

## Preliminary Land Use Service PLUS Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC):

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC):

1. Project Title/Name:

2. Location ( please be specific):

3. Parcel Identification #:  4. County or Local Jurisdiction Name: where project is located:

5. If contiguous to a municipality, are you seeking annexation?

6. Owner's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Equitable Owner/Developer  
(This Person is required to attend the PLUS meeting):

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

9. Please Designate a Contact Person, including phone number, for this Project:

Information Regarding Site:

10. Type of Review:  Rezoning, if not in compliance with comprehensive plan  
 Subdivision  Site Plan Review

11. Brief Explanation of Project being reviewed:

Rezoning 3 parcels totaling approximately 35.5 acres on the west side of Bay Road behind Meding's Seafood restaurant

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.

Previous Meding Rezoning in 2006

12. Area of Project (Acres +/-):

4

Number of Residential Units:

Commercial square footage:

13. Present Zoning:

AC

14. Proposed Zoning:

BG

15. Present Use:

Agricultural Residential

16. Proposed Use:

Commercial

17. Water:



Central (Community system)



Individual On-Site



Public (Utility)

Will a new public well be located on this site?



Yes No

Service Provider Name:

18. Wastewater:



Central (Community system)



Individual On-Site



Public (Utility)

Will a new community wastewater system be located on this site?



Yes No

Service Provider Name:

Kent County

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

20. Environmental impacts:

None

How many forested acres presently on-site?

0

How many forested acres will be removed?

0

To your knowledge, 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 Corps of Engineer 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:

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

N/A

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

Yes  No

22. List the proposed method(s) of stormwater management for the site:

Determined at Site Plan Phase

23. Is open space proposed?  Yes  No If "Yes," how much? Acres:

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

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

25. Please estimate 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 peak season:

To be determined by uses at site plan phase

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

26. Will the project connect to state maintained roads?  Yes  No

27. 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.

28. Are there existing sidewalks?  Yes  No bike paths?  Yes  No

Are there proposed sidewalks?  Yes  No bike paths?  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, 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

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

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No

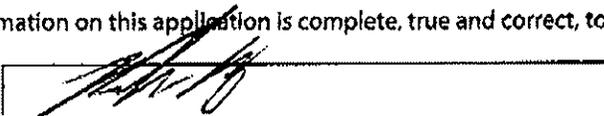
Person to contact to arrange visit: Rob Meding

Phone number: 335-1971

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

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/Time Field

7/30/11

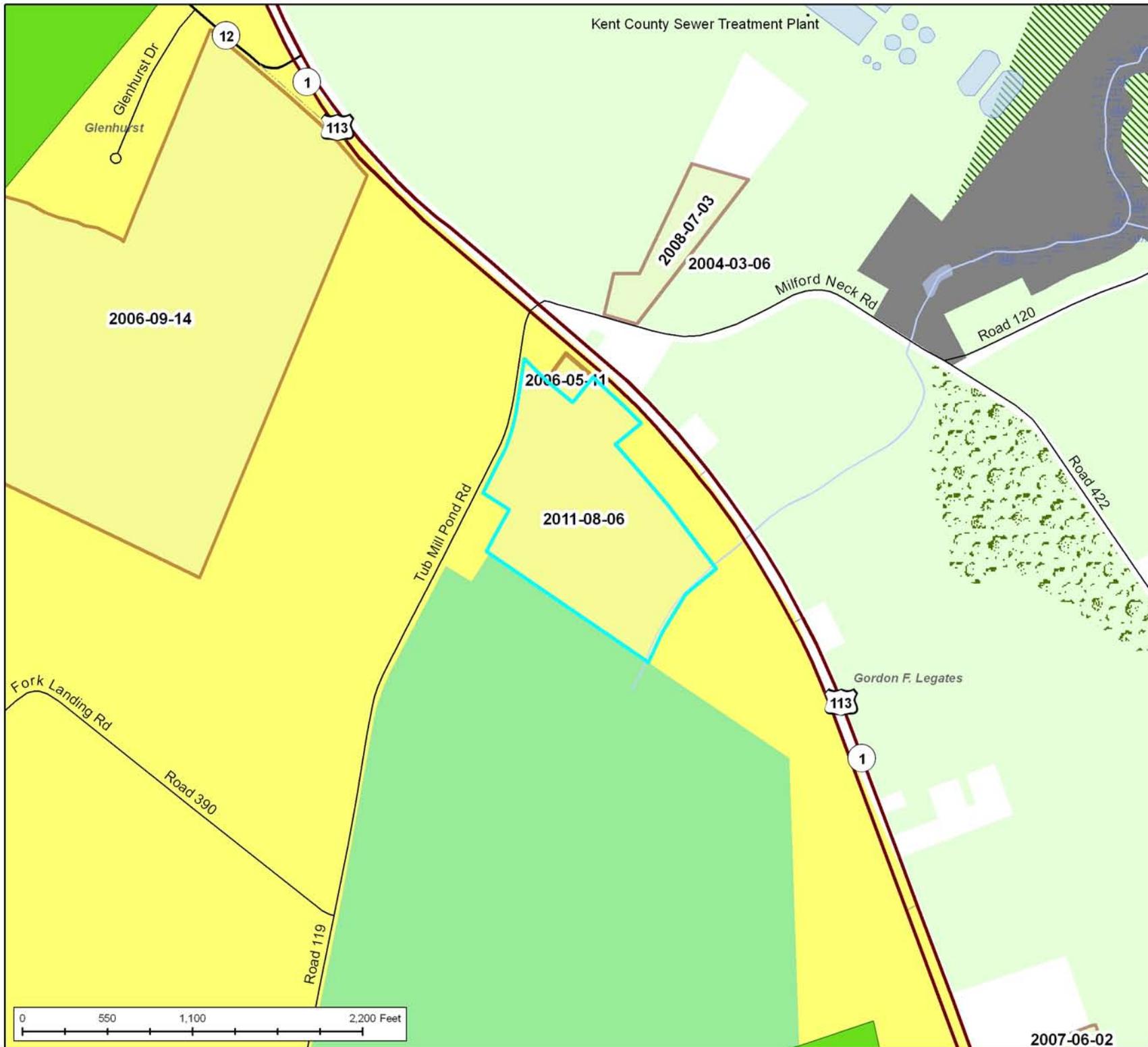
Signature of Person Completing form (if different than property owner)

Date/Time Field

**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. If electronic signature is not attached, a signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, 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.**

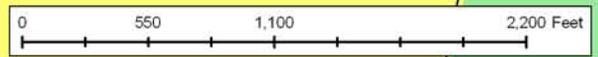
**Preliminary Land Use Service (PLUS)**  
**Meding Property Rezoing**  
 2011-08-06



- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

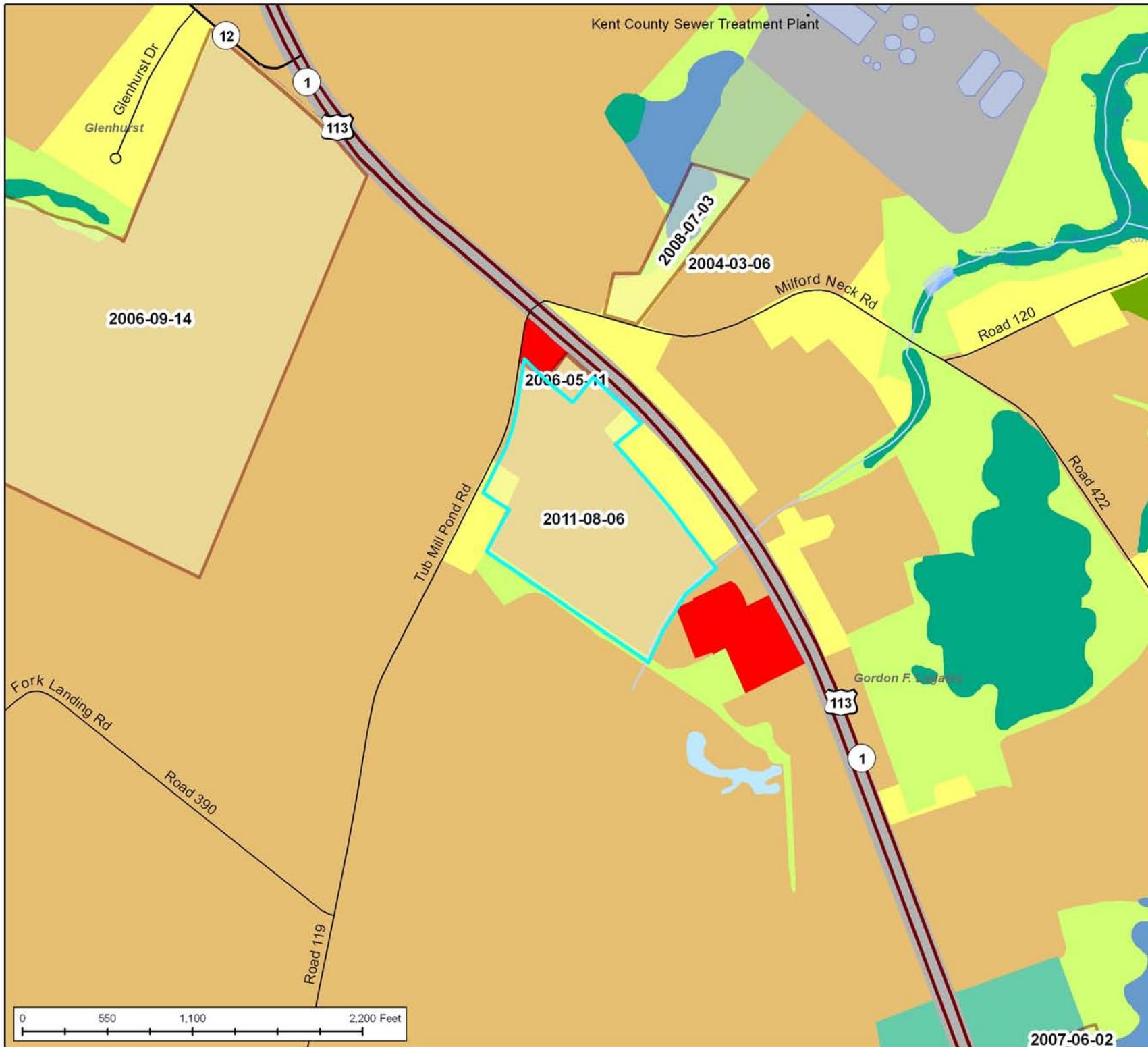
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2007-06-02

# Preliminary Land Use Service (PLUS) Meding Property Rezoing 2011-08-06

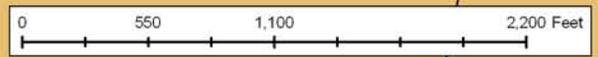


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

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**Preliminary Land Use Service (PLUS)**  
Meding Property Rezoing  
2011-08-06

-  Project Areas
-  Municipalities

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



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