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Preliminary Land Use Service (PLUS) Meeting

This meeting will be conducted on-line and in person

Room 133, Haslet Armory

122 Martin Luther King Jr. Blvd., South

Please see <https://publicmeetings.delaware.gov/> for link to on-line access

August 23, 2023

Applicants should arrive or log in at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

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|------|---------|--|
| I. | 8:30 AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00 AM | Review and Discussion: New Castle County Protected Open Space Zoning District Ordinance (2023-08-03)
County: New Castle County Municipality: Unincorporated
Location: All of New Castle County
Project: Review of a proposed Ordinance to create a new zoning district known as the Protected Open Space (OS) District which will designate public interest open space that has been protected in perpetuity. |
| III. | 9:15 AM | Review and Discussion: New Castle County Large Industrial Projects Ordinance (2023-08-05)
County: New Castle County Municipality: Unincorporated
Location: All of New Castle County
Project: Review of a proposed Ordinance which seeks to provide opportunity for public participation in the review of large industrial projects as well as provide enhanced review standards for large industrial structures. |

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- IV. 9:30 AM **Review and Discussion: Carolyn Center (2023-08-04)**
County: New Castle County **Municipality:** Unincorporated
Location: 25 Kiwanis Drive, Wilmington, DE
Project: Review of a proposed Site Plan for the construction of 5 buildings containing a total of 60 affordable rental dwelling units on 5.2 acres zoned NCAP (Neighborhood Conservation with Apartments).
- V. 10:00 AM **Review and Discussion: Promenade at Christiana (2023-08-10)**
County: New Castle County **Municipality:** Unincorporated
Location: 600 Eagle Run Road, Newark, DE
Project: Review of a proposed Rezoning and Site Plan to construct a 140,940 GFA vehicle sales, rental, and services facility, 19,280 GFA of commercial retail sites, and 3,200 GFA of office space on 45.6 acres zoned Commercial Regional. The application is going forward as a Rezoning Confirmation with the County along with the Site Plan review.
- VI. 10:30 AM **Review and Discussion: Chapel Creek (2023-08-06)**
County: New Castle County **Municipality:** Middletown
Location: West side of parcel located at 380 Green Gian Road, Townsend, DE
Project: Review of a proposed Subdivision of approximately 154 acres into 406 dwelling units (216 detached single-family, 190 townhomes) zoned R-3.
- VII. 11:00 AM **Review and Discussion: Abbey Creek (2023-08-07)**
County: New Castle County **Municipality:** Middletown
Location: East side of parcel located at 380 Green Gian Road, Townsend, DE
Project: Review of a proposed Subdivision of approximately 192 acres for an age-restricted community consisting of 404 dwelling units (254 detached single-family, 150 duplex/townhomes) zoned R-3.
- VIII. 11:30 AM **Review and Discussion: Anchor's Run Phase 5 & 6 (2023-08-08)**
County: Sussex County **Municipality:** Unincorporated
Location: Beaver Dam Road, Lewes, DE
Project: Review of a proposed Subdivision to add lots to the previously approved Phase 5 and to add a new phase, 6; for a new total of 137 Single-family dwelling units between the two phases on 66.45 acres zoned AR-1.
- IX. 12:00 PM **Review and Discussion: YourSpace Ocean View Self-Storage (2023-08-09)**
County: Sussex County **Municipality:** Unincorporated
Location: 31888 Roxana Road, Ocean View, DE
Project: Review of a proposed Site Plan to construct a three-story self-storage building totaling 122,000 GFA and additional parking on 7.86 acres zoned C-1 (General Commercial).

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- X. 12:30 PM **Review and Discussion: Delmar Athletic Pole Building (2023-08-02)**
County: Sussex County **Municipality:** Delmar
Location: 200 N 8th Street, Delmar, DE
Project: Review of a proposed School Site Feasibility to construct a 3,551 SF Pole Building on an existing concrete pad at the north end of the property for storage and gathering space.
- XI. 12:45 PM **Review and Discussion: Blades Comprehensive Plan (2023-08-01)**
County: Sussex County **Municipality:** Blades
Location: All of the Town of Blades
Project: Review of a draft Comprehensive Plan for the Town of Blades.

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