

**Preliminary land Use Service (PLUS)**  
**Delaware State Planning Coordination**  
 540 S. DuPont Highway • 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/planning](http://www.state.de.us/planning)
- [www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)
- [www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)
- [datamil.udel.edu/](http://datamil.udel.edu/)
- [www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Canterbury Homes Rezoning		
2. Location ( please be specific): 9952 Canterbury Road		
3. Parcel Identification #: NM00-120.03-01-12.00-000	4. County or Local Jurisdiction Name: Kent	
5. Owner's Name: Canterbury Homes, Inc.		
Address: 120 Crestwood Drive		
City: Felton	State: DE	Zip: 19943
Phone: 284-0351	Fax:	Email:
6. Applicant's Name: Fred Voshell		
Address: 159 Princess Anne Avenue		
City: Viola	State: DE	Zip: 19979
Phone: 302-284-0734	Fax:	Email:
7. Project Designer/Engineer: N/A		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Please Designate a Contact Person, including phone number, for this Project: Fred Voshell 242-1787		

**Information Regarding Site:**

9. Type of Review:  Rezoning  Comp. Plan Amendment (Kent County Only)  Site Plan Review  
 Subdivision

10. Brief Explanation of Project being reviewed: Rezone 0.37 acres from AR-1 to BN to combine with lot next door for unknown future commercial. This property will be combined with the property seen through PLUS 2005-11-11 for an unknown commercial use under 75,000 sq. ft. This parcel will be used for parking for the parcel next door. At this time, no additional buildings are planned for this site. (possible deli or small retail commercial)

Existing house may stay on property

11. Area of Project(Acres +/-): 0.37

12. According to the State Strategies Map, in what Investment Strategy Level is the project located?  Investment Level 1  
 Investment Level 2  Investment Level 3  Investment Level 4  Environmentally Sensitive Developing (Sussex Only)

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.  
 No

14. Present Zoning: AR-1	15. Proposed Zoning: BN
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16. Present Use: 1 residential home	17. Proposed Use: unknown commercial
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18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: None known

19. Comprehensive Plan recommendation:  
 If in the County, which area, according to their comprehensive plan, is the project located in:  
 New Castle  Kent  Sussex   
 Suburban  Inside growth zone  Town Center  Low Density   
 Suburban reserve  Outside growth zone  Developing   
 Other  Environ. Sensitive Dev. District

20. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name:  
 Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? Unknown at this time  
 How will this demand be met?

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name:

22. If a site plan please indicate gross floor area: unknown at this time.

23. If a subdivision:  Commercial  Residential  Mixed Use

24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: Net Density  
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: N/A  
Number of owner-occupied units: N/A

- Target Population (check all that apply):
- 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
    - Move-up buyer – if checked, how many units
    - Second home buyer – if checked, how many units
    - Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 11% Proposed Use: % of Impervious Surfaces: unknown  
Square Feet: 1200 Square Feet:

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 0 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site?  Yes  No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?  Yes  No  
Recharge potential maps are available at

**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

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

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.

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

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corp of Engineers signed off on the delineation?  Yes  No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No If "Yes", describe the impacts:

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

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

If "Yes", have the water bodies been identified?  Yes  No

Will there be ground disturbance within 100 feet of the water bodies  Yes  No If "Yes", please describe :

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:

32. List the proposed method(s) of stormwater management for the site: small dry pond but unsure of the location of pond

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.): infiltration

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? Acres Square Feet **unknown until site plan completed**

Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? see above

Where is the open space located? see above

Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

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?

<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected Unknown at this time</p> <p>Acres on-site that will be restored none</p> <p>Acres of required wetland mitigation none</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Unsure until site plan completed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 Unknown until exact use is determined.</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? N/A</p>
<p>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. Route 15 by residential entrance. Route 15 is 2 lane road with paved shoulders.</p>
<p>40. Will the street rights of way be public, private, or town? N/A</p>
<p>41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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. Will be joined to the parcel next door (parcel viewed through 2005 -11-11) and future land use will be on both lots.</p>
<p>43. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

44. Is this site in the vicinity of any known historic/cultural resources or sites  Yes  No Maybe – the existing house may be historical structure.

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 Yes, If the house is historical. Will buffer between commercial and residential if historical.

If "Yes," please indicate what will be affected (Check all that apply)

- 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 Already working with this office to determine age of house.

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

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:

45. Please make note of the time-line for this project:

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

\_\_\_\_\_  
Signature of property owner

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
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](mailto: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, 540 S. DuPont Highway, Ste. 7, 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.

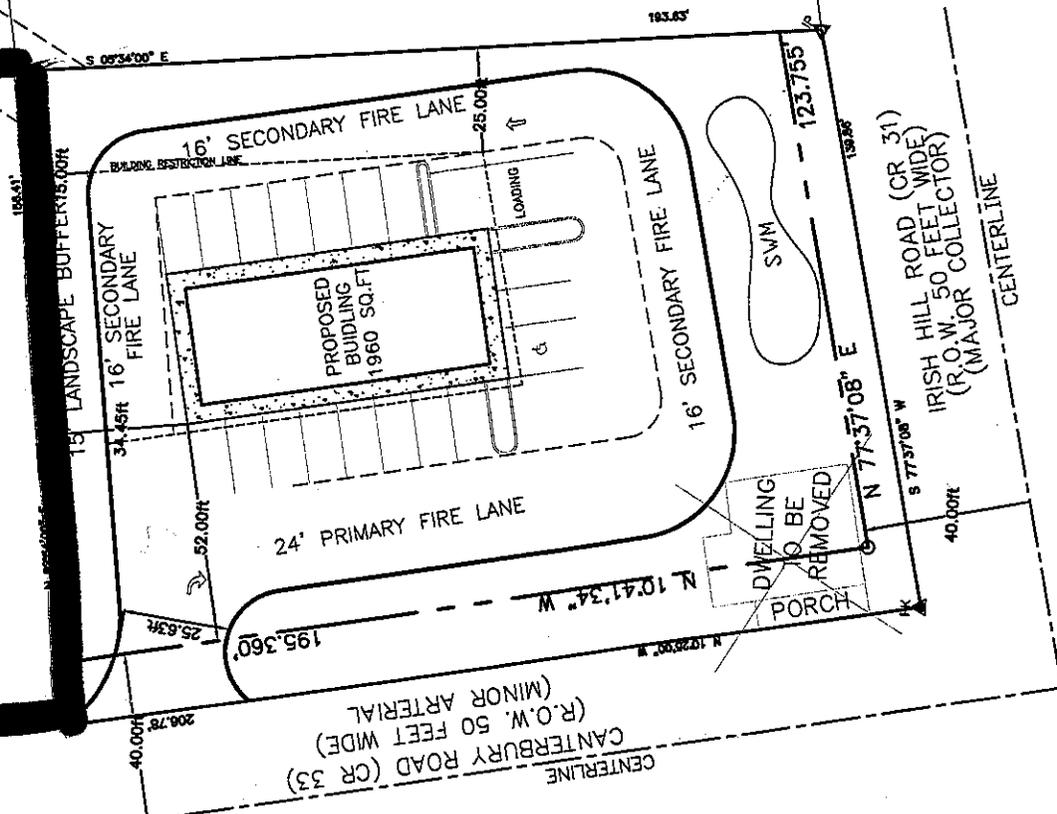
PROPOSED SEPTIC AREA

PROPOSED EASEMENT

LANDS N/F OF  
RAYMOND P. AND OLIVE M. STEWART, JR.  
S-27-244

*Site to be rezoned RL-1 to B1*

LANDS N/F OF  
FRANK E. AND ANNE E. NEEMAN  
M-40-249



CANTERBURY ROAD (CR 33)  
(R.O.W. 50 FEET WIDE)  
(MINOR ARTERIAL)

IRISH HILL ROAD (CR 31)  
(R.O.W. 50 FEET WIDE)  
(MAJOR COLLECTOR)

~~DWELLING TO BE REMOVED~~  
PORCH

SWM

15' LANDSCAPE BUFFERS 0.00ft

34.45ft 16' SECONDARY FIRE LANE

16' SECONDARY FIRE LANE

24' PRIMARY FIRE LANE

16' SECONDARY FIRE LANE

LOADING ↑

25.00ft

40.00ft  
206.78'

195.360'

N 10°41'34" W

N 77°37'08" E

S 77°37'08" W

40.00ft

123.755'

193.60'

106.63'

S 05°34'00" E

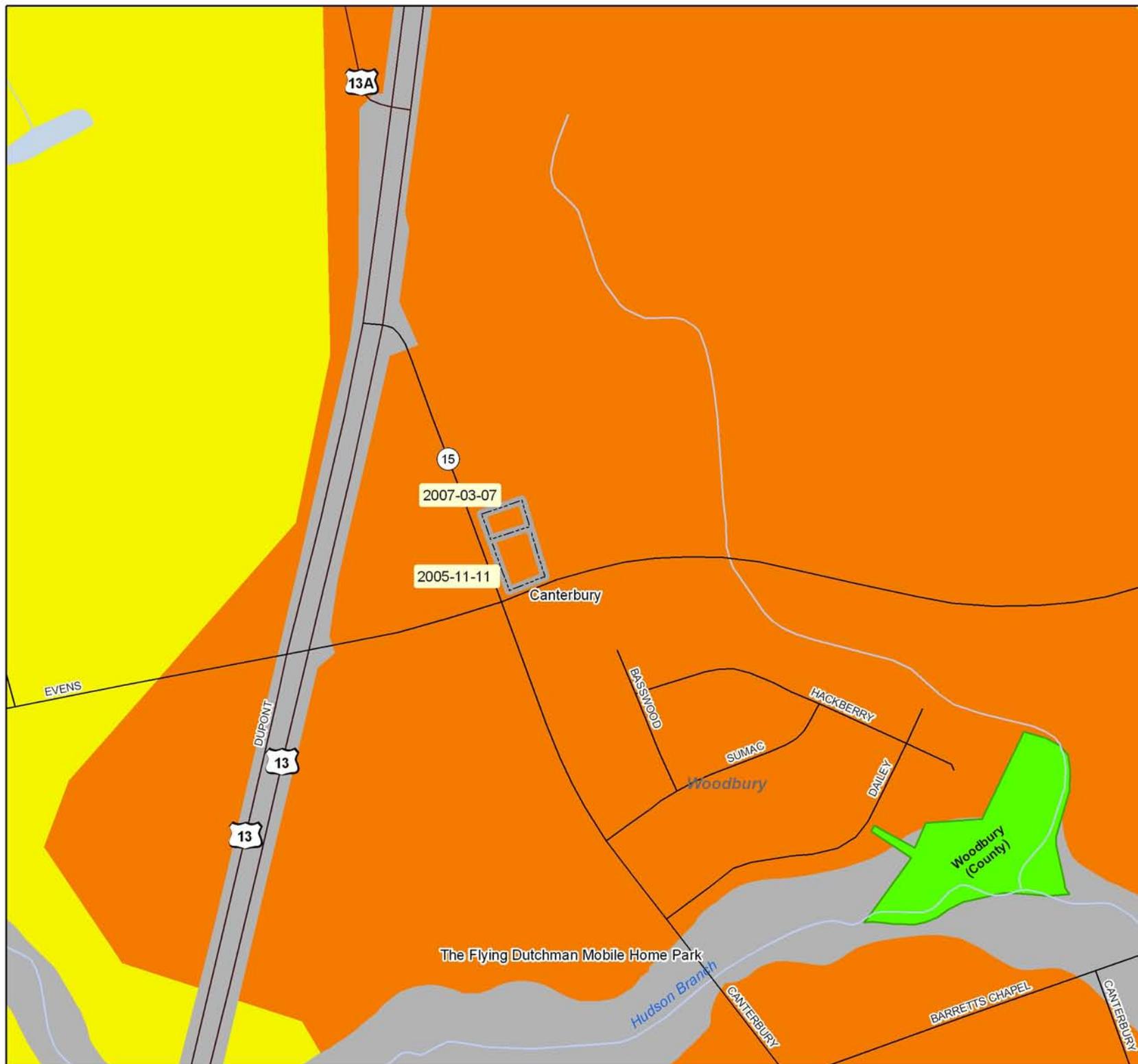
150.25'

CENTERLINE

CENTERLINE

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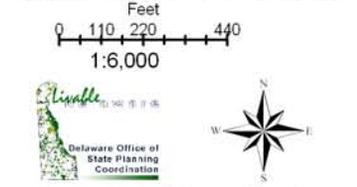
Canterbury Homes Rezoning  
2007-03-07



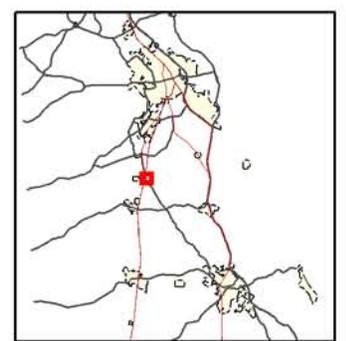
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

## Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

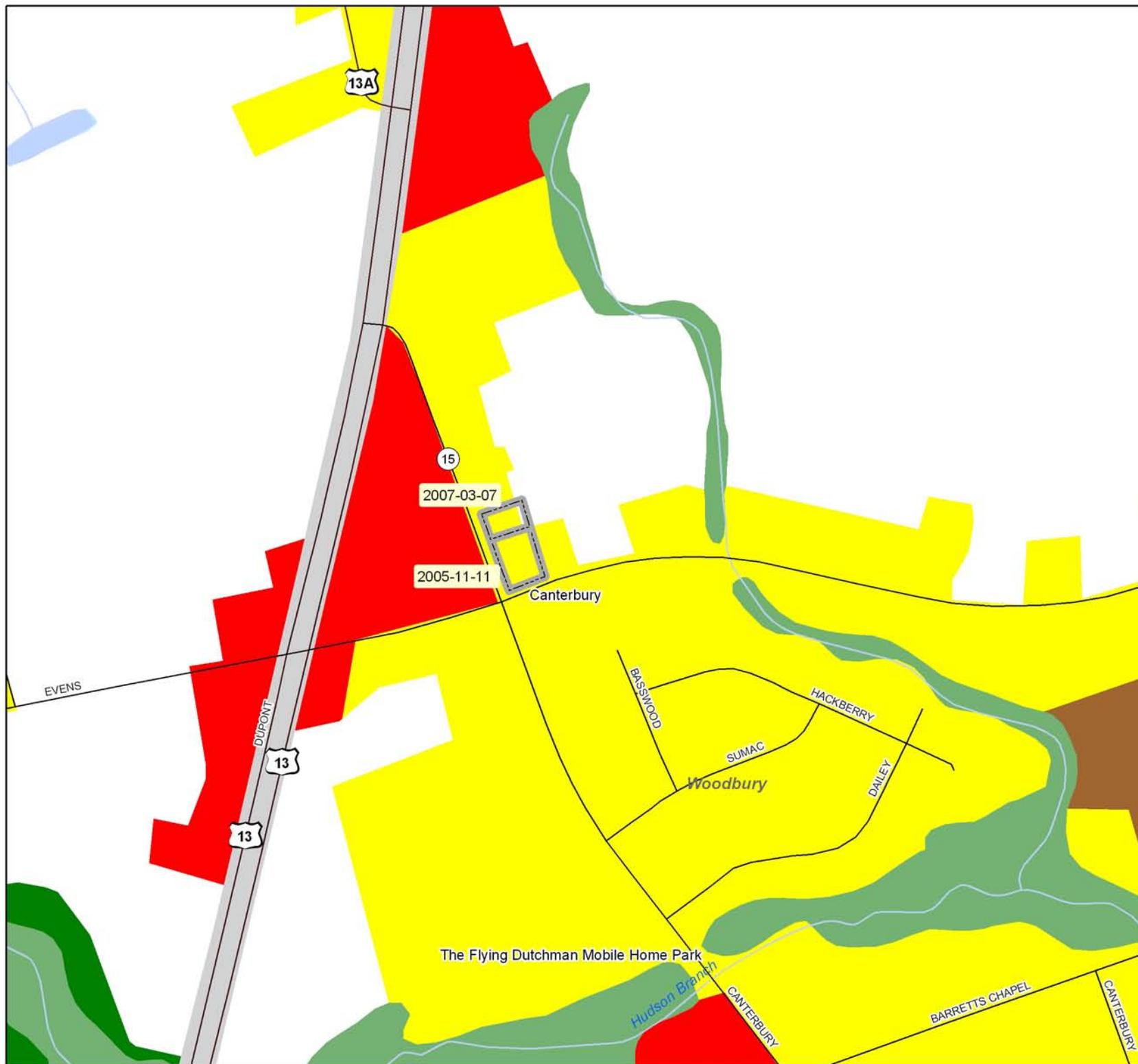


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[www.state.de.us/planning](http://www.state.de.us/planning)

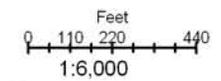


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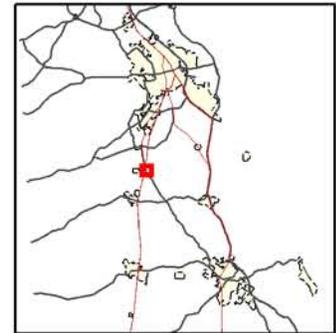
Canterbury Homes Rezoning  
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



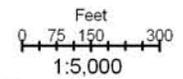
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-  Project Area
-  Municipalities



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