

## 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](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.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: Destiny Apartments

2. Location ( please be specific): 2161 Forest Avenue, Dover, Delaware 19904

3. Parcel Identification #: ED-05-075.00-01-05.00

4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name : Jireh Christian Center, Inc.

Address: 2161 Forest Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302-233-2575

Fax:

Email:

6. Applicant's Name: Rinnier Development Company

Address: 218 E. Main Street

City: Saulisbury

State: M.D.

Zip: 21801

Phone: 410-742-8151

Fax:

Email: Brinnier@Rinnier.com

7. Project Designer/Engineer: Landmark Engineering, Inc.

Address: 29 South State Street

City: Dover

State: DE

Zip: 19901

Phone: 302-734-959

Fax: 302-734-3875 Email: bob.stronsky@landmarkengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Robert P. Stronsky

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Proposed 240 unit Apartment Complex	
11. Area of Project(Acres +/-): 30.0 acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input checked="" 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. N / A	
14. Present Zoning: RM-2/C0Z-1	15. Proposed Zoning: Same
16. Present Use: Agricultural	17. Proposed Use: Apartment Complex
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural	
19. Comprehensive Plan recommendation: Medium Density Residential (City of Dover) If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input 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 type="checkbox"/>	
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 Dover  Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project?  How will this demand be met?	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover	
22. If a site plan please indicate gross floor area: 321,710 s.f.	
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: 240 Gross Density of Project: 8 unit/ac Net Density 8 unit/ac 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: 240  
Number of owner-occupied units: 0

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: 0 Square Feet: Proposed Use: % of Impervious Surfaces: 60% max. Square Feet:

27. What are the environmental impacts this project will have?

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)  If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Filter Strips, Detention Basin  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.): Storm Drain System  Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres 20.8 Square Feet 906,494  Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft. 18.27ac  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active/Passive recreational, stormwater management  Where is the open space located? Center of Site (Active rec area)  Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Agricultural Preservation Lands, Farm Lands, L.P. to the south.
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 2400 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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. DEL. Rte. 8 (Minor Arterial) 2 Lanes, 24' wide, with 8' paved shoulders.

40. Will the street rights of way be public, private, or town? Private

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. Connection to subdivision of the Village of Cannon Mill

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:

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

\_\_Dale Mast\_\_\_\_\_  
Signature of property owner

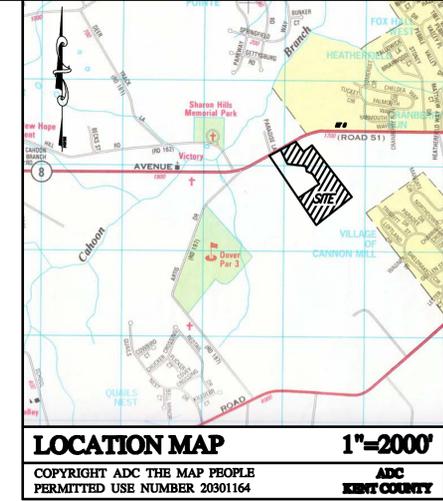
4-29-09\_\_\_\_\_  
Date

\_\_Robert P. Stronsky\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

4-30-09\_\_\_\_\_  
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, 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.



**DATA COLUMN:**

1. TAX PARCEL NO.:	ED-05-075.00-01-05.00
2. PROPERTY AREA:	42.0± AC. TOTAL (8.7±AC. WITHIN COZ-1)
3. PRESENT ZONING:	RM-2 IN COZ1 (RESIDENTIAL MEDIUM DENSITY ZONE IN THE CORRIDOR OVERLAY ZONE)
4. PRESENT USE:	CHURCH AND AGRICULTURAL
5. PROPOSED USE:	30 ACRES APARTMENTS, 12 ACRES CHURCH
6. MIN. REQUIREMENTS PER DWELLING UNIT:	RM-2 COZ-1
LOT AREA (SQ. FT.)	3,000 10,000
OFF-STREET PARKING SPACES	2 -
MIN. REQUIREMENTS PER BUILDING:	1 ACRE -
LOT WIDTH (FT.)	100 -
LOT DEPTH (FT.)	125 100
FRONT YARD (FT.)	30 60 MINIMUM ALONG ROUTE 8
MINIMUM SIDE YARD (FT.)	20 20
TOTAL SIDE YARDS (FT.)	40 40
REAR YARD (FT.)	30 30
MAX. PERMITTED BUILDING HEIGHT	3 2
STORIES	35 35
FEET	60% -
LOT COVERAGE	24 -
NUMBER OF DWELLING UNITS PER BLDG.	-
LANDSCAPE REQUIREMENTS:	-
TREE DENSITY	1 TREE / 3000 S.F. -
OPEN SPACE	- 25% -
FRONTAGE LANDSCAPING (FT. FROM CURB)	- 25' @ 1 TREE/50L.F. -
SIDE/REAR (FT. FROM PROPERTY LINE)	- 15' @ 1 TREE/75L.F. -
RESIDENTIAL	- 5' @ 1 TREE/75L.F. -
NON RESIDENTIAL	-
PARKING:	2 SPACES/UNIT (9'x18') -
LOT (25' WIDE ASILES)	- 20 SPACES MAX. BEFORE 10' WIDE ISLAND NEEDED
SPACING	- MAX. 20% OF PARKING IN FRONT
REQUIRED PARKING:	480
PROVIDED PARKING:	509, 498 STD SPACES, 11 HCP SPACES
ACTIVE RECREATION AREA REQUIRED:	275 S.F./UNIT (275 X 240 = 66,000 S.F.)
ACTIVE RECREATIONAL AREA PROVIDED:	259,099 S.F.
7. PROPERTY BOUNDARY INFORMATION AND APPROXIMATE EXISTING SITE FEATURES SHOWN ARE BASED UPON A "CONDITIONAL USE SITE PLAN FOR JIREH CHRISTIAN CENTER" BY EARL D. SMITH, INC. DATED 3-20-01.	

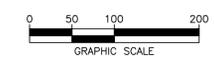
**PLUS PLAN**  
FOR  
**DESTINY APARTMENT COMPLEX**  
**TAX PARCEL # ED-05-75.00-01-05.00**  
EAST DOVER HUNDRED - KENT COUNTY  
DELAWARE

OWNER: JIREH CHRISTIAN CENTER, INC.  
2161 FORREST AVENUE  
DOVER, DE 19904

EQUITABLE OWNER: RINNIER DEVELOPMENT COMPANY  
218 E. MAIN ST.  
SALISBURY, MD 21801

THIS DRAWING DOES NOT INCLUDE NECESSARY DIMENSIONS FOR CONSTRUCTION SAFETY.

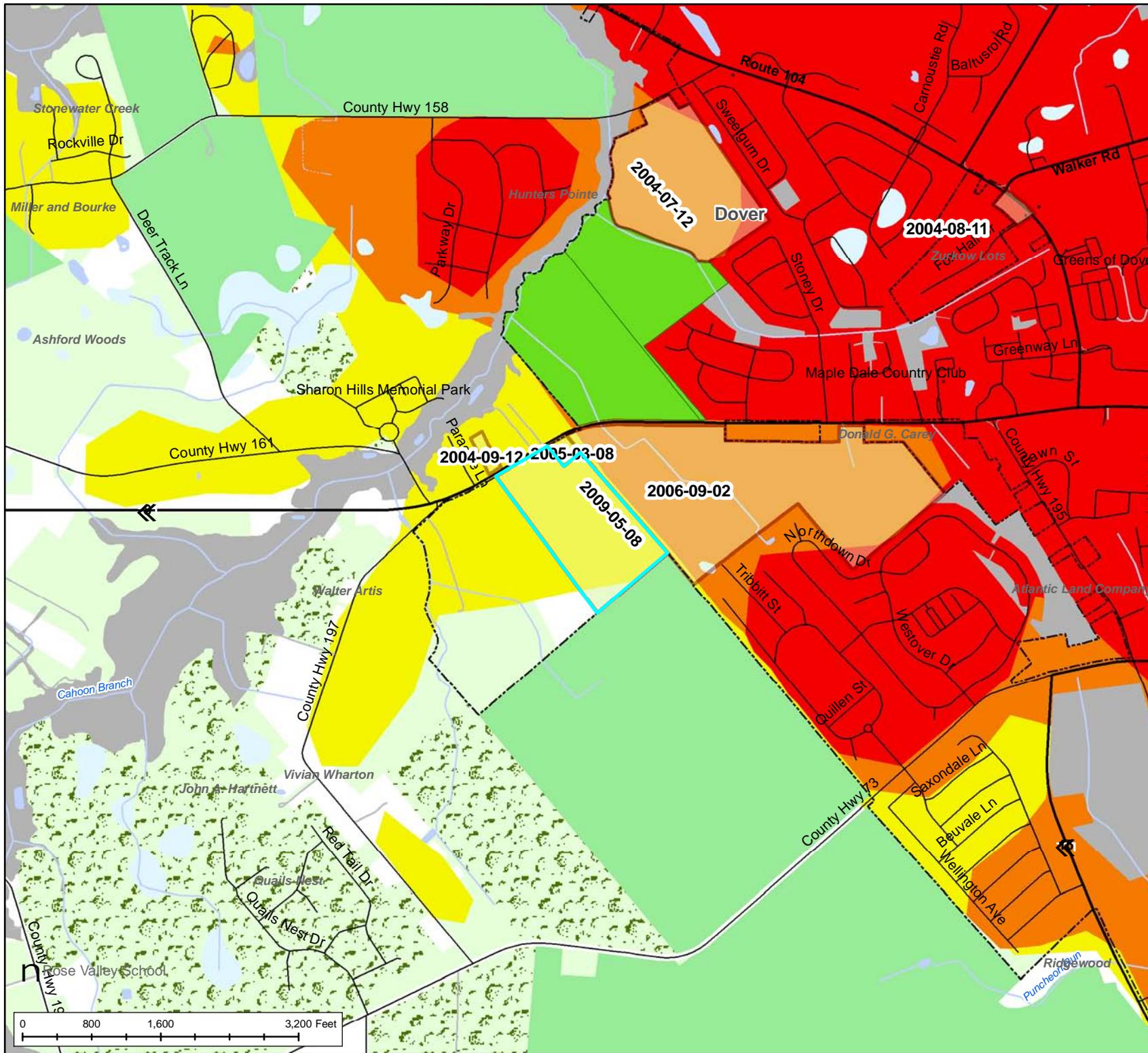
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THEREOF APPURTAINANT



REVISIONS	CHECKED BY	 <b>LANDMARK ENGINEERING</b> CIVIL AND SITE ENGINEERING SPECIALISTS 29 SOUTH STATE STREET • DOVER, DELAWARE PHONE - (302) 734-9997 • FAX - (302) 734-3875 INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM
THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF LANDMARK ENGINEERING, INC. AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.		
SCALE: 1" = 100'	DRAWN BY: RPS	<b>PSP-1</b>
DESIGNED BY: RPS	CHECKED BY: KRK	
DATE: 4-27-09	COMM. NO. C2079	
FILE NO. 003	SHEET NO. 1 of 1	

# Preliminary Land Use Service (PLUS)

Destiny Apartments  
PLUS 2009-05-08

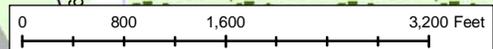
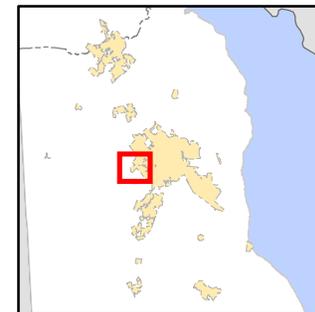


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities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

1:18,000

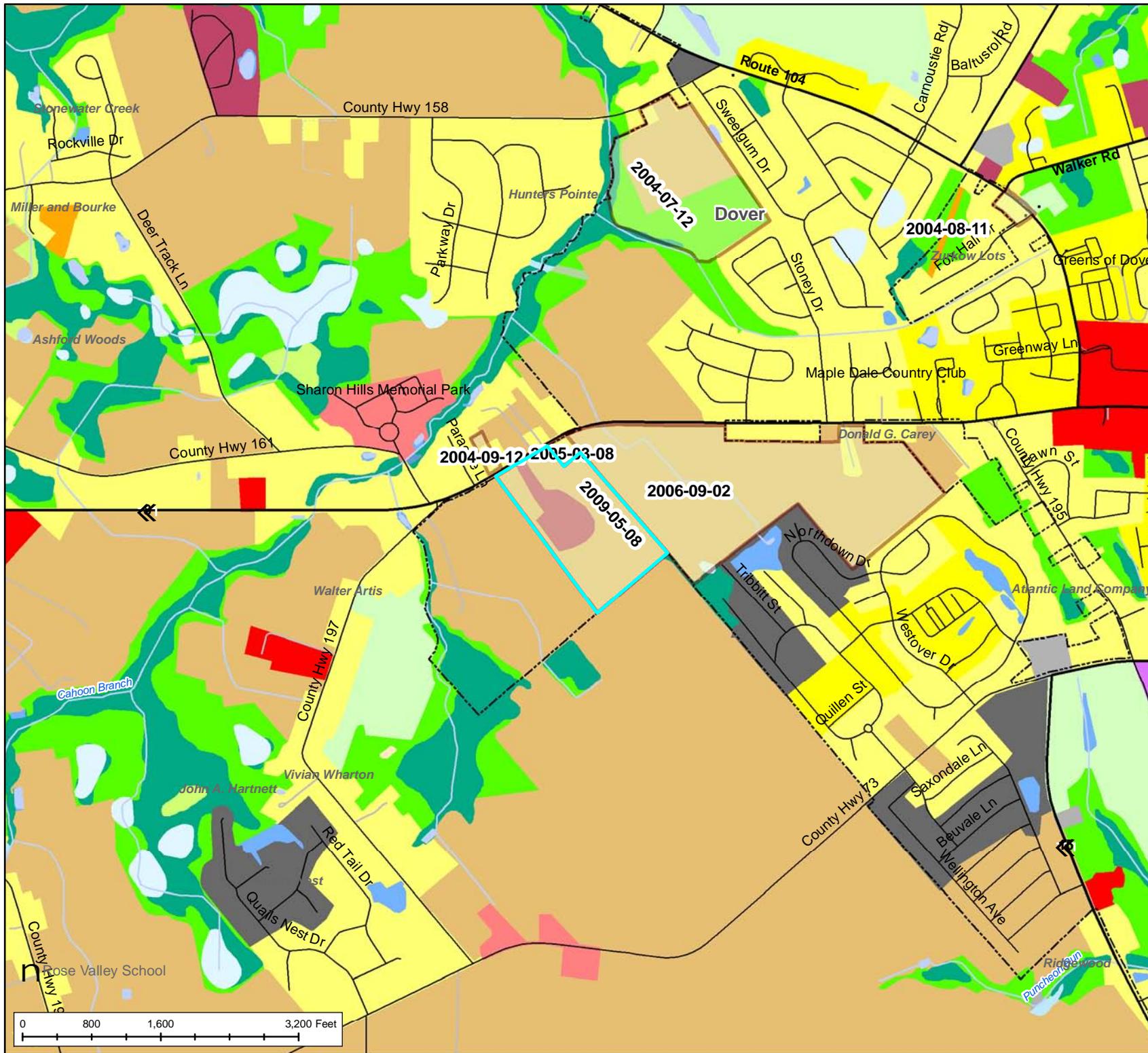


Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Destiny Apartments  
PLUS 2009-05-08

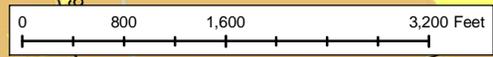
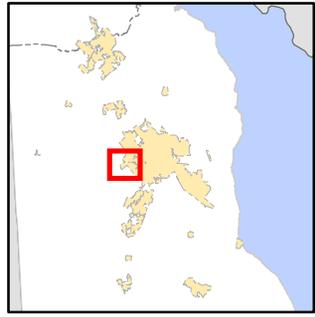


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:18,000



Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Destiny Apartments  
PLUS 2009-05-08

-  Project Areas
-  Municipalities

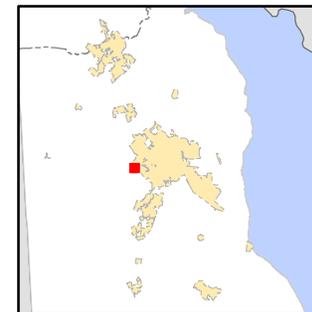
2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



1:3,415



Produced by the Delaware Office of  
State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



0 150 300 600 Feet