

PLUS 2006-11-11
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: **SHOWFIELD (formerly the Smith Farm)**

2. Location (please be specific): **Partially within the City Limits of Lewes, DE. Adjacent to and east of Theodore Freeman Hwy; adjacent to and south and west of Gills Neck Road; adjacent to and north of Breakwater Development in Sussex County.**

<p>3. Parcel Identification #: 335-8.00-53.00; 335-8.00-46.00; 335-8.00-48.00; 335-8.00-47.00; 335-8.00-46.00; 335-8.00-51.00; 335-8.00-53.02; 335-8.00-52.00; 335-9.00-53.01</p>	<p>4. County or Local Jurisdiction Name: Lewes, DE. (Note: All parcels with the exception of 335-8.00-51.00 are located, at least partially, within the City of Lewes; annexation of the entire project site into the City of Lewes is in process.)</p>
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5. Owner's Name: **Showfield, LLC; Sephora J, LLC**

Address: **246 Rehoboth Avenue**

City: Rehoboth Beach	State: DE	Zip: 19971
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Phone: 302.227.3883	Fax: 302.227.4686	Email:
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6. Applicant's Name: **Showfield, LLC; Sephora J, LLC**

Address: **246 Rehoboth Avenue**

City: Rehoboth Beach	State: DE	Zip: 19971
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Phone: 302.227.3883	Fax: 302.227.4686	Email:
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7. Project Designer/Engineer: **Element Design Group**

Address: **34634 Bay Crossing Blvd, Suite A**

City: Lewes	State: DE	Zip: 19958
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Phone: 302-645-0777	Fax: 302-645-0177	Email: doug@elementdg.com
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8. Please Designate a Contact Person, including phone number, for this Project: **Douglas M. Warner, P.E. 302-645-0777**

Information Regarding Site:	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Master planned residential community that utilizes most of the existing structures and natural features into a unique design that reflects historic residential areas of Lewes.	
11. Area of Project(Acres +/-): 230.5 +/- Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input checked="" type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input checked="" type="checkbox"/> Environmentally Sensitive Developing (Sussex Only) Note: All parcels with the exception of 335-8.00-51.00 are located, at least partially, within the City of Lewes; annexation of the entire project site into the City of Lewes is in process. (See exhibit D)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. N/A	
14. Present Zoning: City of Lewes: Outer Ring Residential (OR) 91.3 +/- acres Sussex County: Agricultural Residential District (AR-1) 139.2 +/- acres	15. Proposed Zoning: City of Lewes: Outer Ring Residential (OR) with Old Town Development District Overlay (OTDD) 230.5 +/- acres.
16. Present Use: Agriculture / Residential	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: 335-8.00-53.00 – Agricultural, Residential; 335-8.00-46.00 – Agricultural; 335-8.00-48.00 – Agricultural; 335-8.00-47.00 – Agricultural; 335-8.00-46.00 – Agricultural; 335-8.00-51.00 – Agricultural, Residential; 335-8.00-53.02 – Agricultural; 335-8.00-52.00 – Agricultural; 335-9.00-53.01	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: N/A Pursuing annexation to Lewes. New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> ½ Development site is located in "Municipality" and ½ is in Sussex County	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Lewes Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? TBD How will this demand be met? TBD	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Lewes Wastewater Treatment Facility	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	

24. If residential, indicated the number of number of Lots/units: **600** Gross Density of Project: **2.63 du/acre** Net Density **N/A**
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.

25. If residential, please indicate the following:
Number of renter-occupied units: **0**
Number of owner-occupied units: **600**

Target Population (check all that apply): **N/A**

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units **200**

Move-up buyer – if checked, how many units **200**

Second home buyer – if checked, how many units **200**

Active Adult (Check only if entire project is restricted to persons over 55)

NOTE: Target housing market to be determined.

26. Present Use: % of Impervious Surfaces: **0.5%** Proposed Use: % of Impervious Surfaces: **28%**
Square Feet: **48,230+/- sf (1.1 ac. +/-)** Square Feet: **2,711,719+/- sf (65.4 ac. +/-)**

27. What are the environmental impacts this project will have? **Reduction in agricultural land, no reduction in forested land. Water quality to remain constant in accordance with state regulations. Maintain existing habitats in aquatic areas.**

How much forest land is presently on-site? **8.3 ac. +/-** How much forest land will be removed? **0 ac. +/-**

Are there known rare, threatened, or endangered species on-site? Yes No **None identified at this point in time.**

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Site has a good/excellent groundwater recharge potential.

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

NOTE: All post development run-off will be treated in accordance with local, state and federal requirements.

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No **Zone AE and Zone X only.**

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

NOTE: All post development run-off will be treated in accordance with local, state and federal requirements.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres
 Non-tidal Acres **18.3 +/- (Tidal / non-tidal clarification in process)**

If "Yes", have the wetlands been delineated? Yes No **Delineation in process.**

Has the Army Corp of Engineers signed off on the delineation? Yes No **In process.**

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: **Potential impact could occur in the agricultural ditches.**

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? Yes No

'Whites Pond'

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal) **N/A**

If "Yes", have the water bodies been identified? Yes No **N/A**

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe : **A fifty foot buffer shall be maintained around all lake/wetland areas; only walking/bike trails and proposed right-of-way are proposed within 100 feet of water bodies. Existing structures to be removed.**

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

Yes No

If yes, please list name:

The existing ditch from the pond to the Lewes & Rehoboth Canal is proposed to remain undisturbed.

32. List the proposed method(s) of stormwater management for the site: **Numerous SWM BMP's will be utilized on this site. Stormwater quality and quantity control will be provided so as to minimize the impacts to the receiving stormwater outfall points by using infiltration, bioswales, and other "green" technologies to the fullest extent possible.**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Existing pond; infiltration (Ultimate point of discharge is the Lewes/Rehoboth Canal)**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? **63 Acres 2,757,174.35 Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **TBD – A minimum of 20% of the net development area will be provided as open space as required by the Old Town Development District; exact acreage and final locations to be determined.**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **All existing forested and aquatic features on site will be maintained for active/passive recreation activities including walking/bike paths; additional community oriented pocket parks, walking trails and other active/passive recreational features are to be included in the development.**

Where is the open space located? **Throughout site. (See Exhibit F).**

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No **Community will have full access to Junction Breakwater bike/walking trail that connects at adjacent development, runs parallel to Whites Pond and directs pedestrian traffic to downtown Lewes via Gills Neck Road and potentially Monroe Avenue.**

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? **Developer anticipates funding all on-site improvements to be turned over to the city; off-site improvements shall be determined through agency interaction.**

36. Are any environmental mitigation measures included or anticipated with this project? Yes No **TBD – not known at this time.**

Acres on-site that will be permanently protected **TBD – none identified at this point in time**

Acres on-site that will be restored **TBD – none identified at this point in time**

Acres of required wetland mitigation **0 Ac.**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **See item 32 above.**

Buffers from wetlands, streams, lakes, and other natural water bodies **In accordance with state and local jurisdictional requirements.**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No
Appropriate measures will be incorporated into SWM practices to address nuisance species.

38. Will this project generate additional traffic? Yes No **A traffic impact study (TIS) will be completed in accordance with DelDOT specifications to ensure no adverse traffic impacts occur as a result of this development. Any adverse conditions determined by TIS will be incorporated as required.**

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **See comment above**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **See comment above**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **Three (3) entrances are proposed in total, all to Gills Neck Road (SR-267). Gills Neck Road has a 50 ft existing right-of-way and a 60 ft ultimate right-of-way. Gills Neck Road is a two-way, two-lane undivided state roadway. No shoulders currently exist on Gills Neck Road.**

40. Will the street rights of way be public, private, or town? **City of Lewes (if project annexed).**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **N/A - Project site is currently bounded by public right-of-way generally to the east, north and west; existing or currently approved development abuts site to the south.**

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No **TBD**

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No **TBD**

If "Yes," please indicate what will be affected (Check all that apply) **Existing barns and a number of outbuildings to remain.**

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

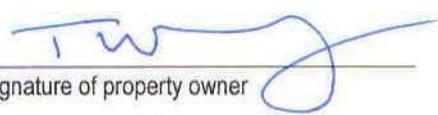
42. Are any federal permits, licensing, or funding anticipated? Yes No **TBD**

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

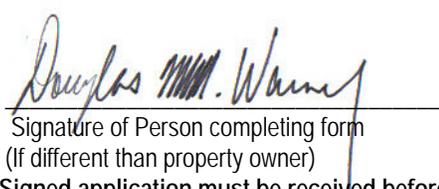
Yes No If yes, please List them: **TBD**

45. Please make note of the time-line for this project: **Start Phase I construction approximately October 2007. Build out expected to last 10 years.**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.


Signature of property owner

10/31/06
Date


Signature of Person completing form
(If different than property owner)

10/31/06
Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



EXHIBIT C: Project Aerial
PLUS REVIEW : Showfield - Lewes, DE



EXHIBIT E: Preliminary Project Plan
PLUS REVIEW : Showfield - Lewes, DE

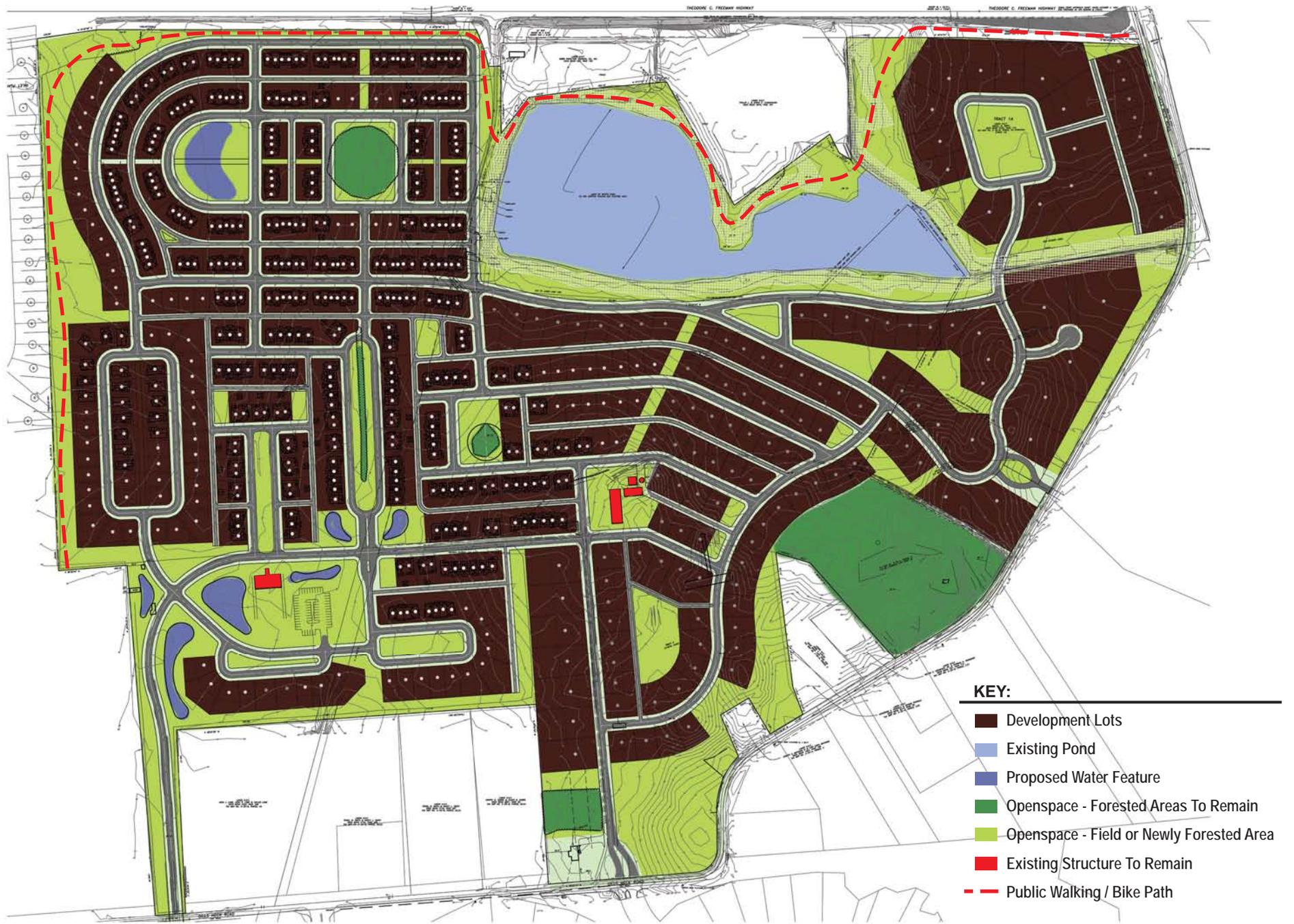
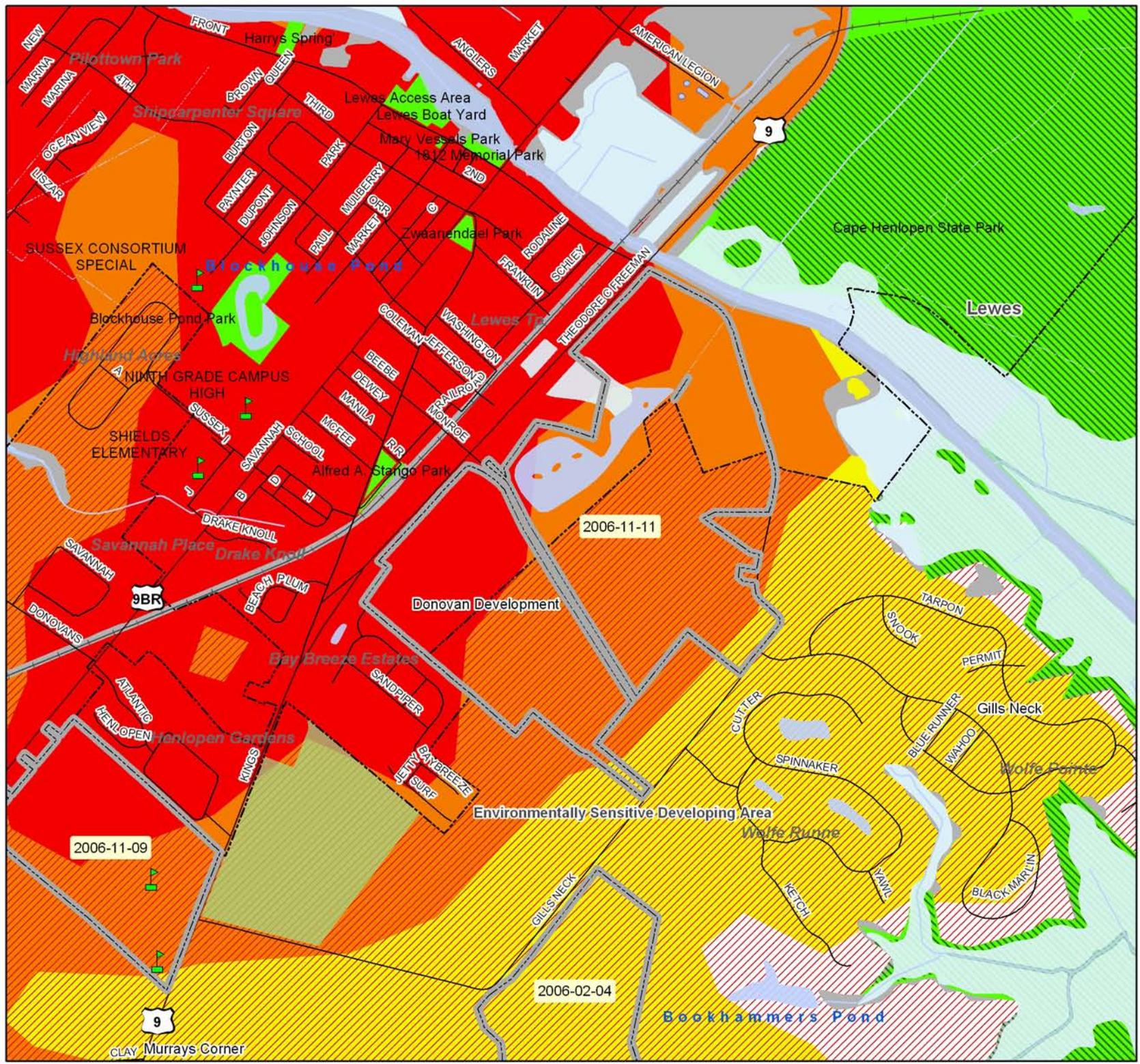


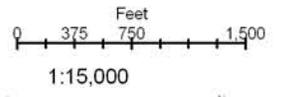
EXHIBIT F : Open Space Areas
PLUS REVIEW : Showfield - Lewes, DE

Preliminary Land Use Service (PLUS)

Showfield
2006-11-11



- Project Area
 - Public-Owned
 - Ag District
 - Purchased Dev. Rights
 - Municipalities
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)



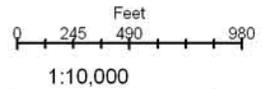
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Preliminary Land Use Service (PLUS)

Showfield
2006-11-11

-  Project Area
-  Municipalities



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