerline Roads - New Castle County Centerline Roads, 05/21/14.
Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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)

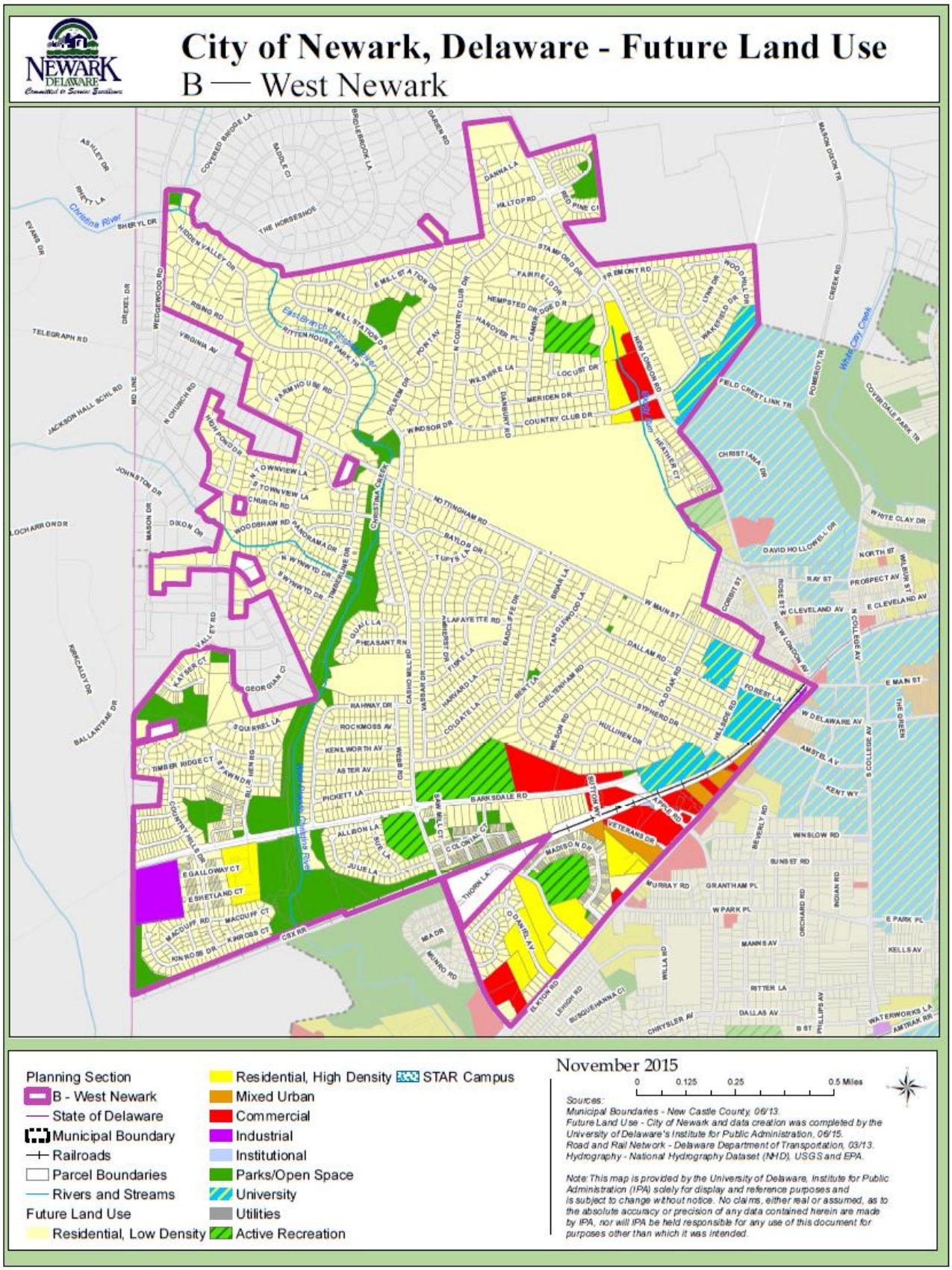
Residential, Low- and High-Density; Active and Passive Recreation; Commercial; Mixed Urban; Religious Institutions; Campus Housing; School, Industrial

PREVIOUS PLAN (2008)

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

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 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


City of Newark, Delaware - Future Land Use
B — West Newark
Planning Section
B - West Newark
State of Delaware
Municipal Boundary
Railroads
Parcel Boundaries
Rivers and Streams
Future Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Industrial
Institutional
Parks/Open Space
University
Utilities
Active Recreation
STAR Campus
November 2015
0 0.125 0.25 0.5 Miles
Sources:
Municipal Boundaries - New Castle County, 06/13.
Future Land Use - City of Newark and data creation was completed by the University of Delaware's Institute for Public Administration, 06/15.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

PLANNING SECTION "B"
FUTURE LAND USE
WEST NEWARK

RECOMMENDED USE(S)	RATIONALE
Residential, Low-Density	Developing or Developed as indicated.
Mixed Urban	
Commercial	Mixed Urban recommended for Downtown along South Main Street west to West Park Place.
Active and Passive Recreation	
Stream Valley	

FOCUS AREAS

Newark Country Club

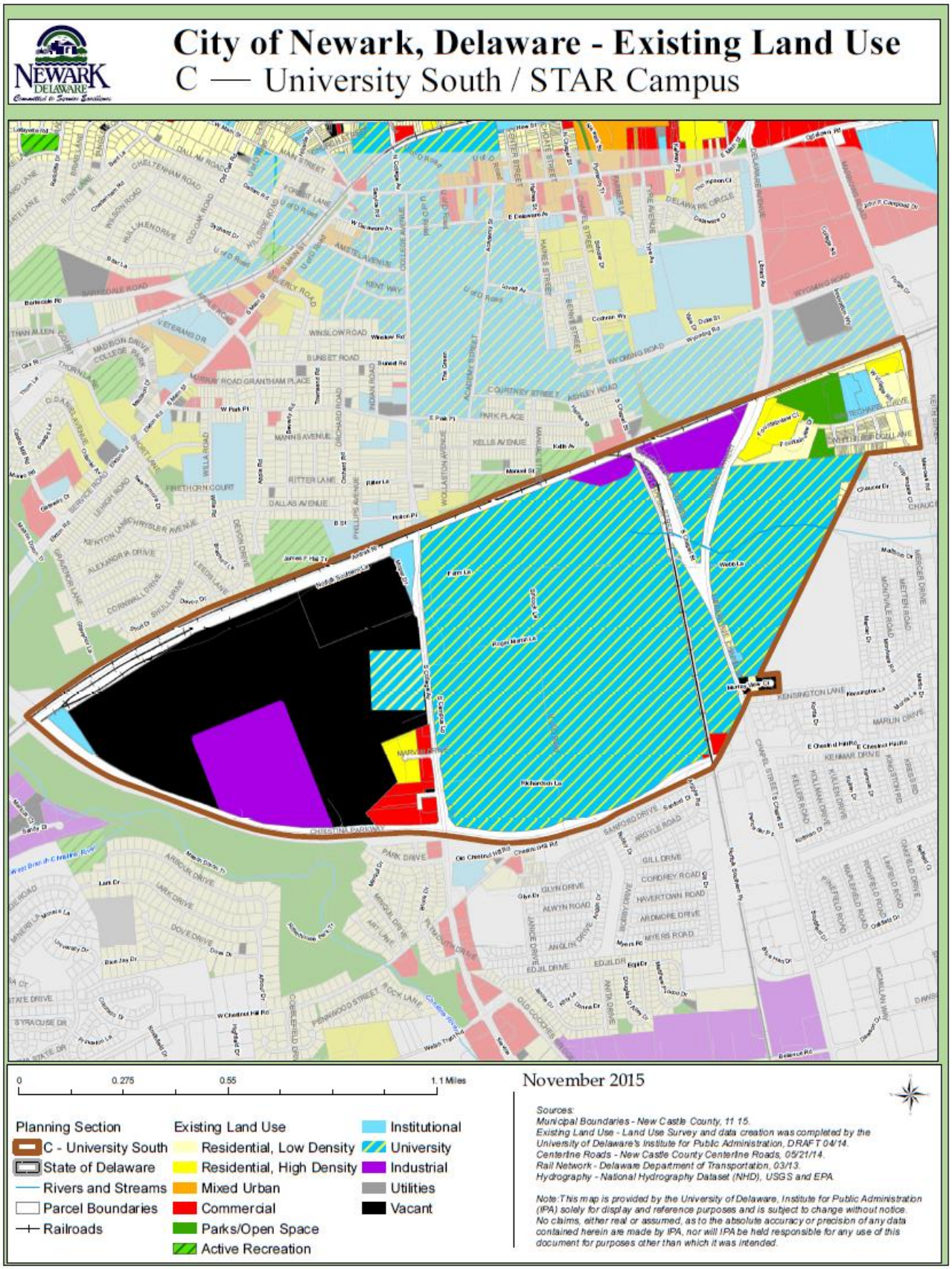
The Newark Country Club was founded at this location on March 1, 1921. In 2008, the Country Club site was approved for development of 270 single-family houses, consistent with its current zoning. The approved plan was not constructed and was sunsetted as of February 2013.
Current use: Golf course and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

West Campus and English Language Institute (ELI) properties

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: University dormitories (Rodney and Dickinson) and English language learning center and offices.
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 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.

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 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.


City of Newark, Delaware - Existing Land Use
C — University South / STAR Campus
0
0.275
0.55
1.1 Miles
November 2015
Planning Section
C - University South
State of Delaware
Rivers and Streams
Parcel Boundaries
Railroads
Existing Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Parks/Open Space
Active Recreation
Institutional
University
Industrial
Utilities
Vacant
Sources:
Municipal Boundaries - New Castle County, 11 15.
Existing Land Use - Land Use Survey and data creation was completed by the University of Delaware's Institute for Public Administration, DRAFT 04/14.
Centerline Roads - New Castle County Centerline Roads, 05/21/14.
Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA
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.

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)

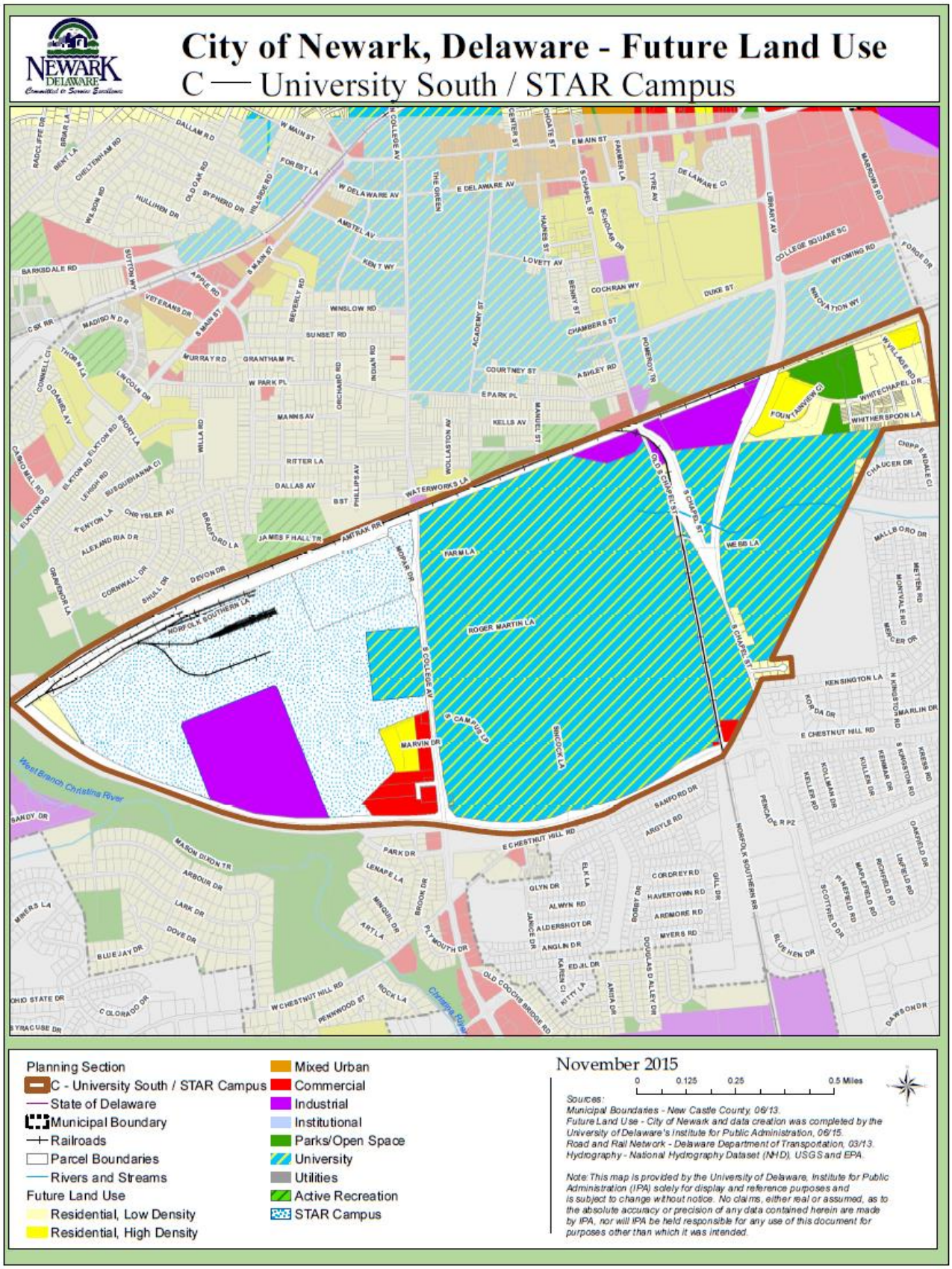
Science, Technology, and Advanced Research (STAR) Campus; University Sports Facilities, UD Farm and Agriculture School; Newark Senior Center; Adult Communities; Cement Plant; Hotels; Apartments; Commercial

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

CONDITIONS AFFECTING DEVELOPMENT

- 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


City of Newark, Delaware - Future Land Use
C — University South / STAR Campus
Planning Section
C - University South / STAR Campus
State of Delaware
Municipal Boundary
Railroads
Parcel Boundaries
Rivers and Streams
Future Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Industrial
Institutional
Parks/Open Space
University
Utilities
Active Recreation
STAR Campus
November 2015
0 0.125 0.25 0.5 Miles
Sources:
Municipal Boundaries - New Castle County, 06/13.
Future Land Use - City of Newark and data creation was completed by the University of Delaware's Institute for Public Administration, 06/15.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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

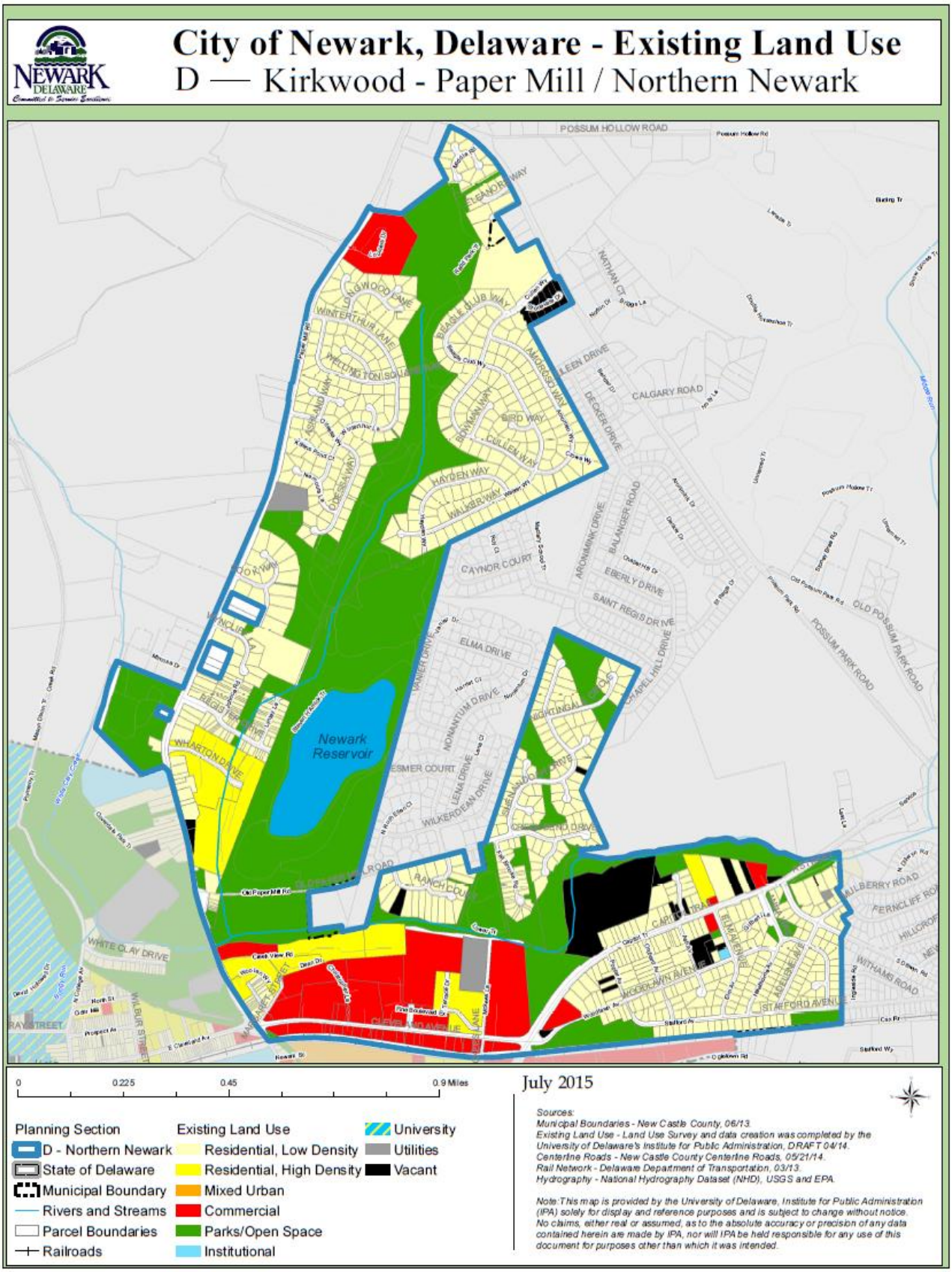
RECOMMENDED USE(S)
STAR Campus
Industrial
Mixed Urban
Commercial
Residential, Low- and High-Density

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.


City of Newark, Delaware - Existing Land Use
D — Kirkwood - Paper Mill / Northern Newark
Newark Reservoir
POSSUM HOLLOW ROAD
CALGARY ROAD
POSSUM PARK ROAD
OLD POSSUM PARK ROAD
WHITE CLAY DRIVE
0
0.225
0.45
0.9 Miles
July 2015
Planning Section
D - Northern Newark
State of Delaware
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Existing Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Parks/Open Space
Institutional
University
Utilities
Vacant
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.
Centerline Roads - New Castle County Centerline Roads, 05/21/14.
Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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)

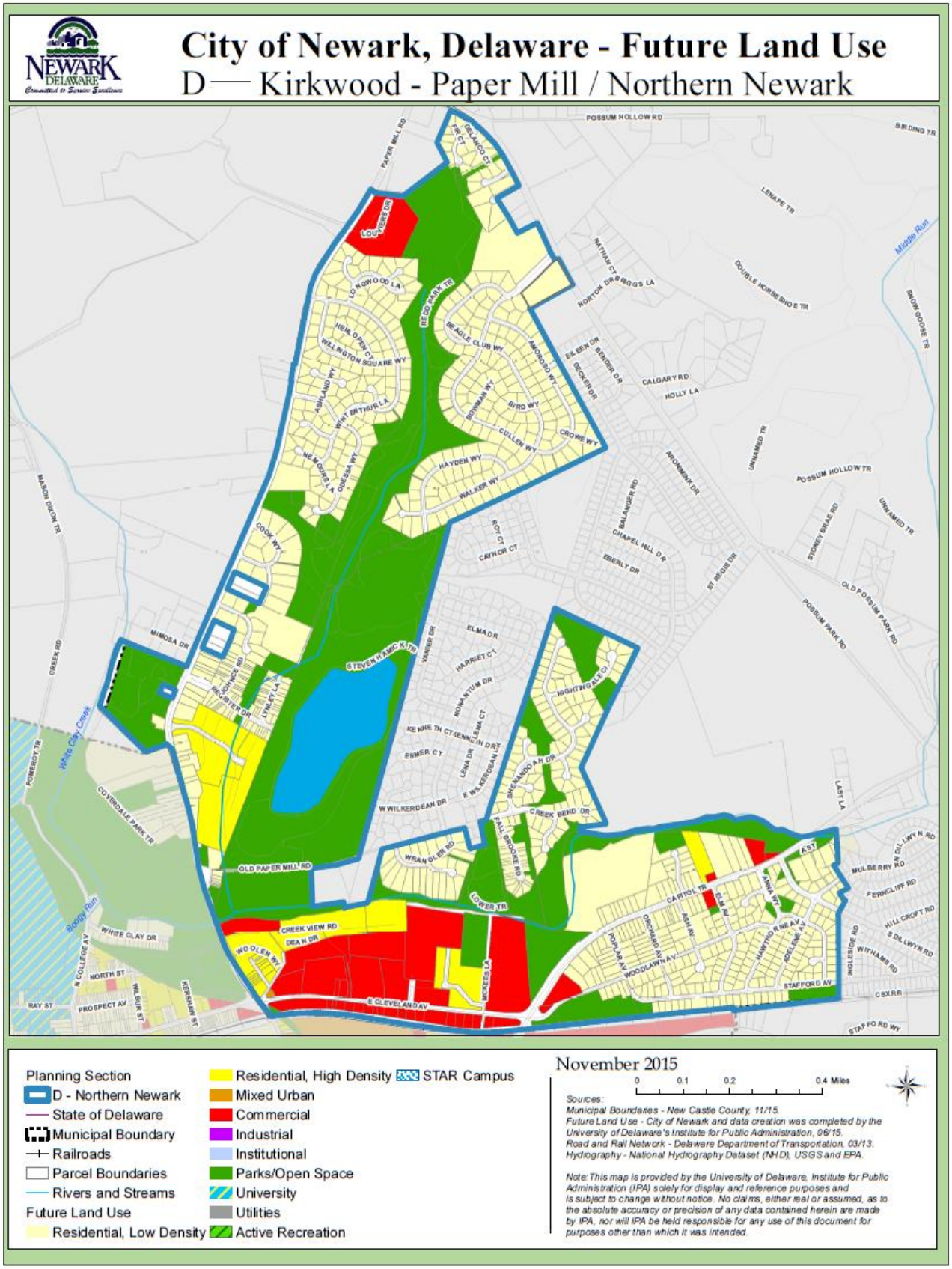
Residential, Low- and High-Density; Commercial; Stream Valley; Passive and Active Recreation; Newark Reservoir, Newark Housing Authority

PREVIOUS PLAN (2008)

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

CONDITIONS AFFECTING DEVELOPMENT

- Traffic on Capital Trail
- Stream Valley
- Water Pressure


City of Newark, Delaware - Future Land Use
D — Kirkwood - Paper Mill / Northern Newark
NEWARK DELAWARE
Planning Section
D - Northern Newark
State of Delaware
Municipal Boundary
Railroads
Parcel Boundaries
Rivers and Streams
Future Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Industrial
Institutional
Parks/Open Space
University
Utilities
Active Recreation
STAR Campus
November 2015
0 0.1 0.2 0.4 Miles
Sources:
Municipal Boundaries - New Castle County, 11/15.
Future Land Use - City of Newark and data creation was completed by the University of Delaware's Institute for Public Administration, 06/15.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

PLANNING SECTION "D"
FUTURE LAND USE
KIRKWOOD–PAPER MILL/NORTHERN NEWARK

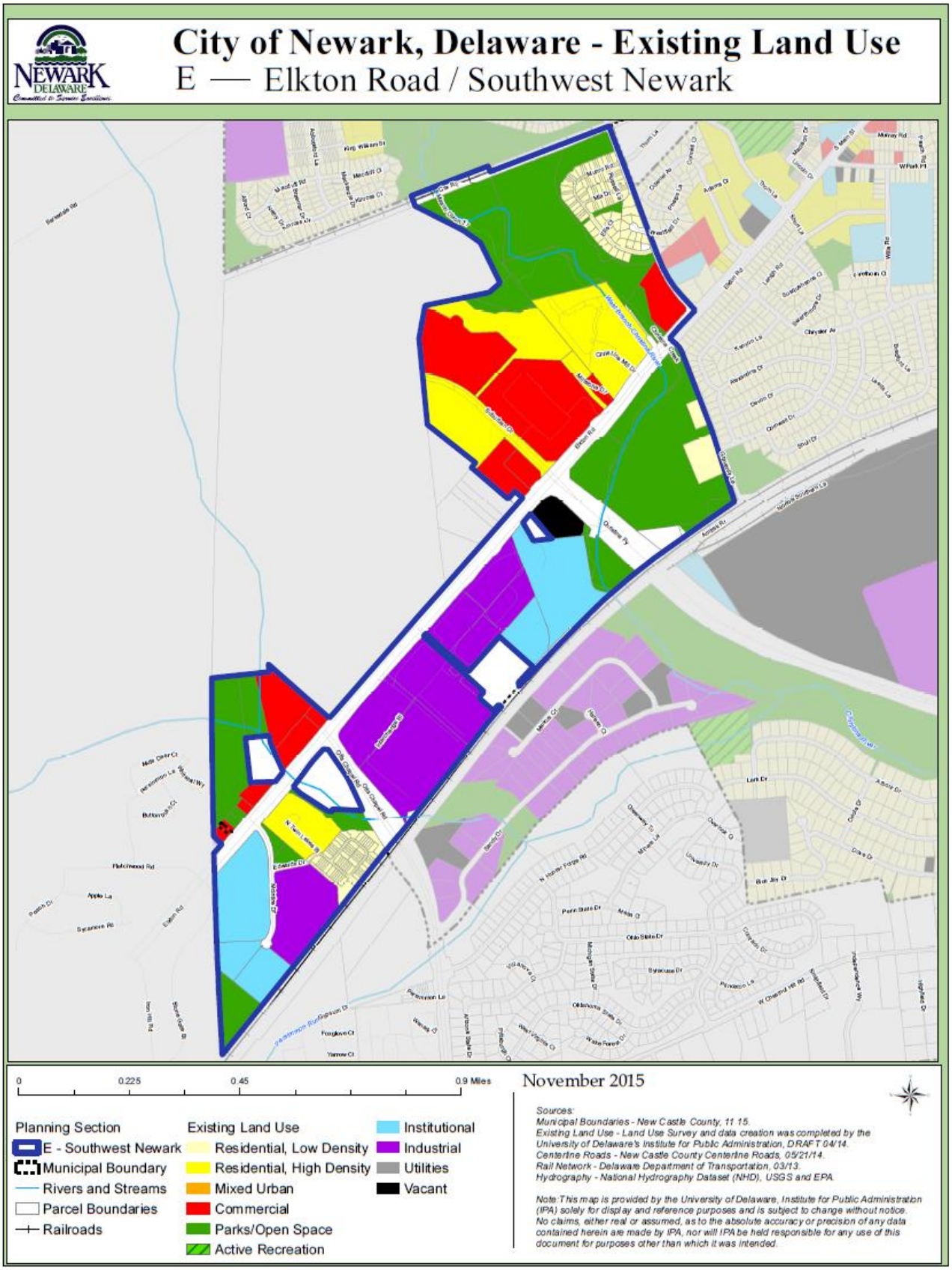
RECOMMENDED USE(S)
Residential, Low- and High-Density
Mixed Urban
Commercial
Active and Passive Recreation
Stream Valley

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, 9,000 sq. ft. 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.


City of Newark, Delaware - Existing Land Use
E — Elkton Road / Southwest Newark
0
0.225
0.45
0.9 Miles
November 2015
Planning Section
E - Southwest Newark
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Existing Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Parks/Open Space
Active Recreation
Institutional
Industrial
Utilities
Vacant
Sources:
Municipal Boundaries - New Castle County, 11.15.
Existing Land Use - Land Use Survey and data creation was completed by the University of Delaware's Institute for Public Administration, DRAFT 04/14.
Centerline Roads - New Castle County Centerline Roads, 05/21/14.
Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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)

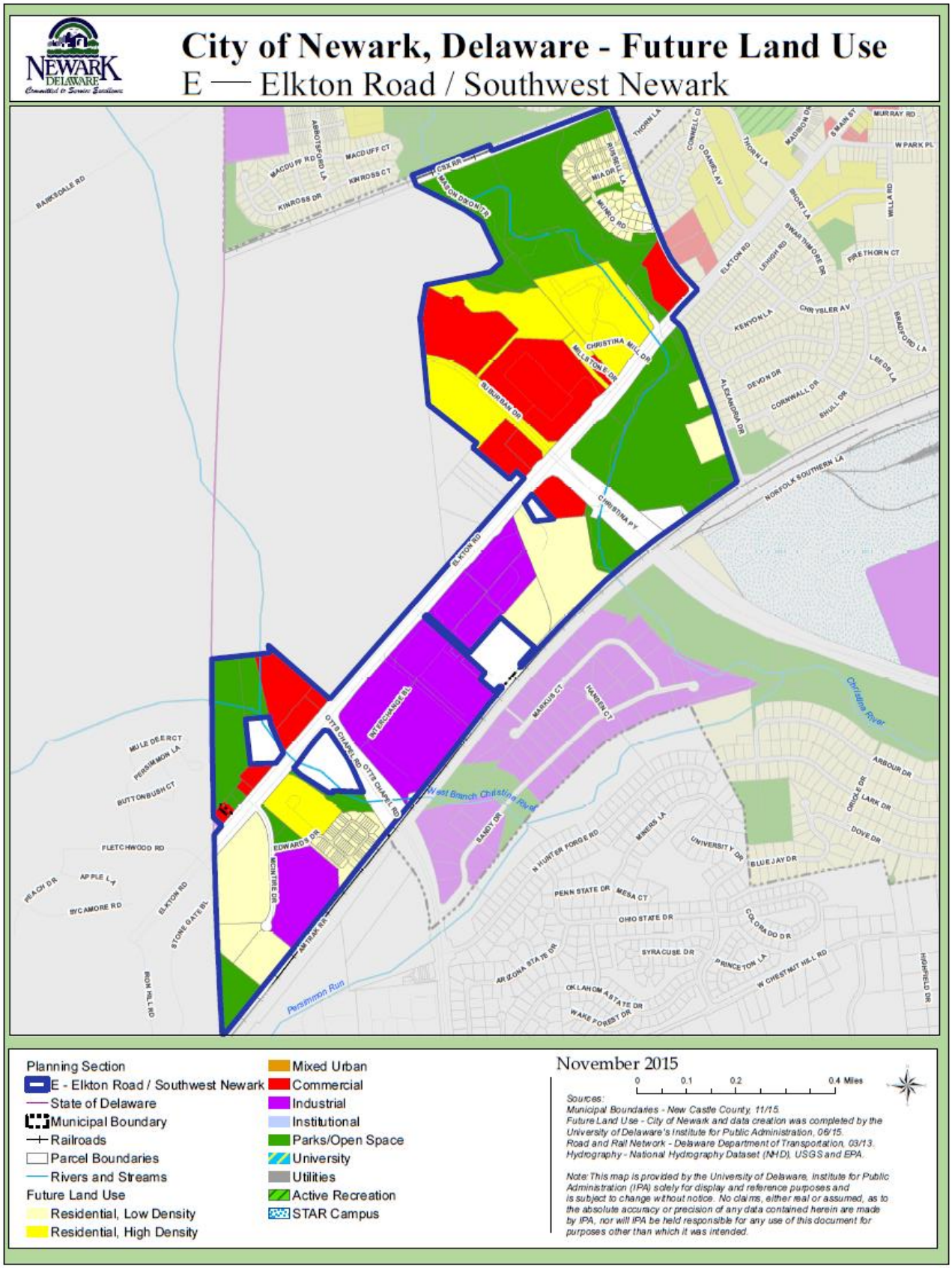
Industrial; Residential, Low- and High-Density; Commercial; Stream Valley; Passive Recreation; Newark Charter School

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
- "Cottages at the Plaza" (now known as "The Retreat") 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.


City of Newark, Delaware - Future Land Use
E — Elkton Road / Southwest Newark
Planning Section
E - Elkton Road / Southwest Newark
State of Delaware
Municipal Boundary
Railroads
Parcel Boundaries
Rivers and Streams
Future Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Industrial
Institutional
Parks/Open Space
University
Utilities
Active Recreation
STAR Campus
November 2015
0 0.1 0.2 0.4 Miles
Sources:
Municipal Boundaries - New Castle County, 11/15.
Future Land Use - City of Newark and data creation was completed by the University of Delaware's Institute for Public Administration, 06/15.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.
ELKTON RD
CHRISTINA PY
NORFOLK SOUTHERN LA
OTTS CHAPEL RD
INTERCHANGE BL
West Branch Christina River
Christina River
Persimmon Run
EDWARDS DR
MONTBELLE DR
AMTRAK RR
MARKUS CT
HANSEN CT
SANDY DR
N HUNTER FORGE RD
MINERS LA
UNIVERSITY DR
BLUE JAY DR
PENN STATE DR
MESA CT
OHIO STATE DR
SYRACUSE DR
ARIZONA STATE DR
OKLAHOMA STATE DR
WAKE FOREST DR
PRINCETON LA
COLORADO DR
W CHESTNUT HILL RD
ARBOUR DR
ORIOLE DR
LARK DR
DOVE DR
HIGHFIELD DR
MULE DEER CT
PERSIMMON LA
BUTTONBUSH CT
FLETCHWOOD RD
PEACH DR
APPLE LN
SYCAMORE RD
STONE GATE BL
IRON HILL RD
BARKSDALE RD
MACDUFF RD
MACDUFF CT
ABBOTSFORD LA
KINROSS CT
KINROSS DR
CSX RR
MARTIN DIXON DR
THORN LA
CORNELL CT
O DANIEL AV
MADISON DR
S MAIN ST
MURRAY RD
W PARK PL
RUSSELL LA
MIA DR
MUNRO RD
SHORT LA
WILLA RD
ELKTON RD
LEHIGH RD
SMARTHMORE DR
FIRETHORN CT
KENYON LA
CHRYSLER AV
BRADFORD LA
LEE DR LA
CHRISTINA MILL DR
MILLSTONE DR
SUBURBAN DR
ALEXANDRA DR
DEVON DR
CORNWALL DR
SHULL DR

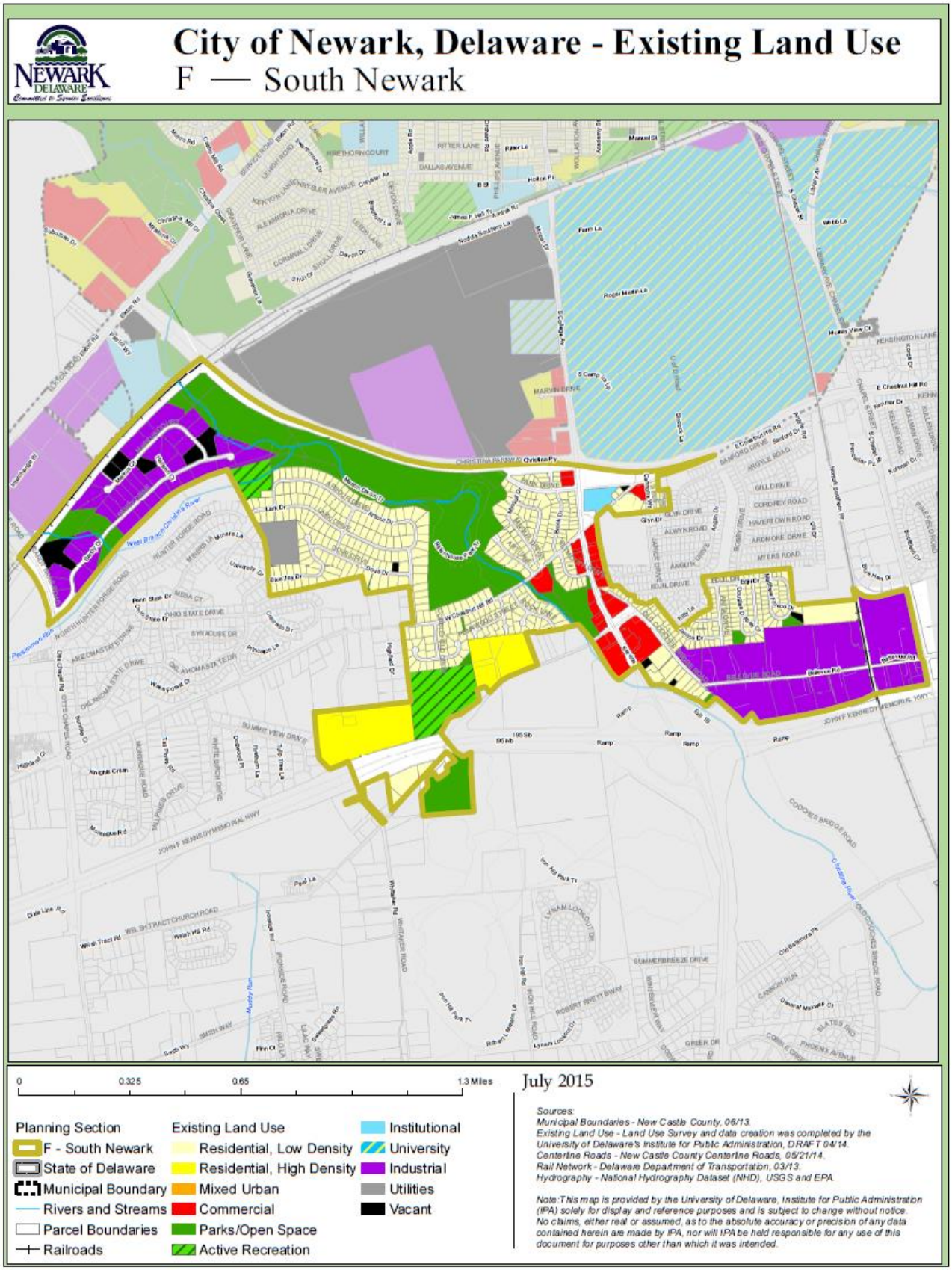
PLANNING SECTION "E"
FUTURE LAND USE
ELKTON ROAD/SOUTHWEST NEWARK

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. Contains some Stream Valley in 3.83 acres.
Recommendations: Light commercial; protection of Stream Valley.
Rationale: Consistent with surrounding development.
Zoning: BL and OFD appropriate for the recommended uses.


City of Newark, Delaware - Existing Land Use
F — South Newark
0
0.325
0.65
1.3 Miles
July 2015
Planning Section
F - South Newark
State of Delaware
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Existing Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Parks/Open Space
Active Recreation
Institutional
University
Industrial
Utilities
Vacant
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.
Centerline Roads - New Castle County Centerline Roads, 05/21/14.
Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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)

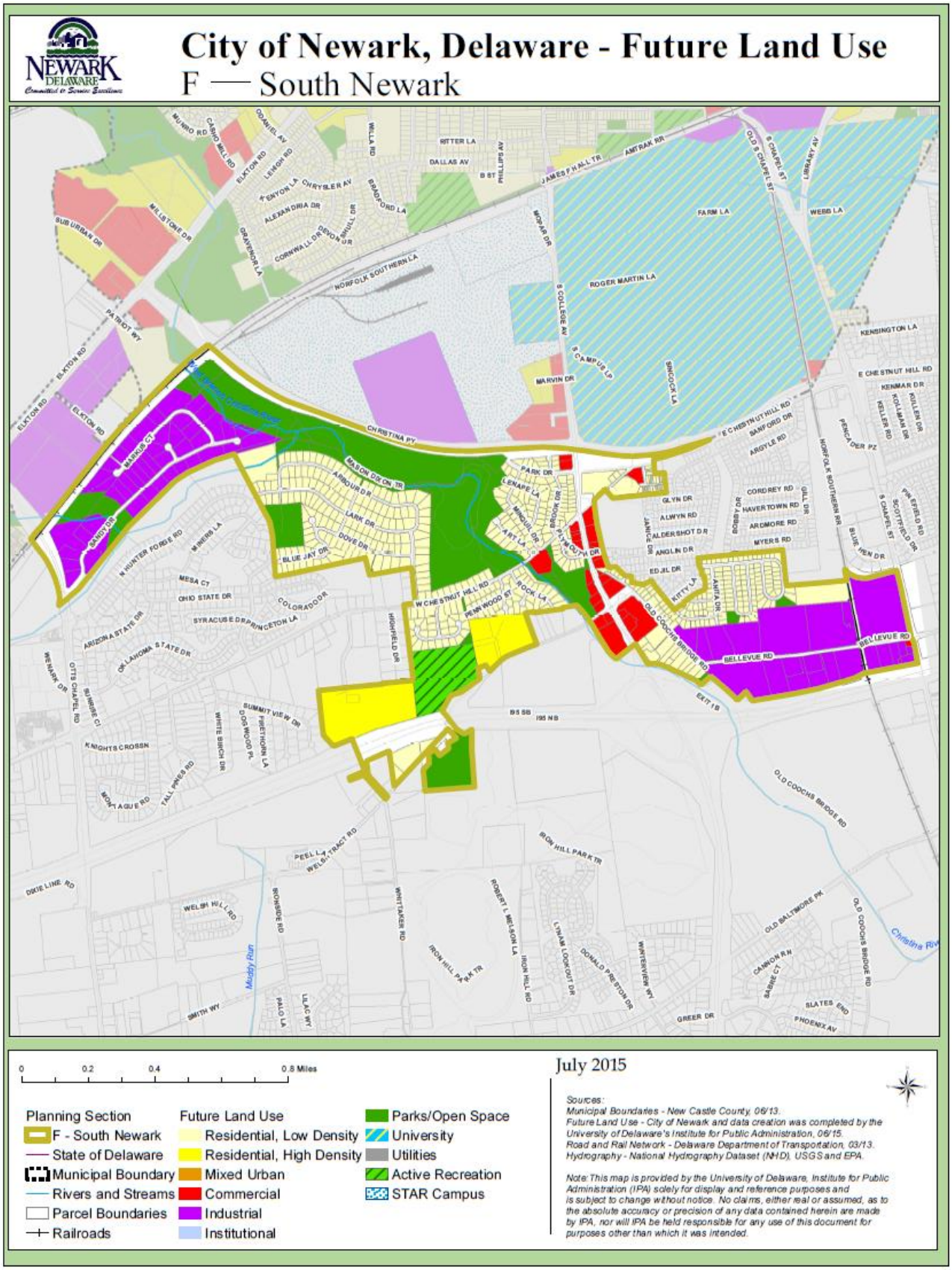
Residential, Low- and High-Density; Industrial; Commercial; Stream Valley; Passive and Active Recreation

PREVIOUS PLAN (2008)

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

CONDITIONS AFFECTING DEVELOPMENT

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


City of Newark, Delaware - Future Land Use
F — South Newark
July 2015
0 0.2 0.4 0.8 Miles
Planning Section
F - South Newark
State of Delaware
Municipal Boundary
Rivers and Streams
Parcel Boundaries
Railroads
Future Land Use
Residential, Low Density
Residential, High Density
Mixed Urban
Commercial
Industrial
Institutional
Parks/Open Space
University
Utilities
Active Recreation
STAR Campus
Sources:
Municipal Boundaries - New Castle County, 06/13.
Future Land Use - City of Newark and data creation was completed by the University of Delaware's Institute for Public Administration, 06/15.
Road and Rail Network - Delaware Department of Transportation, 03/13.
Hydrography - National Hydrography Dataset (NHD), USGS and EPA.
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.

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 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.

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.
- Plan for sites expected to develop or redevelop to anticipate environmental, housing, transportation, and growth issues and opportunities.

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

Review *Zoning Code* 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

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 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 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 Environmental Control (DNREC)
New Castle County Department of Land Use

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 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 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.

Notes:

1. APA, 2005.