

Municipal Comprehensive Land Use Plan
Annual Report

Name of Municipality: Town of Smyrna

Date of Plan Certification: February 4, 2013 (amended June 17, 2013)

Date of Report: July 1, 2014

In accordance with 22 Del. C. §702 (g) Municipalities shall provide to the Office of State Planning Coordination a report describing implementation of their comprehensive plan and identifying development issues, trends* or conditions since the plan was last adopted or amended. The report shall be due annually no later than July 1.

*Please note that the development trends data is provided twice to further supplement this requirement. Please contact the Office of State Planning Coordination with questions regarding development trends or this annual report.

1. Please review the recommendations, goals and implementation items within your comprehensive plan and please indicate which items are complete, underway, or not yet started. Also, please include any other comments that you may wish to add.

Since the 2013 re-certification/update of the Town of Smyrna's Comprehensive Plan the following items, identified in Chapter 4 of the Town of Smyrna Comprehensive Plan, have been completed:

- a) Prepared and adopted an historic preservation ordinance to protect and preserve the historic architecture and heritage of the area.
(Completed 2003)
- b) Conducted a review and comparative analysis to ensure consistency between the proposed land use plan map and the existing zoning map as required under state law (HB 255)
(Completed 2004)
- c) Reviewed the Town's charter to streamline it, make it more contemporary, and provide the basis for effective, efficient, and responsive government.
(Completed. Charter adopted 2003, amendments adopted 2012)
- d) Developed and implemented a Matching Façade Improvement Grant program to encourage historic preservation and housing improvement.
(Completed 2005)
- e) Developed and implemented a program of incentives to encourage redevelopment and continued economic development.
(Established a Redevelopment Authority, completed 2004; created incentives for redevelopment of chronically vacant buildings located in commercially zoned areas of the Town or in the Historic Preservation Overlay District, completed 2005; established an annual registration of vacant buildings and registration fees, completed 2007)
- f) In coordination with DelDOT, the Dover/Kent MPO and the Office of State Planning Coordination, a design Charrette was held during the week of August 20, 2012. The purpose of the Charrette was

to develop a master land use and transportation plan for U.S. Route 13 within the existing town limits and extending into areas identified on the town's annexation plan.

(Completed 2012)

- g) The US 13 Corridor Plan was adopted by Mayor and Council, it includes design standards and other controls to ensure that the corridor and its adjacent land uses develop in a pattern that is compatible with safe, efficient travel, will enhance the aesthetic character of the Town, and improve the economic vitality of existing and future businesses.

(Completed 2013)

Since the 2013 re-certification/update of the Town of Smyrna's Comprehensive Plan the following items, identified in Chapter 4 of the Town of Smyrna Comprehensive Plan, are underway:

- a) Designate a business and commerce zone where a combination of infrastructure investments and development of a second town-owned business park would foster additional economic development and creation of employment opportunities in the Smyrna-Clayton region. As part of this effort, the existing industrial and business zoning classes will also be reviewed to ensure that Smyrna appropriately provides for office, professional, institutional uses, and mixed use residential.

(Underway)

As stated above in items 'f' and 'g' the adopted US 13 Corridor Plan provides design standards and other controls that will contribute to the transformation of the look, feel and function of the main commercial corridor of the Town.

Mayor and Council recently adopted a new zoning district, the North Corridor "NC" zoning district that specifically addresses those commercially-zoned properties along U.S. Route 13, from north of Duck Creek to the Rest Area. The adopted standards provide for convenient, controlled access and parking; buildings that are constructed near the roadway, possessing an architectural form and theme reflective of the character of Smyrna's Historic District; and sidewalk, trail, bicycle and parking facilities to provide interconnectivity with surrounding, adjacent uses allowing the northern section of the corridor to function as an entrance into the Town of Smyrna, alerting drivers that they are entering a unique place.

The Town continues to review its existing zoning ordinance, which presents an ideal opportunity to identify new zoning classifications incorporating elements of a form-based zoning approach along the central and southern sections of the U.S. Route 13 corridor.

- b) Developed and implemented contemporary community design standards that promote compact, creatively designed, resource efficient development of the areas proposed for annexation. These standards will foster developments that are similar in character to the town, that promote walking and other non-vehicular forms of transportation, that include sensible and useable open space systems, and that provide a mix of residential uses accompanied by neighborhood commercial and community services, as appropriate.

(Underway)

The Town continues to review its existing zoning ordinance and anticipates adopting new zoning classifications that will improve the aesthetics and function of the Town.

The Town of Smyrna's historic development patterns reflect several areas of growth and annexation. The residential neighborhoods of the historic town-core are composed of small lots in traditional grid patterns and narrow streets. With the increased demand for smaller residential units and the downsizing trend in the housing industry in recent years, development pressure for townhouse and apartment dwellings is likely to increase.

The Planning and Zoning Commission recently recommended approval to Mayor and Council of an ordinance amendment to require site and design standards for townhouse and apartment dwellings. The adopted standards for townhouse and apartment dwelling developments are intended to do the following:

- *Ensure that townhouse and apartment dwelling developments are designed to be compatible with surrounding neighborhoods and land uses.*
- *Encourage townhouse and apartment dwelling developments that residents can take pride in and have a sense of ownership in their neighborhood.*
- *Enhance the public interface of townhouse and apartment dwelling developments with attention to structural placement, building orientation, and landscaping treatment along the streetscape and open space areas.*
- *Ensure that townhouse and apartment dwelling developments incorporate common open space and amenities that enrich the lives of future residents.*
- *Ensure that townhouse and apartment dwelling developments are designed with proper setbacks, landscaping, and massing to address privacy and compatibility with adjacent developments or land.*

2. Please highlight any significant accomplishments, development issues, trends, or conditions since the plan was last adopted or amended that may either have enhanced or hindered the implementation of your plan. These accomplishments may be used in the annual report to the Governor.

The Town issued 113 building permits for new residences, including a mix of single family, apartments and townhomes; potentially adding another 315 +/- residents to the town as these units become occupied. Brenford Station II, a new single-family residential subdivision is underway. The developers of Brenford Station II received a conditional use to allow the construction of detached, single-family dwellings that are placed close to the street, having very small front yards with landscaping that ensures adequate separation and protection from street activities, and architectural façade treatments that create an aesthetically pleasing, walkable, livable community.

Construction continues in Cambria Village, Hickory Hollow, Lake Como Woods, Sunnyside Village, Sunnyside Village Apartments, and Worthington.

The Town continues to work diligently with various developers and/or property owners on the redevelopment of downtown Smyrna. Project concepts include a mix of commercial, service (a new library, senior center, etc.) and residential (particularly senior and market-rate housing) uses.

In June 2014, the Town amended the zoning ordinance to allow craft distillery and microbrewery establishments as a conditional use in the Industrial/Office/Research Park zoning district. Soon thereafter, Warlock Brewing Company applied for a conditional use, the application was reviewed and recommended for approval by the Planning and Zoning Commission to Mayor and Council; it is anticipated that Mayor and Council will approve the conditional use.

3. Are there any planning issues that the municipality is currently facing? Do you anticipate any comprehensive plan changes for which the Office of State Planning Coordination may be able to offer technical assistance? If yes, please describe below.

Not at this time.

4. Please help update our mailing list by supplying the following information:

Mayor: H. Joanne Masten email address: joannemasten@aol.com

Town Manager: David S. Hugg III email address: dhugg@smyrna.delaware.gov

Planning Director: Janet L. Vinc email address: jvinc@smyrna.delaware.gov

City Clerk: Valerie Heritage email address: vheritage@smyrna.delaware.gov

Council/Commission Member:

Regina I. Brown, Vice-Mayor Anthony H. DeFeo, Council Member

Andrea C. Rodriguez, Council Secretary Robert C. Johnson, Council Member

John L. Embert, III, Council Member Valerie M. White, Council Member

Planning Commission:

Robert Newnam, Chairman

David Bruner, Commission Member

Michael Reed, Commission Member

On behalf of the Town of Smyrna, I respectfully submit this comprehensive plan annual report to the Office of State Planning Coordination. The information contained in the report is correct and complete.

H. Joanne Masten
Signature of Mayor

July 1, 2014
Date

H. Joanne Masten
Printed Name of Mayor