

CCM – Corridor Commercial Zoning District

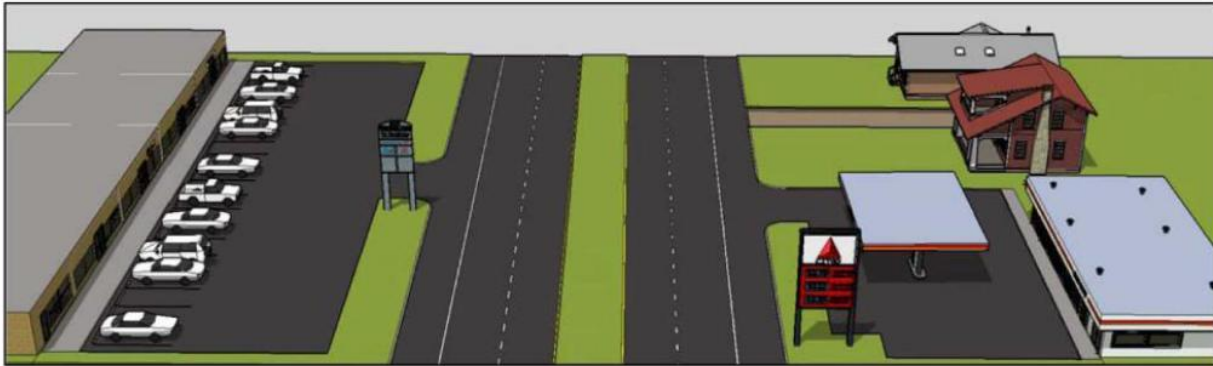


Illustration 1 - Existing, undesired conditions

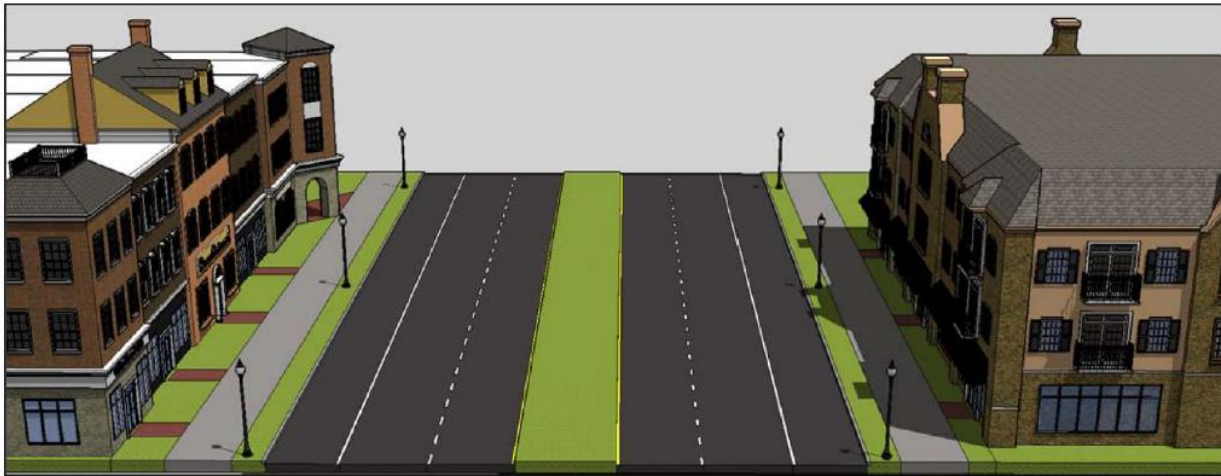
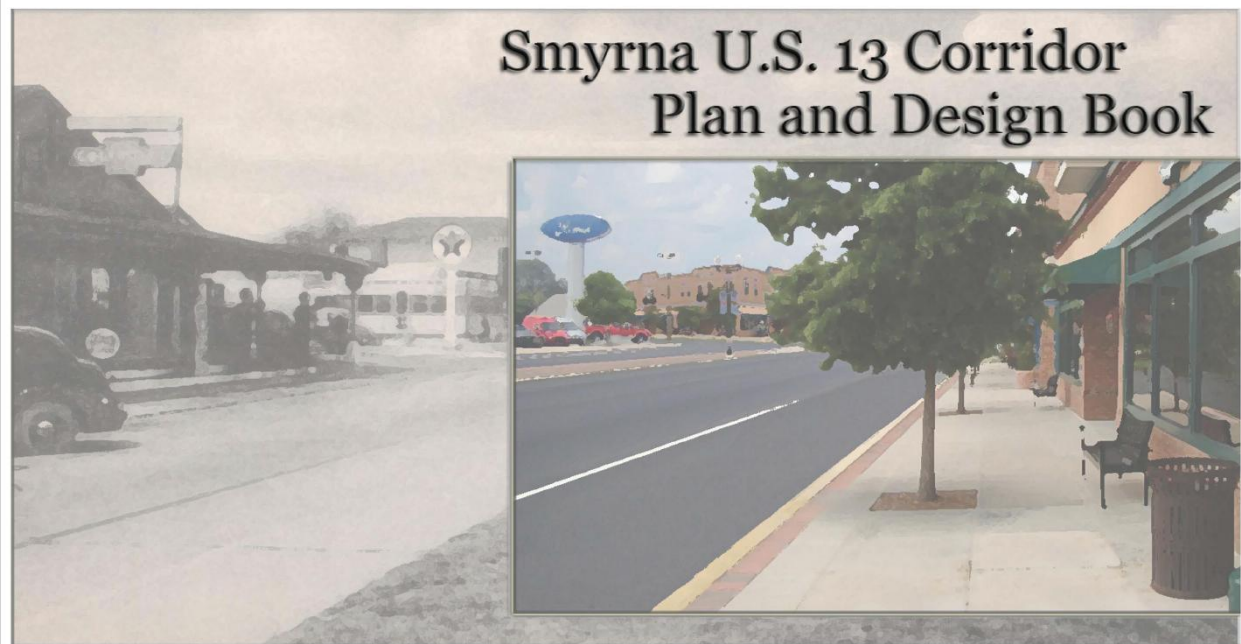
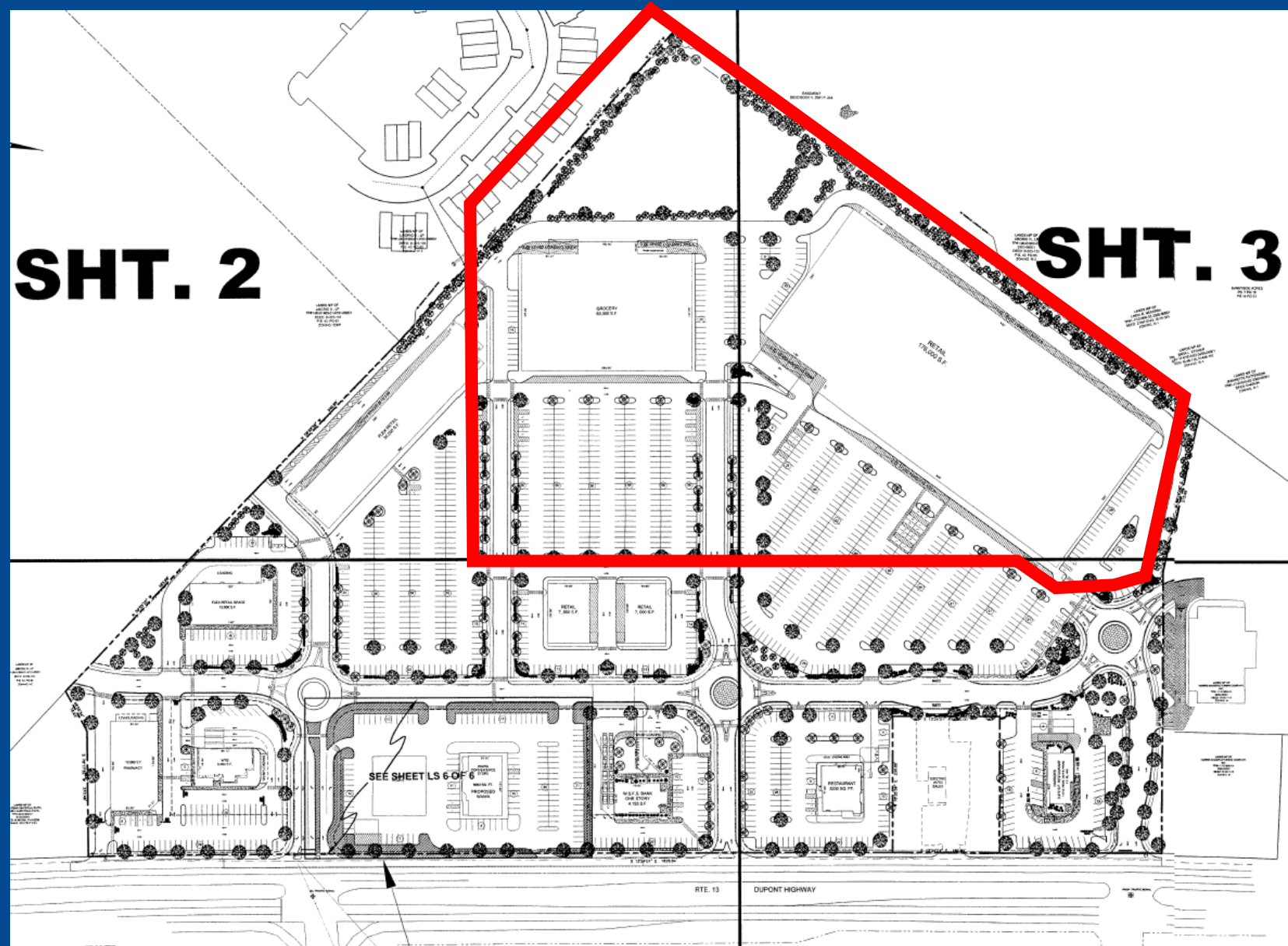


Illustration 2 - Preferred Conditions

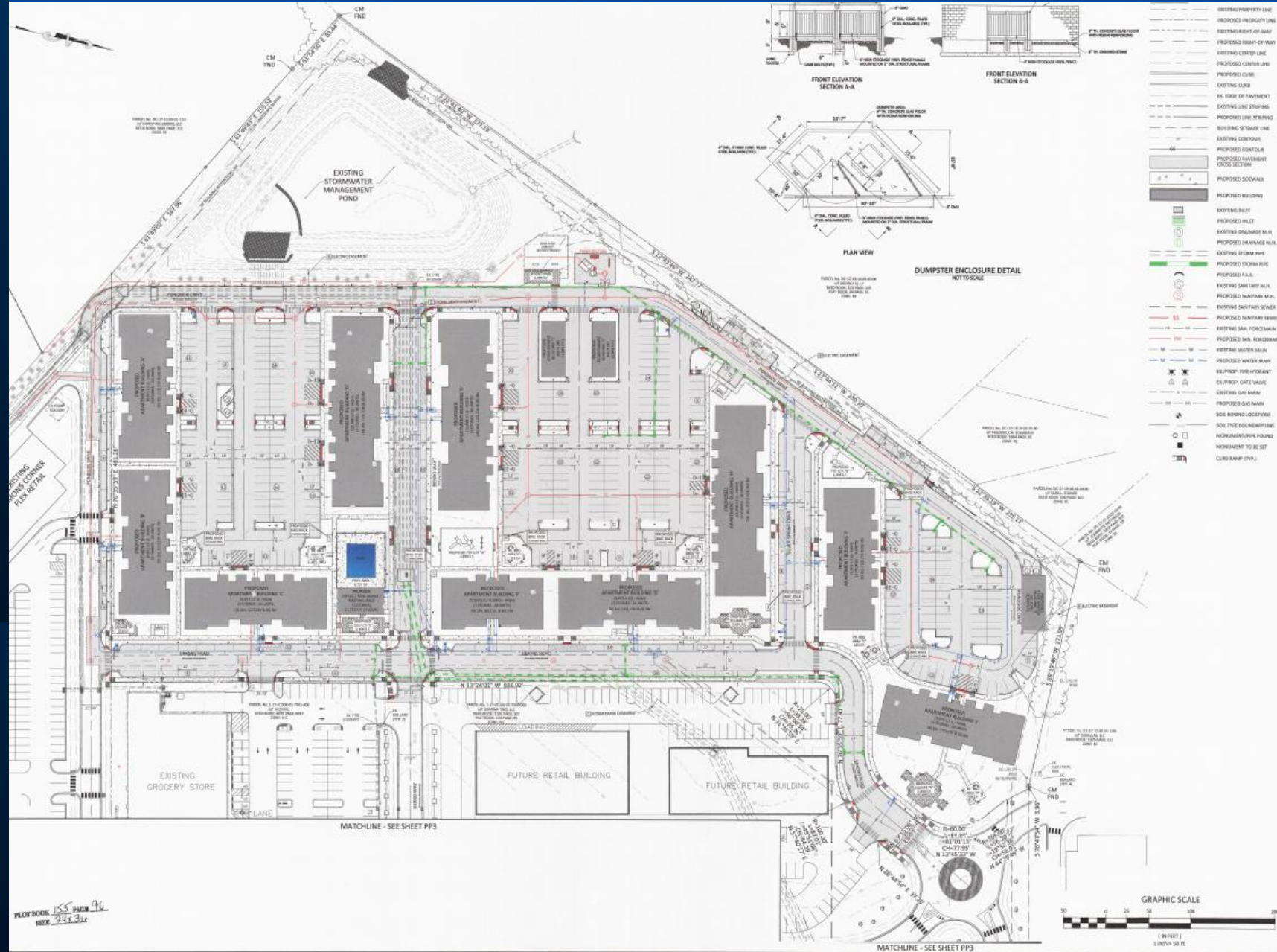


November 15, 2012

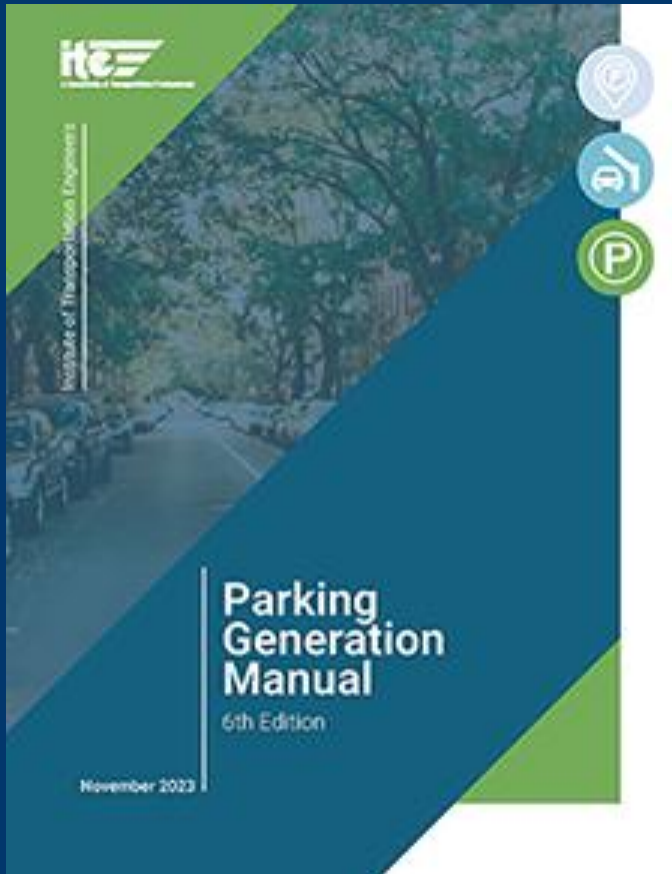
Simons Corner
Shopping
Center (Before)
Approved 2006



Simons Corner
Apartments
Approved 2024
270
Apartments
14 acres



Utilize ITE Parking Generation Manual to justify lower parking requirements and/or parking waivers



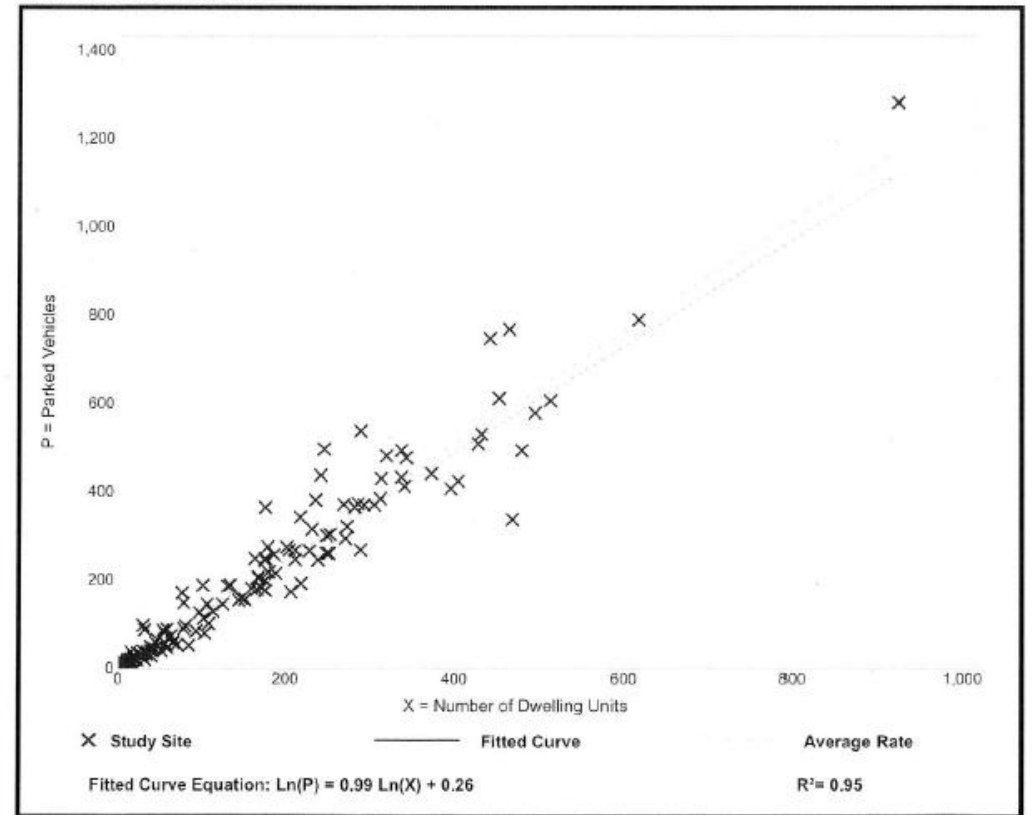
Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Dwelling Units
 On a: Weekday (Monday - Friday)
 Setting/Location: General Urban/Suburban
 Number of Studies: 143
 Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



Liborio III Mixed-
Use Project
Approved
January 2021
48 APT Dwelling
Units
11,675 SF
Commercial
3.30 Acres



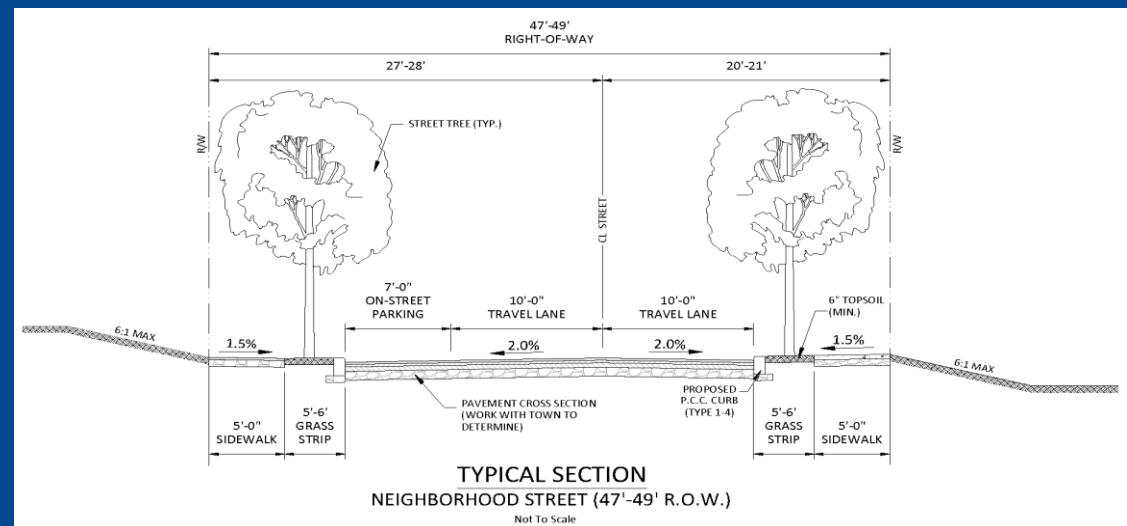
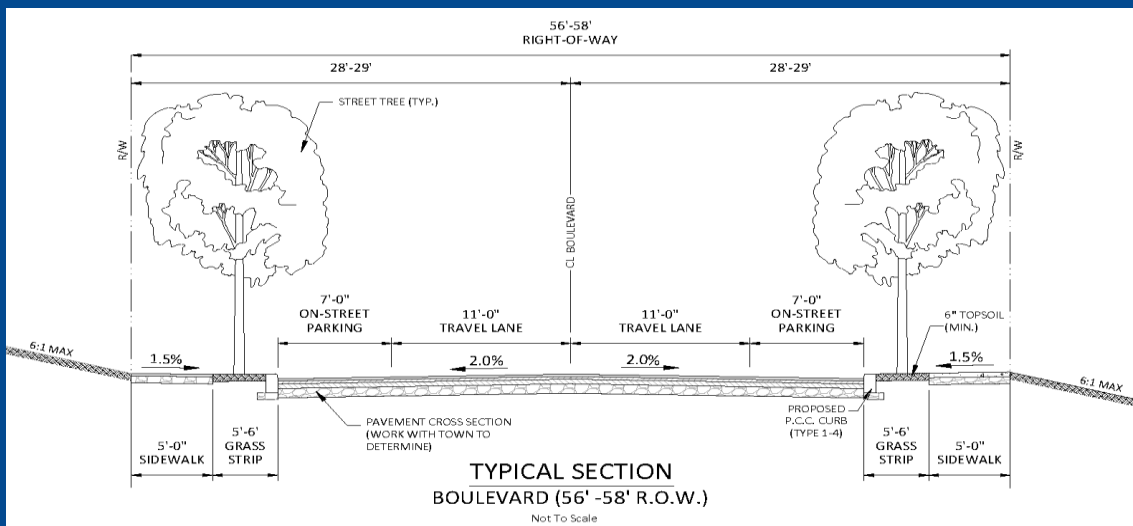
5563/5573 DUPONT PARKWAY
TOWN OF SMYRNA

AH DAVENPORT



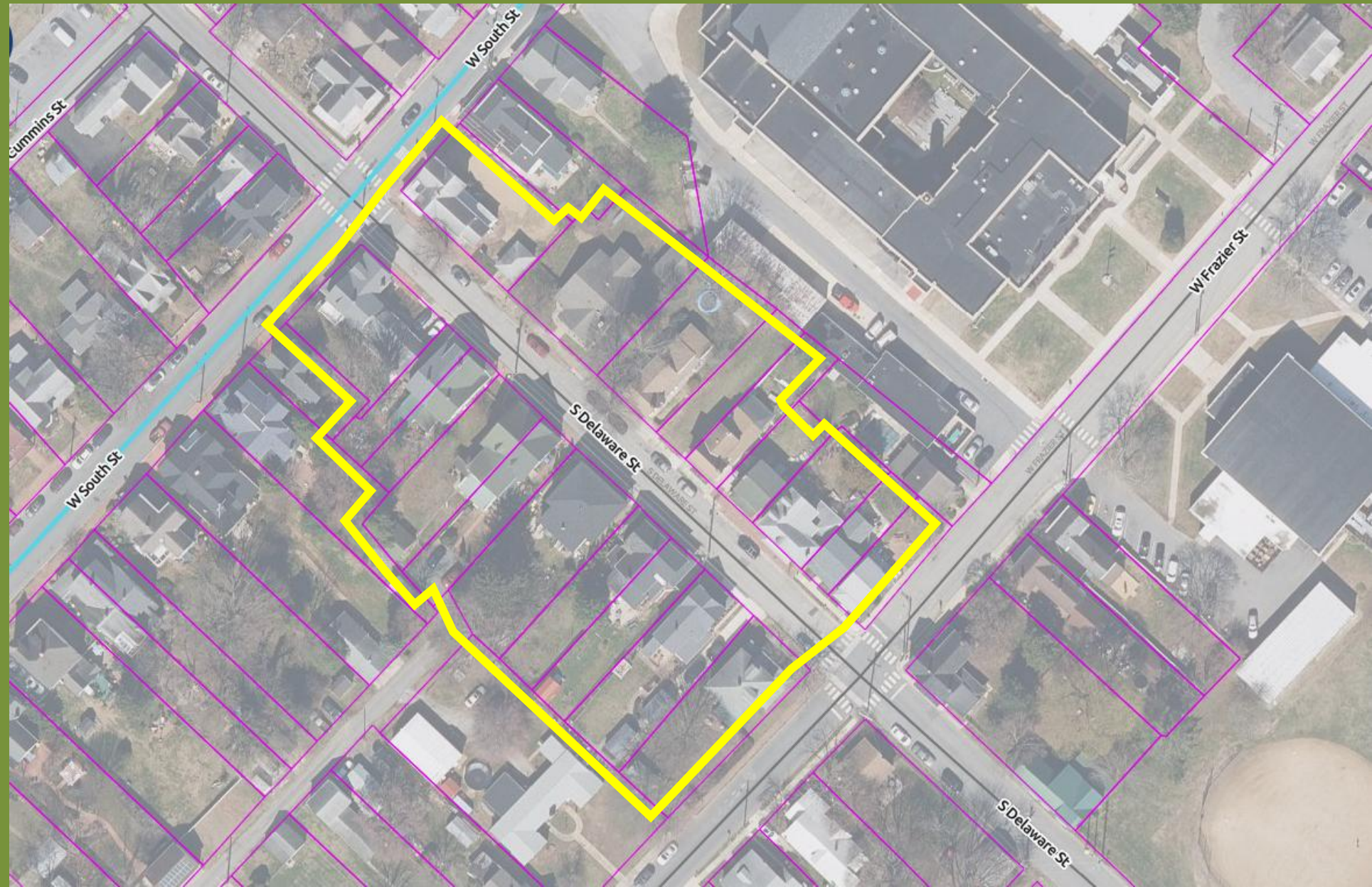
PVC – Planned Village Community Zoning District

	<u>Minimum Standards</u>							<u>Maximum Standards</u>			<u>Gross Density</u> (unit/acre)
	<u>Lot Area</u> (sq. ft.)	<u>Lot Width</u> (feet)	<u>Lot Depth</u> (feet)	<u>Front Setback</u> (feet)	<u>Rear Setback</u> (feet)	<u>Side Setback</u> (feet) ^E	<u>Height</u> (stories/ ft)	<u>Lot Coverage</u>	<u>Front Setback</u> (feet)	<u>Height</u> (stories/ft)	
Planned Village Community (\$5.22)											12
One-Family Detached	3,200	40 Min/ 70 Max	80	10	20	6	1.5	-	20	2.5/35	
Semi-Detached & Two-Family	2,400	30 Min/ 50 Max	80	10	20	6	2	-	20	2.5/35; 3/45	
Townhouse (attached dwelling)	1,600	20 Min/ 50 Max	80	6	20	6	2	-	20	3/45	
Apartment ^A	-	-	-	6	20	10	2	-	20	45 ft.	

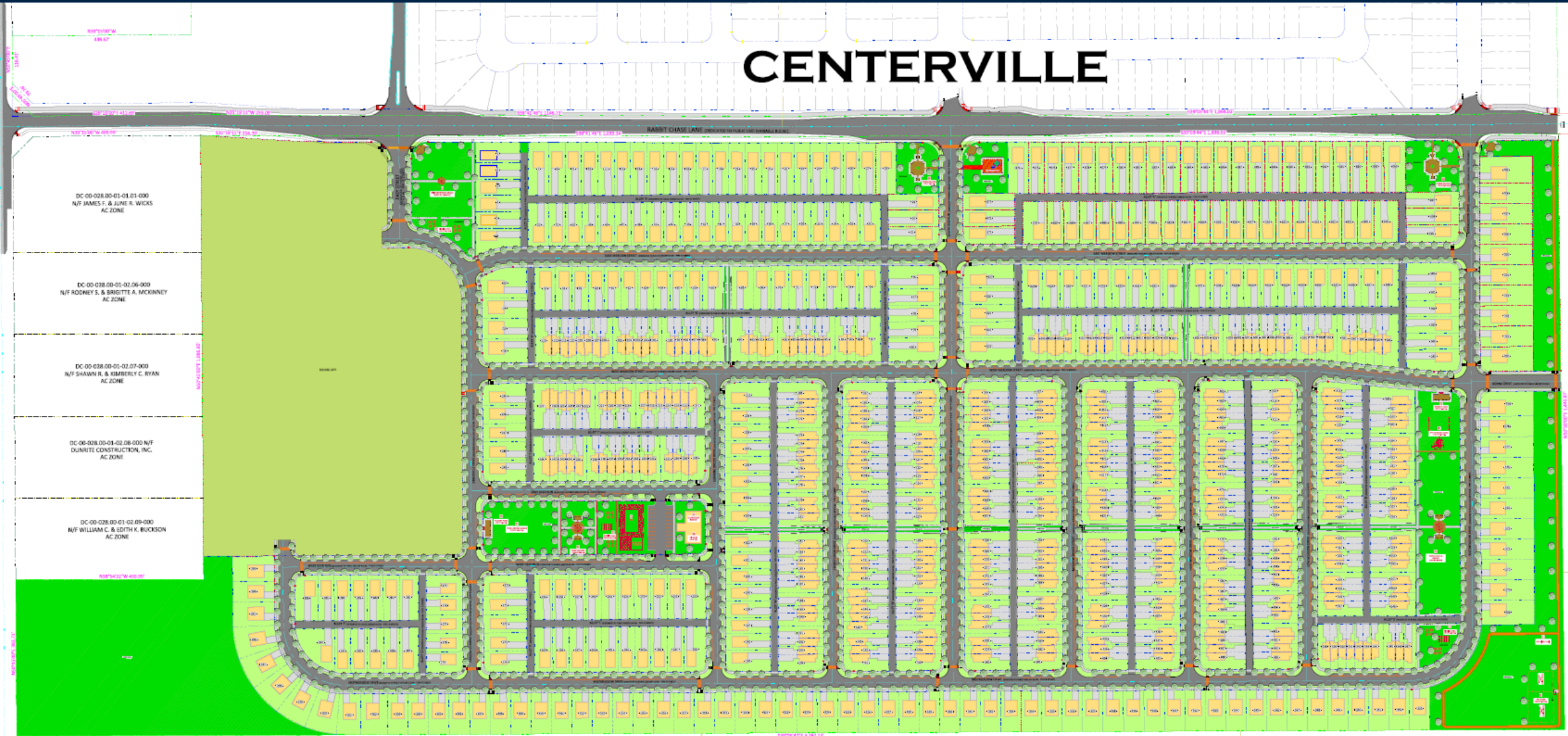


Example Historic Development Pattern

19 dwelling
units on 2.36
acres = 8.05 d/u
per acre



The Meadows (After) 709 SFD & TH – Approved September 2024



DC-00-028.00-01-01-01-000
N/F JAMES F. & JUNE R. WICKS
AC ZONE

DC-00-028.00-01-02-06-000
N/F RODNEY S. & BRIGITTE A. MCKINNEY
AC ZONE

DC-00-028.00-01-02-07-000
N/F SHAWN R. & KIMBERLY C. RYAN
AC ZONE

DC-00-028.00-01-02-08-000 N/F
DUNRITE CONSTRUCTION, INC.
AC ZONE

DC-00-028.00-01-02-09-000
N/F WILLIAM C. & EDITH K. BUCKSON
AC ZONE

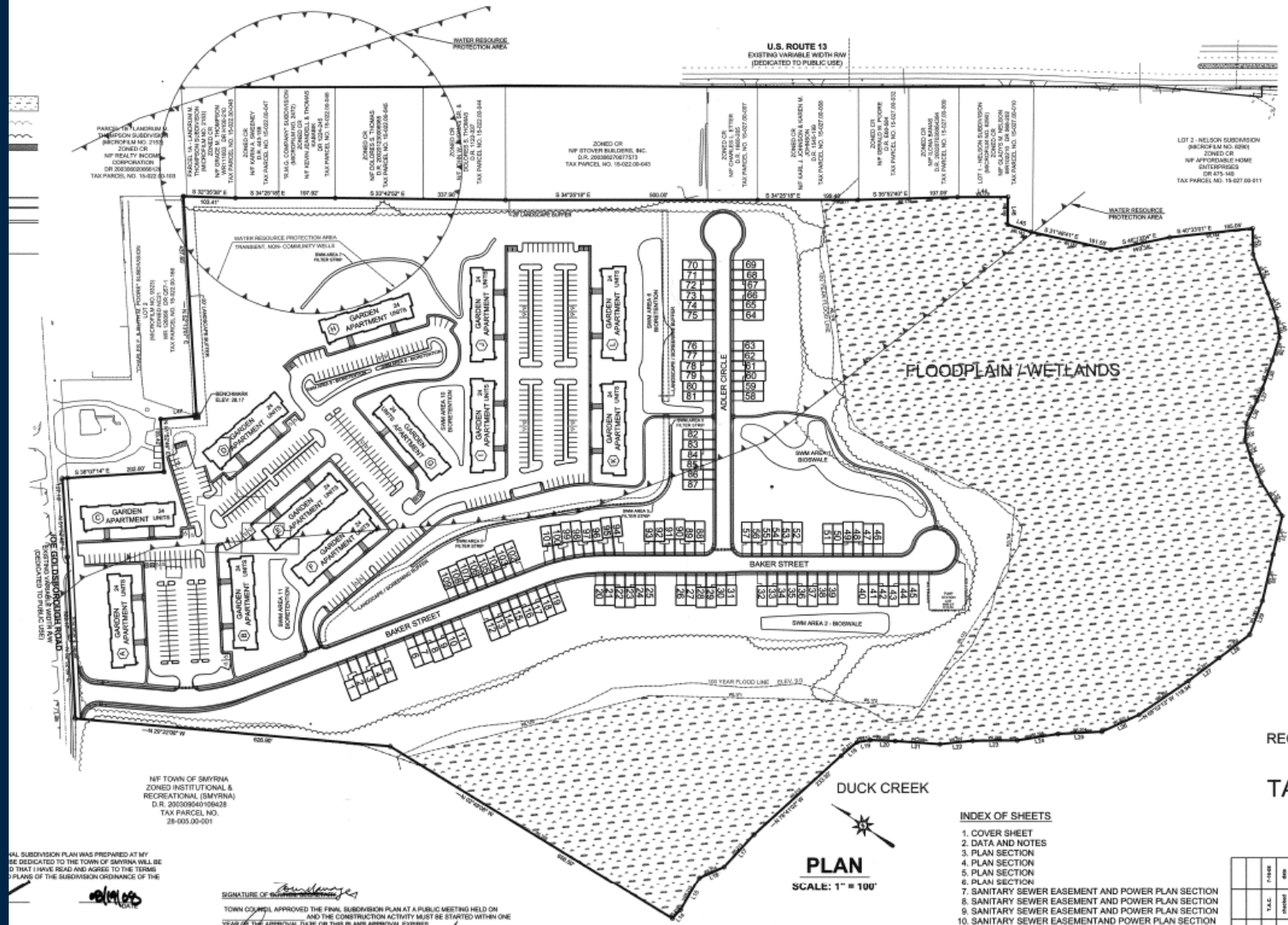
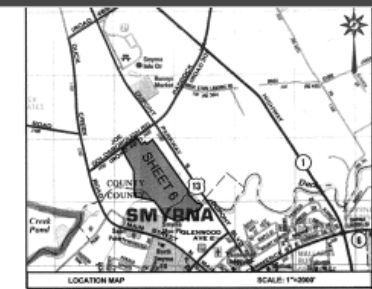
DC-00-028.00-01-01-00-000
N/F ALFRED M. MOON, II
D-200-274
AC ZONE

DC-00-028.00-01-29-00-001
N/F TALLEY, INC.
D-4255-0160
AC ZONE

WORTHINGTON

Tappahanna
Before
397 APT/TH
August 2008

FOR
TAPPAHANNA AT WATSON FARM
TOWN OF SMYRNA - NEW CASTLE COUNTY, DELAWARE



THIS PLAN REPRESENTS A SURVEY MADE BY KARINS AND ASSOCIATES, INC. AND THE INFORMATION SHOWN IS CORRECT TO ACCEPTABLE ACCURACY. THE DIMENSIONS SHOWN ARE ACCURATELY MEASUREMENTS TAKEN FROM THE RECORDING OFFICE. THIS PLAN IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES OF THE TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE.

SIGNATURE OF SURVEYOR
TOWN COUNCIL APPROVED THE FINAL SUBDIVISION PLAN AT A PUBLIC MEETING HELD ON [DATE] AND THE CONSTRUCTION ACTIVITY MUST BE STARTED WITHIN ONE YEAR OF THE APPROVAL DATE ON THIS PLAN. APPROVAL EXPIRES [DATE].
TOWN ENGINEER'S CERTIFICATION

PLAN
SCALE: 1" = 100'

20080821-0057581
PAGES: 13 OF 107
DATE: 08/21/08 02:27:43 PM
TOWN ENGINEER: Michael E. Kosikowski

- INDEX OF SHEETS**
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 7. SANITARY SEWER EASEMENT AND POWER PLAN SECTION
 8. SANITARY SEWER EASEMENT AND POWER PLAN SECTION
 9. SANITARY SEWER EASEMENT AND POWER PLAN SECTION
 10. SANITARY SEWER EASEMENT AND POWER PLAN SECTION
 11. WATER EASEMENT PLAN SECTION
 12. WATER EASEMENT PLAN SECTION
 13. WATER EASEMENT PLAN SECTION
 14. WATER EASEMENT PLAN SECTION
 15. BUILDING LOCATION DIMENSIONS PLAN

COVER SHEET
RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
TAPPAHANNA AT WATSON FARM

SITUATE IN TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE

<p>Karins and Associates ENGINEERS & PLANNERS & SURVEYORS NEWARK, DE • WILMINGTON, DE www.karinsandassociates.com</p>		<p>17 HOLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2000 FAX: (302) 369-2015</p>	<p>3845 DUPONT BOULEVARD MILLSBORO, DELAWARE 19966 PHONE: (302) 304-9888 FAX: (302) 304-8678</p>
<p>OWNER & APPLICANT: GOLDENROCK ROAD DEVELOPMENT, LLC 585 POLLY ROAD WILMINGTON, DE 19803 PH: (302) 436-6846 FAX: (302) 436-6846</p>	<p>APPROVED: _____ PROFESSIONAL ENGINEER</p>	<p>SCALE: 1" = 100'</p>	

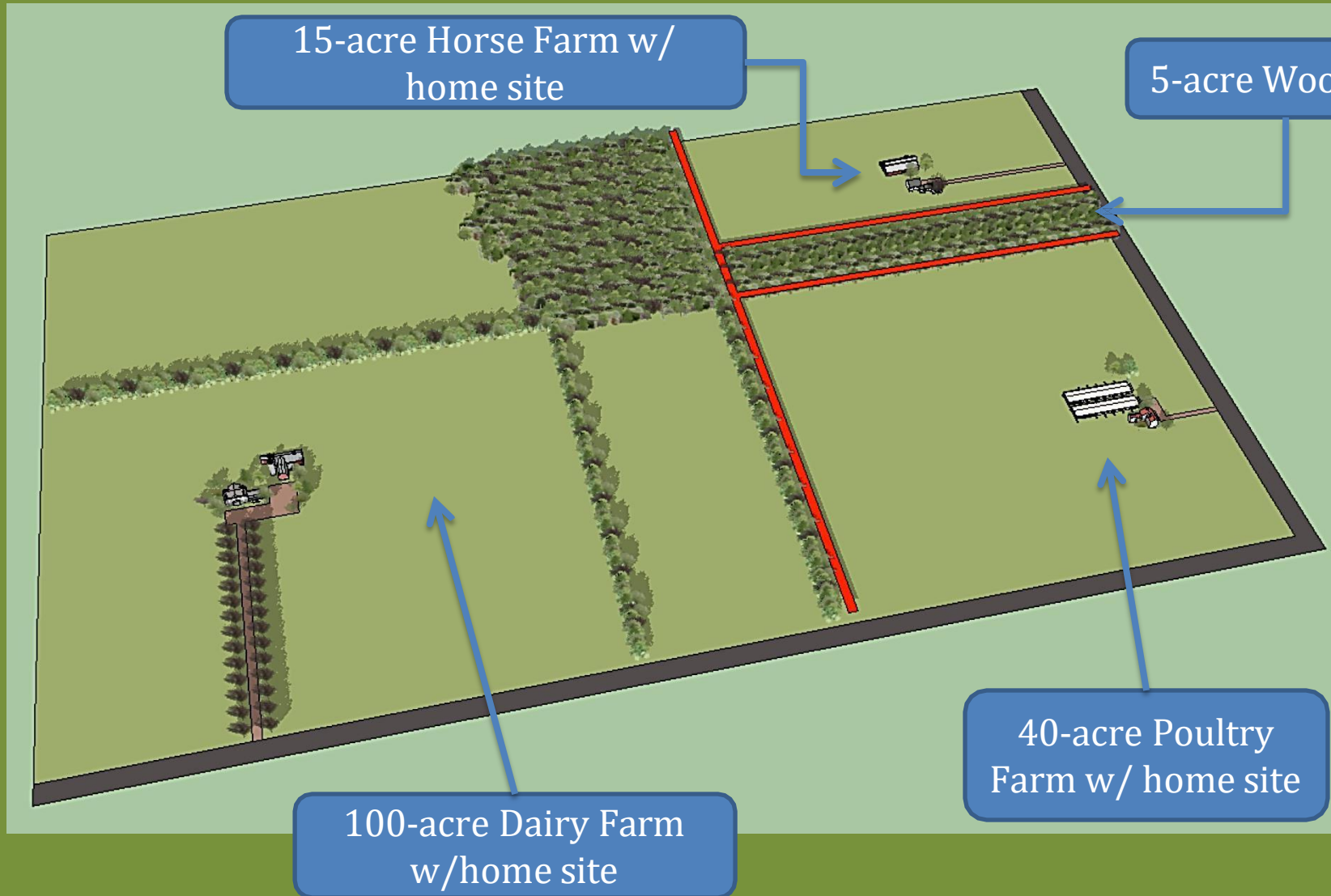
Tapahanna After

412 APT/TH

Approved June 2025



Existing Countryside

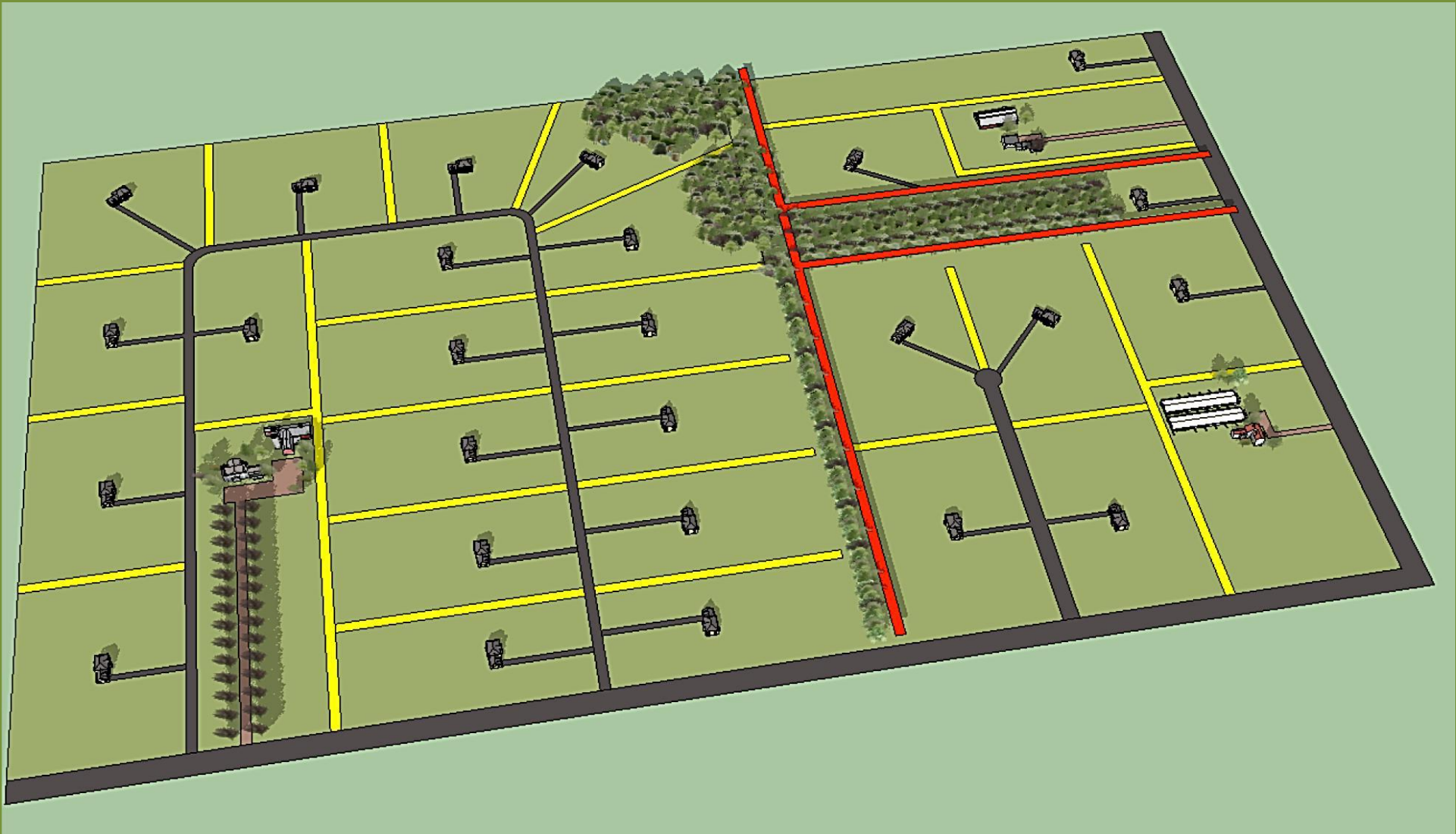


1-acre (1/1) Agricultural Residential Zoning



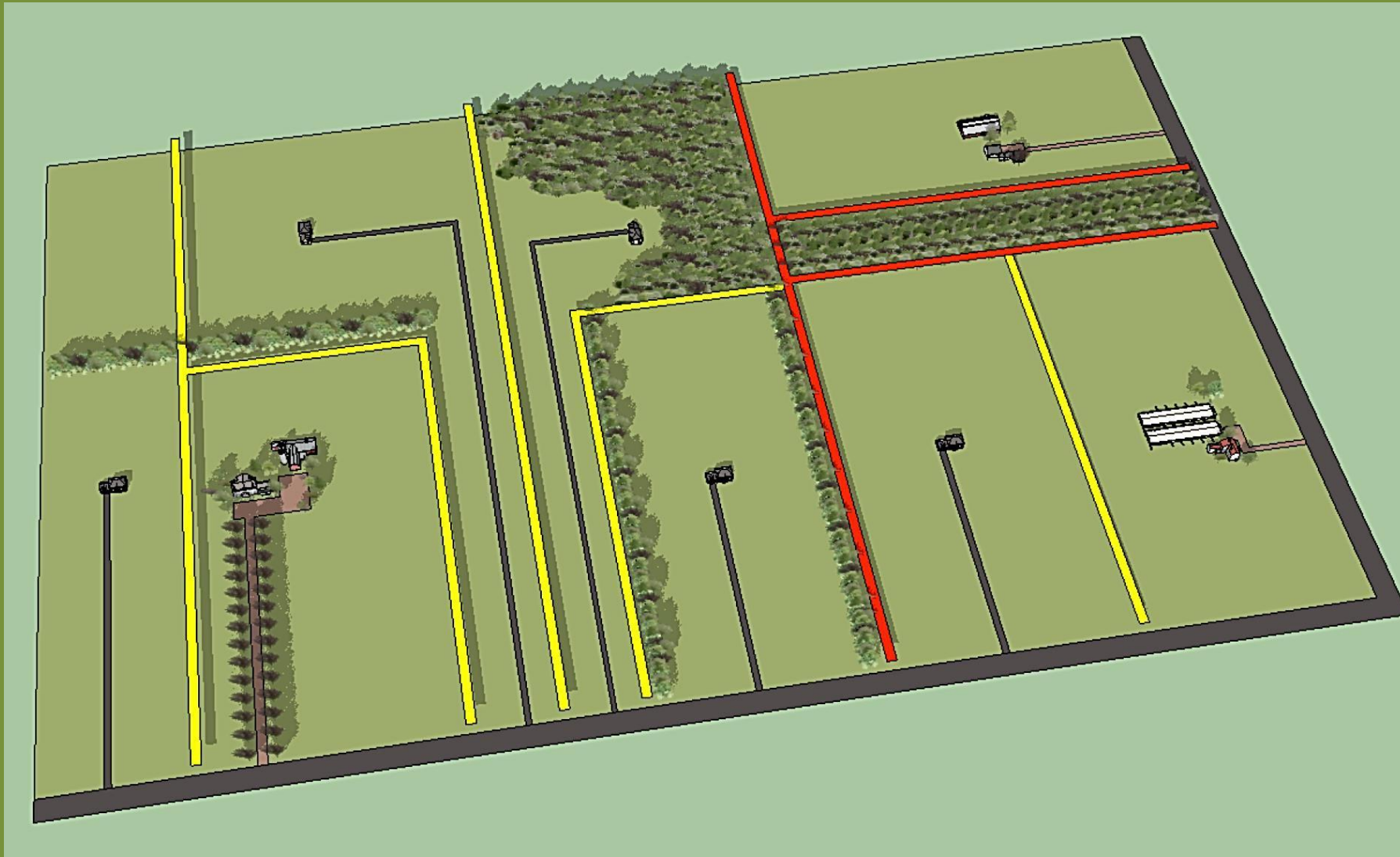
As allowed in some portions of the state, zoning for 1-acre home sites with modest open space requirements, as shown above, can break up the agricultural landscape and over-burden the existing rural road network. Given the close proximity of hundreds of new residential units, those small pockets of open space remaining after such developments are in most cases too small and isolated to farm.

5-acre (1/5) Large-Lot Zoning



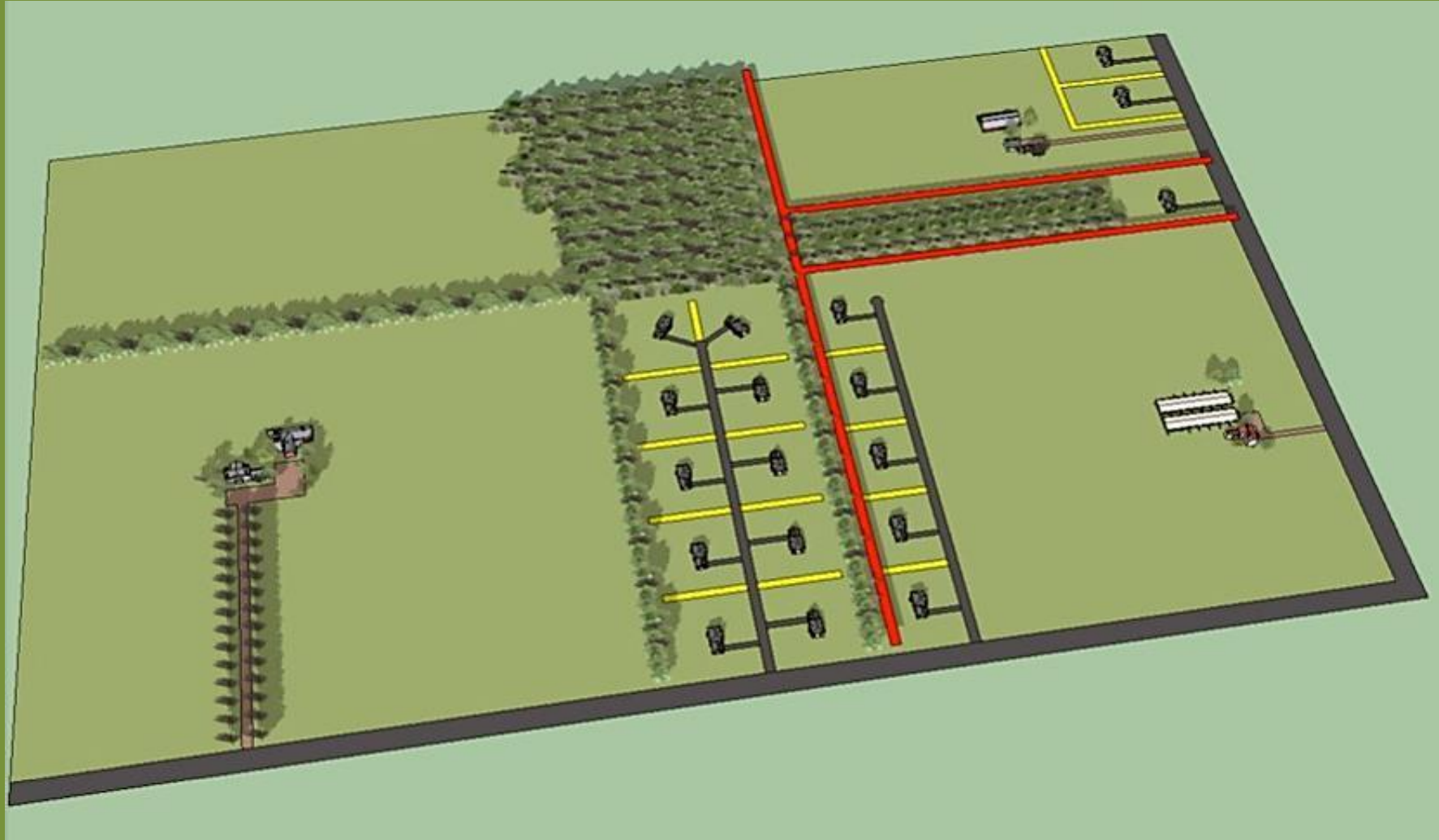
While this alternative prohibits the construction of densely-packed residential subdivisions, it inefficiently fragments farmland and inhibits the growth of higher intensive agricultural uses. Under this alternative, the three existing farms are subdivided into 5-acre “farmettes” which in most cases are too small to farm and too large to mow.

20-acre (1/20) Large-Lot Agricultural Zoning



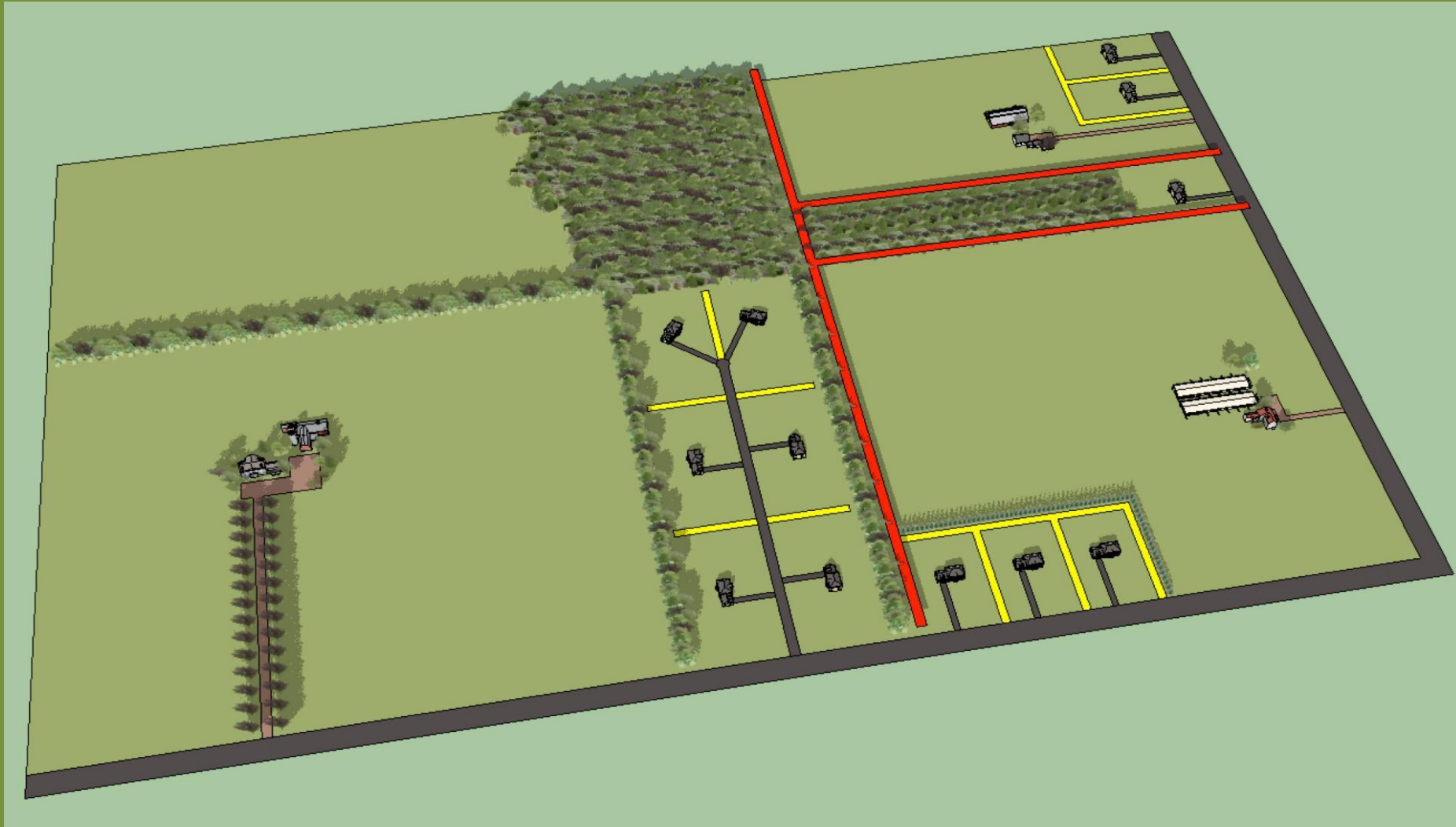
This form of agricultural zoning allows the two larger farms to be subdivided into 20-acre “farmettes.” The two smaller parcels are prohibited from further subdivision, and the construction of new home sites. Since the zoning in this alternative is “fixed,” the large minimum lot sizes can potentially force landowners to subdivide their farms into parcel sizes that are not conducive to most kinds of farming.

1/10 Sliding Scale Area-Based Agricultural Zoning



Unlike the “fixed-based” zoning alternatives shown previously, which specify a certain minimum lot size, “area-based” zoning as shown above stipulates either a maximum residential lot size or a maximum buildable area. This ensures that the new residential home sites are clustered on a small portion of the farm(s) so as not to disrupt the existing agricultural activity. The landowner is thus able to sell off a reasonable number of residential lots without compromising the vitality of their agricultural operation. The example shown above also incorporates a technique known as “sliding scale” which allows the two smaller parcels (which in most cases are less intensive agricultural uses) to also build a limited number of residential lots.

1/20 Sliding Scale Area-Based Agricultural Zoning



This alternative uses the same sliding-scale area-based zoning, but at simply at a lower density. The example above features a 15% maximum buildable area, with home sites ranging in size from 1.5 to 3 acres. So as to minimize conflicts between intensive agricultural uses and neighboring residents, the zoning can also require a landscaped buffer between the home sites and the farm as pictured on the poultry farm in the bottom right. Also notice how the home sites are placed away from the farm structures and barns so as to further minimize any potential conflicts.