
IMMEDIATE ACTIONS

The Comprehensive Land Use Plan identifies goals and actions that are required to guide the growth and improve the quality of life within Harrington. This chapter summarizes the actions and projects necessary for implementation of the Comprehensive Plan.

The City Manager and other department directors will be responsible for incorporating these various actions and projects into their annual budget and/or work plans. This ensures the projects and tasks are completed in accordance with the Comprehensive Plan. The annual report due to the Office of State Planning Coordination on the progress of implementation will be presented to the Planning Commission and City Council.

Two actions required by Delaware Code are the adoption of the Comprehensive Plan and the Comprehensive Rezoning of all parcels consistent with the Land Development Plan. These are both time-sensitive items. In addition, one of the major implementation items should be to rewrite Chapter 440 Zoning to incorporate the goals set forth throughout the Comprehensive Plan. This task should be done prior to the Comprehensive Rezoning to save time and money as well as provide ample time for public comment prior to the adoption of the zoning.

Comprehensive Plan Adoption

The Comprehensive Plan is adopted by the Planning Commission and City Council upon consideration of public and State Agency comments have been completed. This document will represent a common goal with the community and leaders of Harrington.

Comprehensive Rezoning

Upon adoption of the Comprehensive Plan, the official zoning map must be harmonized with the Future Land Use Map, Exhibit 17 on a parcel-by-parcel basis. This Future Land Use Map along with the text of the Plan will be the basis for zoning within the City limits. Harrington is required to ensure the zoning is consistent with the Land Development Plan within 18 months after the adoption of the plan. This task will require involvement with the Planning Commission, Comprehensive Plan Committee and City Council. Public input and hearings will be held prior to the modifications of the Official Zoning Map.

Chapter 440 Zoning Rewrite

The document makes several recommendations throughout for changes to Chapter 440 Zoning. It is recommended this implementation item be completed prior to the Comprehensive Rezoning. This would clarify the changes to each zoning district prior to notifications being released for rezoning. Public education is always recommended on a larger-scale planning projects that could have direct impact on a property. Having this project be the next step would save time and money rather than completing the work after adoption of the comprehensive rezoning. A Public Hearing is required prior to adoption of zoning changes.

IMPLEMENTATION TIME LINE

Listed below are the implementation items from the Comprehensive Plan goals and the terms identified are believed to be realistic; however, funding resources may determine the capability of meeting the term limits. Scheduled implementation of this list may be adjusted based on availability of funding or resources. Items on this list cannot be removed unless completed or the Comprehensive Plan is amended.

Short Term Implementation (1 - 2 years)

<u>Chapter</u>	<u>Task</u>
	Adoption of Comprehensive Plan
	Certification of Comprehensive Plan
Multiple	Chapter 440 Zoning-Complete Rewrite
	Comprehensive Rezoning
Multiple	Standard Specifications Rewrite
Multiple	Adopt & Maintain City Street Priority List
Multiple	Adopt & Maintain City Curb/Sidewalk Priority List
4	Resolve the future of the wastewater treatment plant and the lagoons
5	Public Works-Increase mapping tools
5	Public Works-Create a record keeping system
5	Public Works- perform regular analysis on staffing levels to insure services are maintained with growth
5	Police-Comparative salary by position assessment
5	Public Works-Water meters city wide
5	City Hall-Create a central record keeping system
5	City Hall-Increase resources
5	City Hall-Improve property maintenance and code enforcement
8	Future Residential-Enforce all dwelling structures to post visible street numbers
8	Future Residential-Inspect new rental units & prepare educational material for tenants/owners regarding the most common regulation violations within the City
8	Parks/Open Space-Continue to track out of City users for cost comparison data
11	Transportation-Ensure the crossover streets located on DuPont Highway receive final clarification for maintenance and jurisdiction
14	Healthy Community-Adopt policies for smoke and tobacco free City owned buildings and properties
14	Healthy Community-Farmers Market

Intermediate Term Implementation (3 – 5 years)

<u>Chapter</u>	<u>Task</u>
4	Water Main Replacements (Liberty Street, S.R. 14 (westbound) & S.R. 13)
4	Installation of a new 350 gpm potable well
5	Police-perform regular analysis on staffing levels to insure services are maintained with growth
5	City Hall- perform regular analysis on staffing levels to insure services are maintained with growth
5	City Hall-Increase department training
7	Wetlands-Revise relevant ordinances to include wetlands setbacks to protect from infringement and/or building within the setback area.
7	Wetlands-Planting & stream buffering program to protect/enhance water quality & drainage.
7	Wetlands-Requiring wetland buffers that are at least 100 feet in width for projects that entail land and-use change
7	Wetlands-Require a higher level of protection of isolated (non-regulated) wetlands that includes avoiding direct impacts & providing adequate upland buffers to protect & support the habitats of a high diversity of species (terrestrial, aquatic and semi-aquatic) and plants.

- 7 Wetlands-Protective ordinance that would allow for larger connected areas of forested open space.
- 7 Wetlands-Require land development applicants to include State-regulated Wetlands & USACE approved wetlands delineation for new commercial and/or residential development projects.
- 7 Woodlands-Consider a woodlands preservation program to preserve existing woodland areas within the City & those associated with potential annexation
- 7 Waterways/Drainage-Evaluate the need for an Operation & Maintenance Plan for all streams, ditches, swales & storm drains in existing, new properties.
- 7 Waterways/Drainage- parcels should undergo a tax ditch right-of-way review with DNREC & Kent Conservation District prior to annexation.
- 7 Waterways/Drainage-Master Plan should be developed that identifies all existing open channels & stormwater pipes within the City boundary & future annexation areas.
- 7 Waterways/Drainage-The City should support watershed planning for future annexation & targeted land development areas to account for habitat protection, recreation & storm water management on a regional or county level.
- 7 Waterways/Drainage-State agency predevelopment meeting involvement (Division of Soil & Water Conservation as well as Kent Conservation District)
- 7 Waterways/Drainage-Storm water system improvements should seek to manage pollutants.
- 7 Waterways/Drainage-Include sediment & stormwater requirements on any application checklists for construction projects.
- 7 Waterways/Drainage-Evaluate drainage patterns for future annexations.
- 7 Source water-Consider requiring an impervious mitigation plan for all residential and commercial developments that exceed 20% cover.
- 7 TMDL's- Consider requiring developers to use Best Management Practices to meet the required TMDLs for the affected watershed.
- 8 Future Commercial-Research incentives for infill & vacant lot curb appeal improvements
- 8 Parks/Open Space-Create a focus to seek community input regarding the need for recreational services.
- 8 Parks/Open Space-Increase awareness on healthier lifestyle options
- 9 Economic Development-Review the commercial vacant building ordinance

Long Term Implementation (5 + years)

Chapter	Task
4	Installation of a new 500,000 gallon above ground water storage tank
5	Library-Investigate obtaining a new location & larger facility
5	Library- perform regular analysis on staffing levels to insure services are maintained with growth
5	Library-consider increasing Library service levels
5	Library-Increase resources
5	Parks & Rec- Investigate obtaining a new location, larger facility & outdoor fields
5	Parks & Rec- perform regular analysis on staffing levels to insure services are maintained with growth
5	Parks & Rec- Consider increasing resources
5	City Hall-Investigate obtaining a new location for a municipal complex
8	Future Downtown – consider a feasibility study for traffic flow, requirements & public parking

- 8 Parks/Open Space-Conduct a recreation feasibility study to determine the needs existing infrastructure vs. new location, grant opportunities, cost benefit analysis and overall capital improvement plan for a five to ten year time frame.
- 8 Future Industrial-Create a working group & feasibility study on the development potential for the City industrial park land (determine associated costs, projected revenues, types of businesses that would be agreed upon in advance by the neighboring properties, City developed or sale of property, incentives and access options)
- 8 Parks/Open Space-Work with the HPR Advisory Committee on grant funded applications and programs
- 9 Economic Development-Evaluate the existing tax incentive program
- 9 Economic Development-Create additional incentives for redevelopment
- 9 Economic Development - Study alternate travel to work transportation methods
- 11 Transportation-Work with Dover/Kent MPO and DelDOT on a traffic study with recommended improvements (pedestrian, bicycle, etc.) for RT 14-Milford Harrington Highway and service road options along US 13 DuPont Highway
- 11 Transportation-Increase education & additional services as they arrive for DART bus service
- 11 Transportation-Work with any agencies regarding a regional or statewide bicycle plan
- 11 Transportation-Strongly support & encourage commuter rail service with a stop in Harrington that is centrally located in the State
- 14 Healthy Community-Bicycle and pedestrian plan
- 14 Healthy Community-Vending machine encouragement/outreach

Ongoing Implementation Items

Chapter	Task
5	Police-Continue excellent police service for the community
5	Police-Increase community outreach and education
5	Police-Increase resources
5	Police-Increase department training
5	Library-Continue excellent community library service & new programs
5	Parks & Rec-Continue excellent community park & recreation services
5	Parks & Rec-Increase department programs
5	Parks & Rec-Increase department training
5	Public Works-Continue excellent service for the community
5	Public Works-Maintain resources
5	Public Works-Increase department training
5	City Hall-Continue excellent customer service
8	Future Downtown-Continue to rotate the street banners to promote community events
14	Healthy Community-City and school outreach partnership
8	Future Residential-Continue to increase the enforcement the property maintenance regulations
Multiple	Continue to maintain good relationships with County, State and Federal agencies
Multiple	Improve the working relationship between the City and Delaware State Fair
Multiple	Improve the working relationship between the City and Norfolk Southern Railroad
Multiple	Continue the enforcement the property maintenance code
Multiple	Continue to work with and support organizations/local nonprofit agencies
8	Continue to support the infrastructure & events at Freedom Park

- 11 Continue to support the Safe Routes to School Team at Lake Forest School District & DeIDOT
- 11 Transportation-Coordinate bus shelter location & design with DART representative new development