

RESOLUTION NO. 009-25

**RESOLUTION ADOPTING A MAP AND TEXT AMENDMENT TO THE 2020
TOWN OF SMYRNA COMPREHENSIVE PLAN**

WHEREAS, the Town of Smyrna has established a Planning and Zoning Commission ("Planning Commission") as authorized by 22 *Del. C.* § 701;

WHEREAS, the Planning Commission of the Town of Smyrna is authorized pursuant to 22 *Del. C.* § 702(a) to prepare a Comprehensive Plan for the Town of Smyrna;

WHEREAS, the Town of Smyrna Mayor and Council adopted the 2020 Comprehensive Plan, as prepared by the Planning Commission, on July 19, 2021;

WHEREAS, it has been determined that certain changes are needed to the text of the 2020 Comprehensive Plan to enhance consistency between the 2020 Comprehensive Plan and the Town of Smyrna Zoning Code and to facilitate the improved use of property within the Town; and

WHEREAS, the Town Council of the Town of Smyrna has determined that it is in the best interest of the health, safety, and welfare of the Town to amend the Future Land Use Map and the text of the 2020 Town of Smyrna Comprehensive Plan as described herein.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to 22 *Del. C.* Chapter 702 and 29 *Del. C.* Chapter 92, the Town of Smyrna Mayor and Council hereby adopt the Future Land Use Map of the Town of Smyrna, as amended, as outlined in Exhibit A attached hereto, which will update the future land use designation of that certain property identified as Tax Map Parcel # 1-17-01013-02-0301-000 from Open Space/Rec/Historic to Commercial;

BE IT FURTHER RESOLVED that the Town of Smyrna Mayor and Council hereby adopt the amendment to the text of the 2020 Town of Smyrna Comprehensive Plan as reflected in Exhibit B attached hereto, to improve consistency between the text of the 2020 Comprehensive Plan and the Zoning Code pertaining to density calculations.

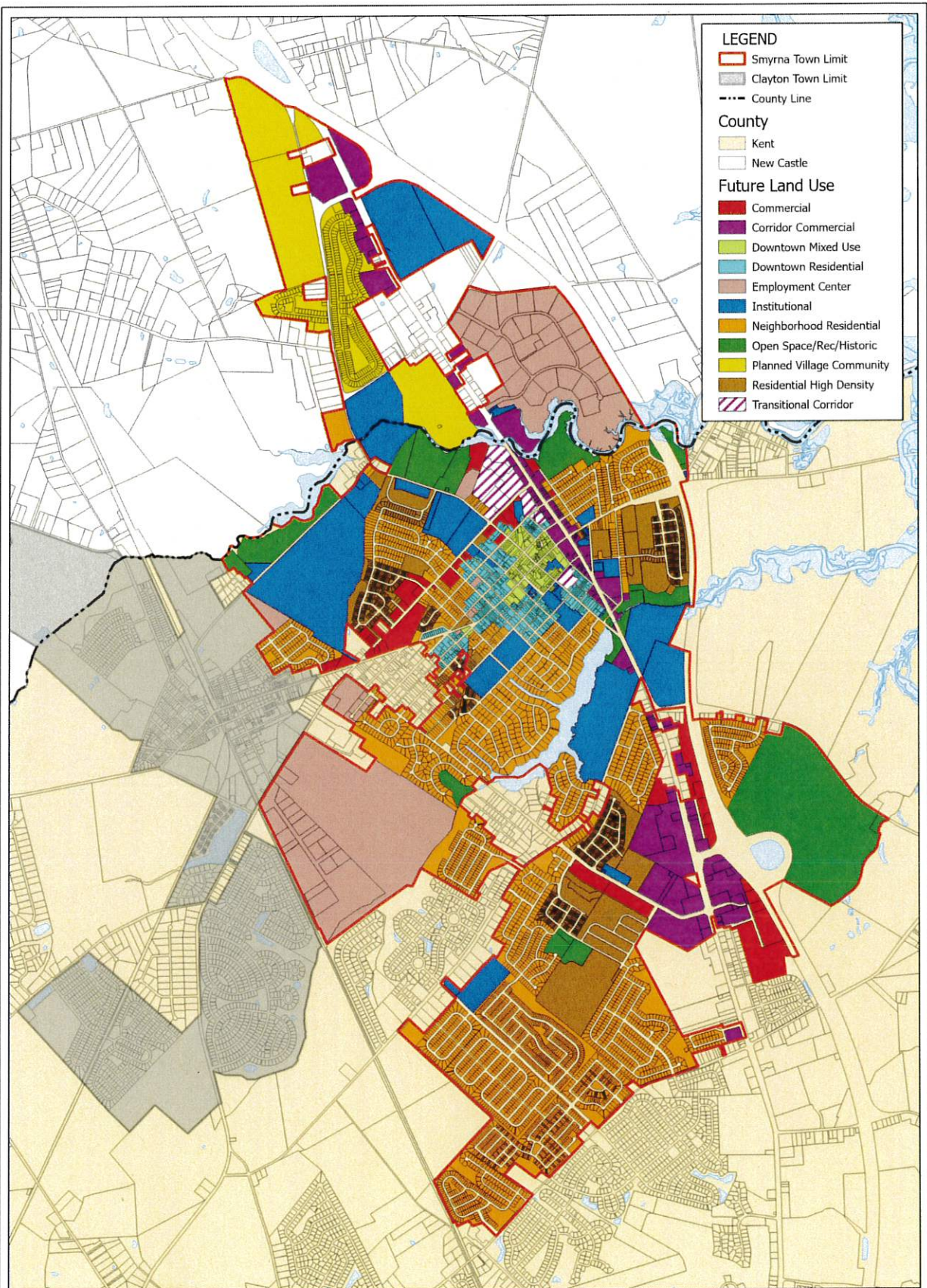
This shall certify that this is a true and correct copy of the resolution duly adopted by the Town Council of the Town of Smyrna at a regular meeting at which a quorum was present held on October 6, 2025.

TOWN SEAL

Attest:  10/20/2025
Dr. Corrine Upshur
Vice Mayor

 10.20.2025
Tabitha Gott
Mayor

EXHIBIT A



Town of Smyrna, Delaware
**FUTURE LAND
USE**

Date:
11 Dec 2023

Prepared By:
Marian Batton

**Figure
3**



0 1,500 3,000 4,500 6,000
Feet



EXHIBIT B

SECTION 1 - LAND USE PLAN

GROWTH

The principal goals for growth are to achieve a steady rate of planned growth while allowing for the efficient expansion of public services in the urbanized area and ensuring the maintenance of the essential character of the community.

Policies supporting these goals include:

- a. The Planning and Zoning Commission must consider the existing pattern of the urbanized area, availability of or proximity to public services, and policies adopted within this planning document when making decisions on subdivisions, special use permits, or site plan approvals, and when making recommendations on rezoning and annexations to the Town Council.
- b. Sufficient information on marketability, costs and benefits to the Town, and construction phasing of the project must be available to the Town in order to make informed decisions on proposed developments.
- c. Those areas which may be annexed in the future must be consistent with the annexation plan for the community, done in a manner that maintains the character of the town, carefully linked to the overall growth goals, and consistent with the availability of public utilities and services, including Fire Service, Police Service, and Schools.

LAND USE COMPATIBILITY

Land uses should be so located that efficiency and convenience are created by placing compatible uses adjacent to one other, so that undue disturbances and hazards are avoided by the physical distance between incompatible uses and so that adequate buffers and barriers are provided at places of transition between uses.

Policies supporting these goals include:

- a. Careful reservation of sites for and mixing of uses which support newly developing areas, such as neighborhood commercial clusters, senior citizen and community centers, schools, or places of worship.
- b. Assuring the reservation of sufficient business and commercial sites to permit competitive industrial land value pricing and to discourage speculation on a fewer number of sites.
- c. Placing specific setback, screening and landscaping requirements, and performance standards at zoning district boundaries.

- d. Evaluation of rezoning requests and development plans utilizing criteria established by the Comprehensive Plan, the zoning and subdivision ordinances, and other land development and construction codes and plans.

GENERAL PLAN CONCEPT

The physical development pattern of the Smyrna-Clayton area has emerged from a series of bypasses of the original historic core of Smyrna. The first was the construction of the main rail line to the west, creating the impetus for the emergence of Clayton as a separate community with significant manufacturing activities. The second was the routing of the DuPont Highway (Route 13) along the eastern edge of the built-up area of Smyrna. The third was the construction of SR 1, the limited-access highway (the Route 13 Relief Route) further to the east. The fourth was the connection of Kent County's central sewer system to the Town, which has both expanded capacity for growth and opened the vacant areas south of Lake Como to new growth.

Each of these events has had the effect of encouraging location of important residential, commercial, and industrial nodes away from the original downtown crossroads of Smyrna, frequently leaving intermediate sites undeveloped and leading to a scattered and fragmented development pattern. Such fragmentation tends to increase transportation and infrastructure costs and to reduce the concentrations of uses that would permit economies of scale beneficial to businesses, to the Town, and to its inhabitants.

With the development of outlying areas of industry, retail and office functions, and residential areas, the downtown core had become characterized by a lower level of activity than might be desirable in a town center. On the other hand, the growth of commercial areas along Route 13 and Route 300 (Glenwood Avenue) has meant less pressure to demolish historic structures, leaving a large district of historically and architecturally significant structures which has been placed on the National Register of Historic Places. Many of the important governmental, educational, financial, and religious institutions of the Town remain concentrated in this area, but the downtown commercial identity had suffered from a lack of visibility and vitality. Public and private efforts continue to pursue an aggressive revitalization program to reinvigorate the historic heart of the community.

The Town recognizes the need to provide for future growth through an efficient and thoughtful series of infill development opportunities while allowing for the expansion of the Town's physical boundaries, as defined in the annexation element, as a tool to manage surrounding growth. In addition, the Town recognizes that the surrounding waterways, woodlands, and productive farmlands form an important resource network and an attractive setting for the development of Smyrna. Continued scattered outward development has the potential to threaten these important resources, while timely development of bypassed infill parcels and incremental growth adjacent to existing developed areas can have the dual advantage of cost efficiency and protection of the natural environment.

The Town's leaders remain committed to recruiting new employment opportunities, particularly higher-wage jobs outside the retail/service sector for the area's residents. In the late 1990's, the Town subdivided and developed a 95-acre business park along Route 300. The business park has been built out, whereby only four lots comprising approximately 9.6 acres are available for sale and development. In 2005, Walmart constructed a 1,000,000+ sq. ft. distribution facility, which employs more than 1,000 workers. In 2007, a 212-acre farm north of Duck Creek was annexed into the Town, and subsequently purchased and subdivided by the KRM Development Corporation into the Duck Creek Business Campus. With the construction of water, sewer, gas, and road infrastructure to the site in 2018-2019, this business campus will be the primary location for new large-scale employers in the coming decades.

The primary motivating forces of the Smyrna Development Plan are strategies to:

- identify appropriate locations for and to attract new businesses to the community;
- achieve a more compact and pedestrian-oriented pattern of residential and neighborhood commercial development that mimics and complements the historic neighborhoods in Smyrna;
- encourage the revitalization of the downtown by promoting reuse of historic structures in the central core of the Town, and by securing new economic activity in the community;
- support annexation of adjacent areas (particularly along the Route 13 gateways) as a protection against uncontrolled development which would affect the character, attractiveness, and livability of the Town;
- Protect the natural and scenic resources of the area.

LAND USE PLAN

The Land Use Plan provides a framework for future growth and development in the Town of Smyrna and describes preferred relationships among land use types and intensities. By examining the land use plan as a whole, it is intended that a greater understanding of the fabric and image of the entire community may be gained. (See *Figures 1, 2, and 3 in Appendix D for the Existing Land Use and Future Land Use Maps.*)

Along with the zoning ordinance, subdivision regulations, environmental controls, and anticipated growth projections, the Land Use Plan has the force of law and guides all development regulations as set forth in 22 Del. C. Chapter 702. The proposed zoning districts outlined for each land use designation are for illustrative purposes based upon those existing zoning districts or those new zoning districts planned to be created by this Plan. This list shall not

preclude the Town from creating or revising this list of zoning districts in the future so long as such districts conform to the intent outlined for each land use designation in this Plan.

1. Residential Land Uses

Residential land use areas are mapped according to density, implying certain housing types. The residential element of the land use plan is intended to provide for a complete range of housing opportunities, offering variety in size, type, and density to meet the needs of all economic levels, household types, and lifestyles.

Within the framework of the overall residential land use categories, the plan emphasizes meeting the following goals:

- Encourage the infill development of vacant parcels, both small and large, which have been bypassed by previous development and remain undeveloped or underdeveloped within the built-up areas of the Town and where public services are already available. In-fill development within the older downtown residential neighborhoods shall mimic and complement the historic character of the surrounding neighborhood.
- Strongly encourage new large-scale residential development projects to use the 'Planned Village Community' design standards. This includes building a variety of housing types on generally smaller lots whose dwelling units are constructed close to the street. These new residential subdivisions are encouraged to include a grid pattern of interconnected streets. Environmentally-sensitive areas shall be protected from development.
- Encourage developments that provide appropriate housing for low and moderate-income families, for single person households and empty nesters, and for elderly and handicapped persons. This is achieved through the construction of a variety of housing types and sizes, including allowances for accessory dwelling units.
- Require new large-scale residential subdivisions to provide adequate street and pedestrian connections between other residential subdivisions and commercial areas.

Neighborhood Residential

This land use designation encompasses a wide variety of low and medium-density residential housing areas outside the historic core. These areas were previously designated as 'Low Density Residential' and 'Medium Density Residential' under the 2012 Smyrna Comprehensive Plan. These residential neighborhoods and subdivisions are generally suburban in character, and have been built out from the 1950's to the present day. These residential neighborhoods comprise principally single-family detached dwellings (along with smaller numbers of duplex/twin dwelling units) on generally larger lots (especially when compared to downtown residential

neighborhoods) and represent an overall gross density of between three to six dwelling units per acre.

This land use designation has been limited in this Comprehensive Plan to those residential subdivisions, which have already been platted, are being constructed, and/or are already built out. No additional residential subdivisions are expected to be built out under this land use designation. The principal purpose of this designation, and the accompanying zoning districts, is to protect the suburban residential character of these existing neighborhoods from incompatible uses and development. New development and housing units constructed should complement and enhance the character of these suburban neighborhoods. Adequate buffering should be used to limit the impact on these existing residential neighborhoods from adjacent and higher density commercial, industrial, and residential development. Residential neighborhoods under this land use designation shall be limited to single-family dwellings, duplex/twin dwelling units, and a limited number of institutional uses (including schools, religious institutions, and public parks). Home occupation uses should not detract from the underlying residential character of these neighborhoods.

This land use designation is the most prevalent and widespread throughout the Town of Smyrna. The most appropriate zoning for this designation is R-1, R-1A, R-2, R-2A, and MHP – Mobile Home Park.

High-Density Residential

This land use designation consists of parcels already developed into single-family attached (townhouse) dwellings and/or multi-family (apartment) dwellings. The purpose of this land use designation is to provide smaller and more affordable housing choice, especially to single-person households, young families, and older empty nesters. These areas were developed primarily since 1970, and often as part of a larger development project. Many early townhouse and apartment projects were developed in a 'garden style' suburban arrangement with a small number of relatively large buildings clustered around parking areas and open space. While no additional vacant High-Density Residential areas have been designated under this Comprehensive Plan Update, existing multi-family projects under single ownership may be re-developed in the coming decade. It is the intent of this designation that new multi-family and attached housing projects be developed in a generally grid street framework with buildings constructed close to the street (with parking to the rear or side) so as to emulate the traditional feel of a downtown residential neighborhood. Additionally, new multi-family buildings should be appropriately scaled so as to emulate the larger single-family dwellings and mixed-use buildings in the historic downtown. New multi-family and attached housing projects should include attractive landscaping and streetscaping features, active and passive open space areas, along with pedestrian and street connections to nearby shopping and recreational areas.

~~The gross density for high density residential areas shall not exceed twelve (12) dwelling units per acre. Density bonuses may be provided within this land use category, but the gross density may not exceed twenty (20) dwelling units per acre.~~ High density residential areas should be

within walking distance to nearby commercial services wherever possible. Schools, religious institutions, public parks, and shopping centers should be located within close proximity to these high-density residential areas. Smaller neighborhood-type commercial uses and offices are encouraged to be constructed within high density residential properties and projects so long as they are appropriately located and scaled. Additionally, while it is envisioned that most new high-density residential projects developed under this land use designation will consist of attached dwellings and multi-family dwellings, single-family detached dwellings and duplex/twin dwellings are also permitted and encouraged on generally smaller lots to add architectural and housing variety to an area or project. The most appropriate zoning for this designation is R-2A and R-3.

Downtown Residential

This land use designation, new to the 2020 Comprehensive Plan Update, includes those downtown residential neighborhoods within the historic core of Smyrna constructed and built-out prior to 1960. It also includes those previously unincorporated residential neighborhoods within Spruance City (some of which are still outside of the municipal boundaries of Smyrna), which were likewise developed in a traditional grid-like street pattern on smaller lots in the first half of the 20th century. These older residential neighborhoods are located immediately adjacent to the downtown commercial district (designated 'Downtown Mixed-Use by this and previous Comprehensive Plans), and whose lots are laid out in a generally grid-like street pattern. Lots are generally narrow and rectangular, small in size (less than ¼-acre), and whose dwellings are constructed close to the street and sidewalk. Many of these residential neighborhoods are served by rear access alleys, while some lots are served by narrow driveways to the side of said dwellings. These historic downtown neighborhoods consist primarily of single-family detached dwellings and duplex/twin dwelling units, and a small number of interspersed dwellings that have been converted to apartments. New construction in these areas should be limited to these housing types. A limited number and type of small offices and home-based businesses are appropriate to be located in these neighborhoods.

Most of these residential neighborhoods are located within both the Smyrna National Register Historic District and the locally designated Historic Overlay District. Dwellings in these neighborhoods vary significantly in size, configuration, architectural style, and date of construction, which together form a rich historic fabric. The Town strongly encourages the renovation of these historic dwellings through the locally-funded façade improvement grant program, the State and Federal Historic Preservation Tax Credit programs, and the Delaware Downtown Development District grant program. New dwellings constructed in these neighborhoods should complement and mimic the historic character of the community by being constructed close to street with rear access or side access garages. Large front-loaded garages are discouraged.

This land use designation will be served by a new Downtown Residential zoning district, which will be created following the adoption of the 2019 Comprehensive Plan Update.

Planned Village Community

This land use designation includes a collection of large vacant parcels north of Duck Creek within the existing municipal boundaries of Smyrna. This designation stemmed from a conditional use option permitted in all residential zoning districts since 2013. The purpose of this land use designation is to recreate traditional downtown neighborhoods on large vacant parcels of land. Mimicking a traditional downtown residential neighborhood, new projects constructed under this designation should provide of mix of housing types (single-family detached dwellings, duplex/twin dwellings, townhouses, and multi-family dwellings, etc.), dwelling sizes, and lot sizes. Dwellings, multi-family buildings, and mixed-use buildings should be constructed close to the street. Rear access alleys are encouraged for single-family detached dwellings and duplex/twin dwellings, and shall be required for attached (townhouse) dwelling units. Multi-family buildings should be appropriately sized to mimic larger homes or mixed-use buildings in the historic downtown, and should be served by rear accessed garages or alleys. Parking lots and areas should be constructed to the rear (preferred) or side of mixed-use and multi-family buildings.

Projects constructed under this designation should generally contain a grid-like street network, and avoid dead-end cul-de-sacs to the greatest extent practicable. The design of said projects should promote an interconnected street and sidewalk network to allow for both enhanced vehicular traffic flow and pedestrian circulation. The streetscape should be enhanced with street trees, streetlamps, landscaping, appropriately-sized sidewalks, front porches, stoops, and other front yard amenities.

Projects constructed under this designation should provide active and passive open space and recreational areas. Greens, squares, fountains, plazas, and parks should be constructed and located as centerpieces of said projects to provide vistas and overlooks for residences and buildings in said projects. Before-mentioned greens, squares, plazas, and parks should be adorned with pedestrian seating, benches, gazebos, pavilions, pergolas, fountains and/or civic art to promote active use of said public open spaces.

Appropriately scaled mixed-use, office, and commercial buildings are encouraged to be constructed as part of projects in this designation to serve the needs of neighborhood residents. Schools, religious institutions, and other civic buildings are encouraged to be constructed and located in Planned Village Communities.

Developers are strongly encouraged to partner and coordinate with the Town of Smyrna, local, county, and state agencies and approval authorities in a collaborative master planning process for the extension and upgrade of public utilities and infrastructure to serve said Planned Village Communities projects.

This land use designation will be served by one or more new Planned Village Community zoning district(s), which will be created following the adoption of the 2020 Comprehensive Plan Update.

2. Commercial Land Use

The commercial development of Smyrna has included a full range of uses, from small, neighborhood stores to regional distribution centers. The commercial use element of the Land Use Plan is divided into four land use categories: Downtown Mixed Use and Commercial Use, Corridor Commercial Use, and Transitional Corridor Use. Each of these has a unique character from the other and is intended to fulfill different, although somewhat overlapping, functions.

Downtown Mixed-Use

The Downtown Mixed-Use land use area consists of the historic commercial core of Smyrna radiating outward along Main Street and Commerce Street from the original "four corners." This area consists of a variety of predominately two- and three-story mixed-use buildings, commercial buildings, historic residences, civic buildings, and public spaces constructed close to the street. The relatively small size of lots, existing improvements and close proximity of the structures, and variable uses all combine to create the need for a flexible use area with only minimal bulk, parking and other standards. General business uses of a community-wide nature, professional offices, government offices, business services, limited retail uses and medium and higher density residential uses are planned for new and redevelopment sites in the Downtown Mixed-Use area.

The purpose of the Downtown Mixed-Use area is to promote development of a compact, pedestrian-oriented town center, consisting of a diverse mix of residential, business, commercial, office, institutional, educational and cultural and entertainment activities for workers, visitors, and residents. By accommodating mixed-use buildings serving retail, service and other uses on the ground floor and residential units above the nonresidential space; allowing for commercial use of a scale and intensity compatible with adjacent residential neighborhoods; permitting for the development of exclusively residential buildings of a scale and intensity compatible with the Town's traditional neighborhood design; allowing residential zoning to promote the preservation of historic residential buildings; encouraging development that exhibits the physical design characteristics of pedestrian-oriented, storefront style shopping streets; and providing flexibility for adaptive re-use of old buildings in the area will create a sense of place that represents Smyrna as a unique, attractive and memorable destination for both visitors and residents alike.

The Downtown Mixed-Use area contains the most architecturally and historically significant structures of pre-20th century Smyrna, and is intended to be preserved and improved by a mixture of both commercial and residential uses. This mix of use, including residential uses in the rear of storefronts, on upper floors, and in properties fronting on feeder streets, will foster an appreciation of the special character and sense of place in the historic downtown core. Zoning regulations for this district should encourage mixed-use development, development of sensitively designed parking facilities, and careful control of signage and alterations to the front and visible sides of historic buildings. On the major streets extending from this district, carefully reviewed and implemented conversions of residential structures to small professional offices and distinctive small shops may also be considered. New mixed-use buildings, commercial/office buildings, and residences should be appropriately scaled, and complement the historic fabric of the Downtown Mixed-Use Area. Parking should be located to the rear of buildings to the greatest

extent possible, shared between uses and buildings, and/or provided in centrally-located public lots.

The utilization of special features (street furniture, signage, lighting, surfaces, and informational materials) by the Town to celebrate the architectural significance of the downtown district and its most significant individual structures should also be undertaken.

The Downtown Mixed-Use area is located entirely within both the Smyrna National Register Historic District and the locally designated Historic Overlay District. The Town strongly encourages the renovation and adaptive re-use of these historic buildings and dwellings through the locally-funded façade improvement grant program, the State and Federal Historic Preservation Tax Credit programs, and the Delaware Downtown Development District rebate program. Special attention should be given towards the renovation of vacant 2nd and 3rd floor space in buildings downtown into apartment dwelling units.

The most appropriate zoning for this land use designation is CC - Central Commercial.

Commercial Use

This designation predominately consists of existing suburban commercial buildings and shopping centers along Glenwood Avenue and behind (but not fronting) Route 13. This plan recommends that new commercial areas be developed in coordinated groupings or clusters of commercial buildings with common access from the highway and/or arterial streets, preferably feeding parking areas from the side or rear to limit the number of curb cuts and thereby reduce traffic safety hazards. In parts of this land use area are existing residential structures, which should be allowed to convert to commercial uses under design guidelines which would buffer adjacent residential uses from parking and loading uses while preserving the residential character of the buildings and the site as a transition from the highway into adjacent residential subdivisions.

Commercial uses should be managed in a manner consistent with the Town's desire to improve the appearance, functionality, and safety of Glenwood Avenue, Route 13, and other roadways and streets within Smyrna. Sidewalks and lighting should be constructed to provide pedestrian connectivity between commercial areas and adjacent residential neighborhoods. Landscaping should be provided to form a more attractive streetscape, while vegetative buffers and fences should be constructed to buffer commercial areas from adjacent residential neighborhoods.

The most appropriate zoning for this land use designation is HC – Highway Commercial, LC – Local Commercial, and SC – Shopping Center.

Corridor Commercial

This land use designation builds upon the 2012 'Smyrna U.S. 13 Corridor Plan and Design Book' which was formally adopted by the Smyrna Town Council as a Comprehensive Plan Amendment in June 2013. This Plan was based upon numerous stakeholder and public outreach meetings, a

formal multi-day design charette, and extensive public surveys. The overarching goal coming out of this Plan was to transform and beautify the existing low-density suburban commercial Route 13 corridor into a higher density mixed-use and aesthetically pleasing streetscape; in a sense transforming Route 13 as an alternate 'Main Street' for Smyrna. Originally, the 2012 Plan divided Route 13 into four sections: Northern, Central, Southern, and Transitional, and recommended separate zoning districts for each section. However, recognizing that few differences exist in the implementation strategies to transform each section of the Route 13 Corridor, the 2020 Comprehensive Plan Update combines all four sections into one land use designation.

New development along the Route 13 corridor is encouraged to contain a mix of retail, restaurants, office, and other commercial uses with residential dwelling units both above (on the 2nd and 3rd stories) and behind. The construction of multi-story and mixed-use buildings is strongly encouraged, and said buildings will be required to be constructed close to Route 13 (and internal subdivision streets) so as to emulate the streetscape of the historic downtown commercial district. Wide sidewalks will be constructed along with pedestrian scaled lighting and landscaping so as to promote pedestrian connectivity and to create an attractive streetscape along Route 13. New parking areas will be located to the rear (preferred) or to the side of buildings and will be appropriately screened from the roadway. New signage should be appropriately scaled and constructed at lower heights to reflect the lower vehicular speeds along Route 13 within the municipal boundaries of Smyrna. Buildings shall provide diversity and variation in façade type, width, and roof heights and types to reinforce the character of the streetscape by encouraging visual interest along the ground level of buildings. Appropriately scaled open space, greens, pocket parks, and plazas should be provided and integrated into the overall site design to enhance the overall attractiveness of the corridor, and to activate pedestrian activity along the streetscape.

Provisions should be made in the zoning ordinance to allow for the repair, maintenance, renovation, and minor expansion of existing non-conforming businesses and structures along the Route 13 corridor.

It is envisioned that the redevelopment and transformation of Route 13 will take place gradually over 10-20 years. Outside of the Planned Village Community areas, the Corridor Commercial areas along Route 13 will likely provide the greatest opportunity for new commercial and residential growth within Smyrna in the ensuing decade.

This land use designation will be served by a new Corridor Commercial zoning district, which will be created following the adoption of the 2020 Comprehensive Plan Update by consolidating the existing 'North Corridor Zoning District' and the 'South Corridor Zoning District.'

Transitional Corridor

These areas consist primarily of aging strip commercial areas and shopping centers in the central portion of the Route 13 corridor. The purpose of this designation is to permit these large pre-existing suburban shopping centers to continue as before, but to allow flexibility for property

owners and developers to voluntarily transition and take advantage of the higher densities permitted under the Corridor Commercial land use designation. Until such time as they voluntarily transition to Corridor Commercial through the rezoning process, these areas shall be governed by the standards and intent laid out in the Commercial land use area section.

Those parcels and areas in the Transitional Corridor Commercial will retain their underlying HC-Highway Commercial or SC-Shopping Center zoning, but will have the ability to apply for a rezoning to Corridor Commercial to permit a higher density, greater mix of uses, and the incorporation of residential dwellings units into the projects.

3. Institutional Land Use

This plan generally limits major governmental and institutional uses to their current sites, many of which have significant additional developable land in Smyrna. The exceptions to this pattern may be consolidation and relocation of the town's public safety and utility facilities to a new and more appropriate site, and the introduction of new religious facilities or fraternal organizations which may be appropriate in commercial or residential areas but should be subjected to special review on a case-by-case basis. The development and location of town facilities, fire services, schools, and recreational facilities are addressed in the Community Facilities Plan.

The appropriate zoning for the Institutional land use designation is I & R – Institutional and Recreational District.

4. Employment Center Land Use

A major policy goal of the comprehensive plan, as further developed in the Economic Development Plan, is to increase employment opportunities within Smyrna, and to expand the Town's tax base. The Town intends to do this by attracting new light industrial and other clean business uses. In 1995, the Town annexed and subsequently acquired approximately 95 acres of property along Route 300 and the railroad on the west side of town to create the Smyrna Business Park. With the creation of this business park, the Town also created the IORP – Industrial/Office/Research Park Zoning District to supplement (and partially replace) the existing and outdated M – Manufacturing Zoning District. This business park has since almost entirely built out with a combination of warehouse, construction, service, government, and public utility uses and businesses. This was followed in 2005 with the construction of the approximately 1.1 million square foot Walmart Distribution Center on the adjacent 190-acre parcel fronting Route 300. In the late 2000's, Bayhealth constructed an emergency room at the intersection of Carter Road and Route 300, which was quickly followed by the construction and attraction of complimentary medical offices and uses directly adjacent.

Beginning in 2003, the Town annexed a total of 212 acres north of Duck Creek, owned and managed by the KRM Development Corporation, and which is located between US Route 13 and Delaware Route 1. This land was first identified in the 2002 Smyrna Comprehensive Plan for annexation and development as an employment center use and business park. This land was

subsequently subdivided into a 30-lot business park in 2014. Water, sewer, and road infrastructure was constructed to the business park in 2019, and it is anticipated that the first flex warehouse/office/light manufacturing building will begin construction in late 2020. The Duck Creek Business Campus represents the largest vacant area of IORP-zoned land in Smyrna, and upon buildout will generate an estimated 4,000 new jobs (dependent upon the individual uses and businesses that locate in said business park). Given its size, it is anticipated that the Duck Creek Business Campus will likely absorb the overwhelming majority of all new business and employment growth in Smyrna over an estimated 20+ year build-out.

Lastly, a small number of pre-existing and historic manufacturing sites have been grandfathered, and identified under this Plan for continued employment center use. The largest of these sites includes the former Harris Manufacturing facility along Glenwood Avenue, which has been slated for redevelopment.

With the long-term buildout of the Duck Creek Business Campus, this Plan does not identify any additional areas and properties for Employment Center Use either within the existing municipal boundaries or in the annexation area.

The Employment Center land use designation will be served primarily by the IORP – Industrial/Office/Research Park zoning designation, although a very small number of pre-existing sites will retain their M – Manufacturing, LM – Limited Manufacturing, and LO – Limited Office zoning designations.

5. Open Space/Recreation/Historic Land Use

Open Space/Recreation/Historic Land Uses promote the preservation of desirable areas of open space, woodlands, waterways and publicly owned historic resources. The preservation of these areas will assist in the preparation of a coordinated, town-wide network, linking natural environmental and historic amenities with active and passive open space and recreation areas, commercial and community land uses and residential neighborhoods, promoting walkability and interconnectivity of adjacent uses.

The appropriate zoning for this land use designation is A – Agriculture or I & R -Institutional & Recreational Districts.