

PLUS 2007-07-02

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/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Car Dealership on Lands of Crossroads Christian Church Inc.

2. Location (please be specific): Westerly side of Route 13 near Felton Delaware, 500' +/- south of Barney Jenkins Road	3. Kent County
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4. Parcel Identification #: NM-00-120.00-01-06.00-000

5. Owner's Name: Crossroad Christian Church Inc.

Address: PO Box 542	State: DE	Zip: 19901
City: Dover	Fax:	Email:
Phone:		

6. Applicant's Name: Gregory Powell, Pinnacle Financial Group, Suite C18

Address: 8311 Wisconsin Avenue	State: MD	Zip: 20814
City: Bethesda	Fax: 301 951 3969	Email: gregpowell@pinfingroup.com
Phone: 301 652 4700		

7. Project Designer/Engineer: Gregory Scott, Scott Engineering Inc.

Address: 99 Wolf Creek Boulevard, Suite 2,	State: DE	Zip: 19901
City: Dover	Fax: 302 736 3059	Email: gscott@scottengineering.com
Phone: 302 736 3058		

8. Contact Person: Gregory Scott, Scott Engineering; Ph. No. 302 736 3058

<i>Information Regarding Site:</i>	
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 type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Applicant wishes to rezone parcel to permit construction of a car dealership on front half of site.	
11. Area of Project(Acres +/-): 8.896 acres +/-	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> 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. We believe that a site plan was processed through Kent County for a Crossroads Christian Church on this site in approximately year 2004	
14.	
15. Present Zoning: AR	16. Proposed Zoning: BG
17. Present Use: Vacant	18. Proposed Use: Car Dealership
19. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
20. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" 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 type="checkbox"/>	
21. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 300 gal/day How will this demand be met? On site well	
22. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
23. If a site plan please indicate gross floor area: 12,000 sq. ft. +/-	
24. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
25. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

26. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

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)

27. Present Use: % of Impervious Surfaces: 0%
Square Feet: 0.0 sq. ft.

Proposed Use: % of Impervious Surfaces: 30%
Square Feet: 116,000 sq.ft.

27. What are the environmental impacts this project will have? Not aware of any other than buildings and parking

How much forest land is presently on-site? None How much forest land will be removed? None

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: Biofiltration Swales, Bioretention, Filterstrips, Wet 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.):

Site will discharge to an existing ditch located on the south side of site which we believe flows under Route 13 via an existing culvert.

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? (Unknown) Acres Square Feet Unknown at this time

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)? Stormwater management and other.

Where is the open space located? At rear of site.

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?

36. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

38. Will this project generate additional traffic? Yes No

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 300 trips +/-

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5% +/-

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.
This site is proposed to have a single entrance on the westerly side of Route 13 with rights-in and lefts-in and only rights-out per the recommendations of DelDOT's Charles Altevogt, Program Manager Development Coordination, per his letter of May 29, 2007 to Scott Engineering. DelDOT letter was in response to a letter from Scott Engineering requesting entrance design direction due to this site being in a corridor preservation area.

40. Will the street rights of way be public, private, or town? N/A

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. None we know of.

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

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
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

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: PLUS Hearing in July, Make Rezoning Application to Kent County in July; RPC 9/6/07; Business Meeting 9/13/07; and Levy Court 9/25/07; prepare site plans and construction plans 10/07; begin construction spring 2008.

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

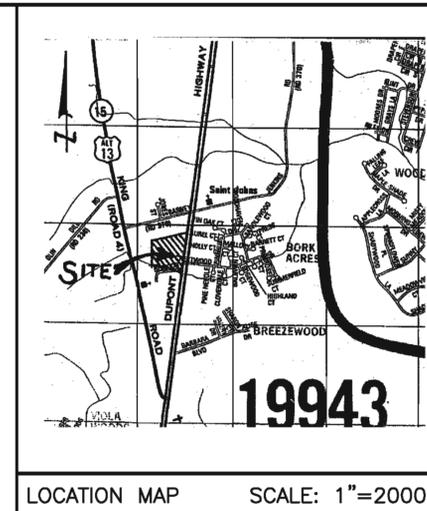
Signature of Person completing form
(if different than property owner)

Date

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

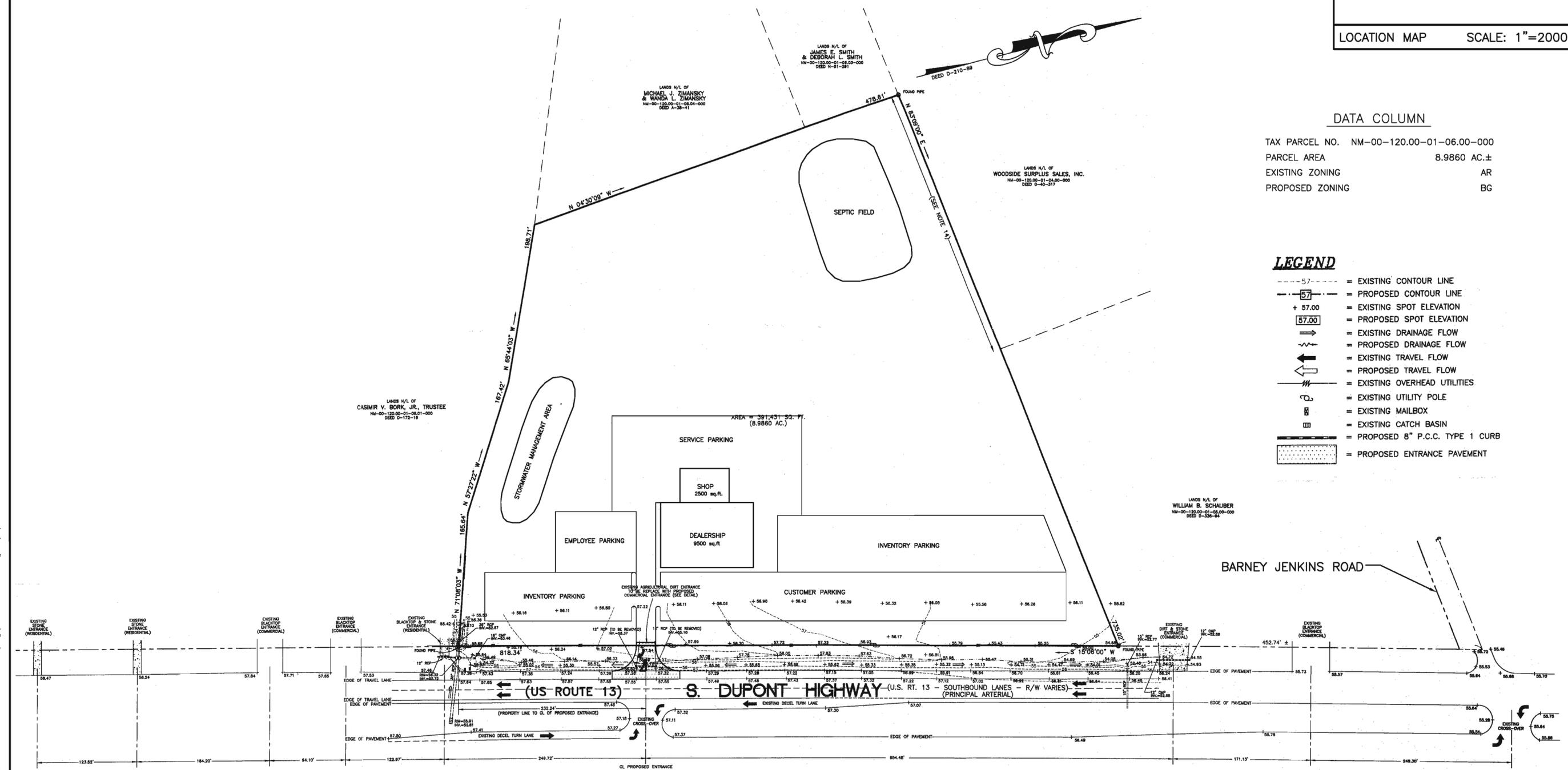
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. 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.

L:\3000\50-99\3052\CROSSROAD CHRISTIAN CHURCH.dwg\REZONING PLAN.dwg 7/2/2007 8:27:35 AM EDT



LOCATION MAP SCALE: 1"=2000'

SURVEYED BY:	E.D.S.
DESIGNED BY:	G.R.S.
DRAWN BY:	H.J.P.
CHECKED BY:	G.R.S.
REVISIONS	
DATE	



DATA COLUMN

TAX PARCEL NO. NM-00-120.00-01-06.00-000
 PARCEL AREA 8.9860 AC.±
 EXISTING ZONING AR
 PROPOSED ZONING BG

LEGEND

- 57--- = EXISTING CONTOUR LINE
- 57- = PROPOSED CONTOUR LINE
- + 57.00 = EXISTING SPOT ELEVATION
- 57.00 = PROPOSED SPOT ELEVATION
- = EXISTING DRAINAGE FLOW
- = PROPOSED DRAINAGE FLOW
- ← = EXISTING TRAVEL FLOW
- ← = PROPOSED TRAVEL FLOW
- = EXISTING OVERHEAD UTILITIES
- = EXISTING UTILITY POLE
- = EXISTING MAILBOX
- = EXISTING CATCH BASIN
- = PROPOSED 8" P.C.C. TYPE 1 CURB
- ▨ = PROPOSED ENTRANCE PAVEMENT

SCOTT ENGINEERING, INC.
 Consulting Engineers • Surveyors • Land Planners
 www.scottengineering.com
 99 Wolf Creek Boulevard, Suite 2, Dover, DE 19901 (302) 736-3058

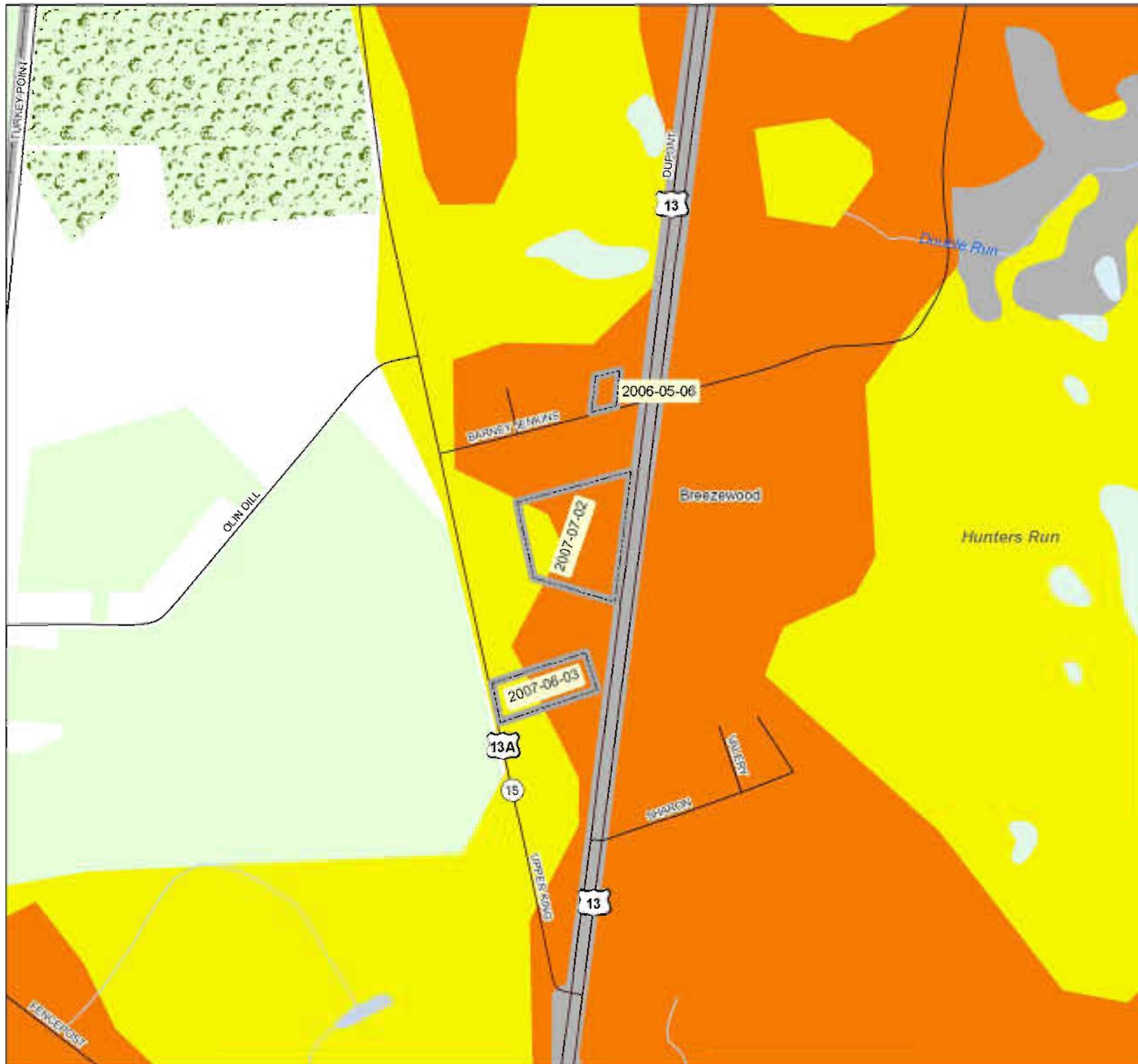
SKETCH PLAN FOR PROPOSED CAR DEALERSHIP LANDS OF CROSSROAD CHRISTIAN CHURCH
 SITUATE IN: NORTH MURDERKILL HUNDRED, KENT COUNTY, DELAWARE

SCALE:	1"=60'
DATE:	DWG. NO:
06-27-07	3052-07-1
SHEET NO:	RZ-1

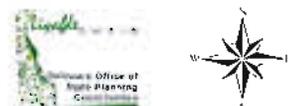
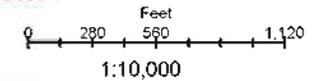
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Preliminary Land Use Service (PLUS)

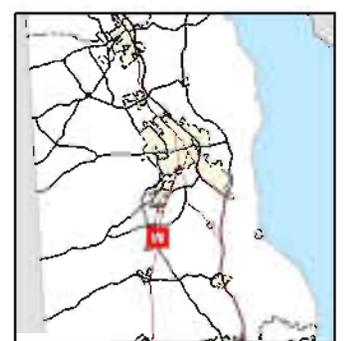
Crossroads Christian Property
Car Dealership
2007-07-02



- 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)



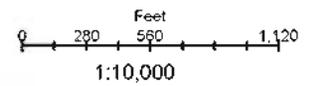
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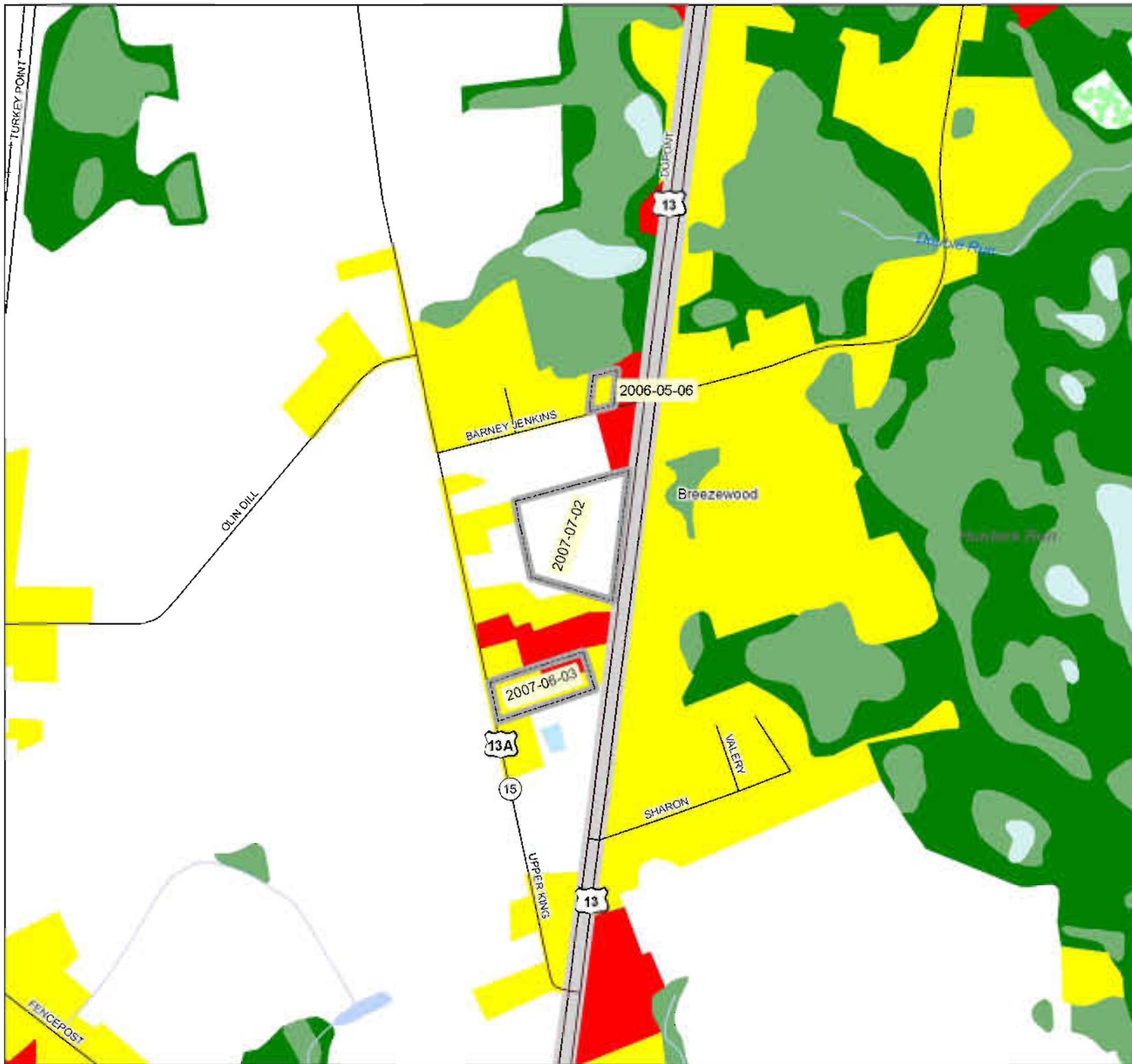
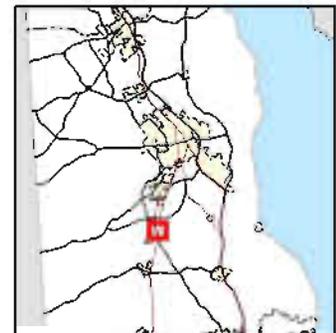
Preliminary Land Use Service (PLUS)

Crossroads Christian Property
Car Dealership
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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



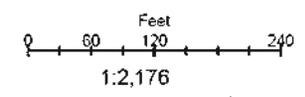
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Preliminary Land Use Service (PLUS)

Crossroads Christian Property
Car Dealership
2007-07-02

-  Project Area
-  Municipalities



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