

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

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: Herola Family Property Rezoning & Artisans' Bank

2. Location (please be specific): Southeast Side of Route 24, +/-1,400 ft South of Route 1

3. Parcel Identification #: 3-34-12.00-127.01
3-34-12.00-57.00(Part of)
3-34-12.00-127.06 Thru 127.09 4. County or Local Jurisdiction Name: where project is located: Sussex County

5. If contiguous to a municipality, are you seeking annexation: No

6. Owner's Name: Herola Family, LLC., Beebe Medical Center, Inc., & Artisans' Bank, Red Clay Center At Little Falls, 2961 Centerville Rd, Wilmington, DE 19808
 Address: 3111 132nd Avenue kmccormick@artisansbank.com
 City: Snohomish State: WA Zip: 98290
 Phone: 425-334-4772 Robert Hood Fax: Email: robthood123@gmail.com
 302-884-6812 Artisans'

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

Address: SAME AS ABOVE

City: State: Zip:

Phone: Fax: Email:

8. Project Designer/Engineer: Davis Bowen & Friedel, Inc.

Address: 23 N. Walnut Street

City: Milford State: DE Zip: 19963

Phone: (302) 424-1441 Fax: (302) 424-0430 Email: wzc@dbfinc.com

9. Please Designate a Contact Person, including phone number, for this Project: W. Zachary Crouch, PE, Principal

Information Regarding Site:	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Seeking Rezoning for 30.99 Acres of AR-1 property to CR-1. 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. Plus #2004-03-03 (Hood Property)	
12. Area of Project (Acres +/-): 30.99 Ac. Number of Residential Units: Commercial square footage:	
13. Present Zoning: AR-1/ Conditional Use Office Park	14. Proposed Zoning: CR-1
15. Present Use: AR-1/ Conditional Use Office Park	16. Proposed Use: Commercial
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc. Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
20. Environmental impacts: How many forested acres are presently on-site? None How many forested acres will be removed? N/A 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: No Wetlands On Site <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
21. 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	
22. List the proposed method(s) of stormwater management for the site: Stormwater Management Ponds, Swales and Infiltration	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Additional traffic will be generated based on the end user.
There is no end user at this time.

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. ROW exists to connect to the Rehoboth Mall Entrance.
ROW also exists along Bobco Medical Center Property.

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

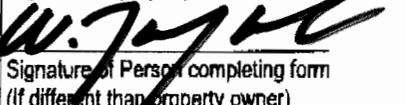
Person to contact to arrange visit: _____ phone number: _____
W. Zachary Crouch, P.E. 302-424-1441

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

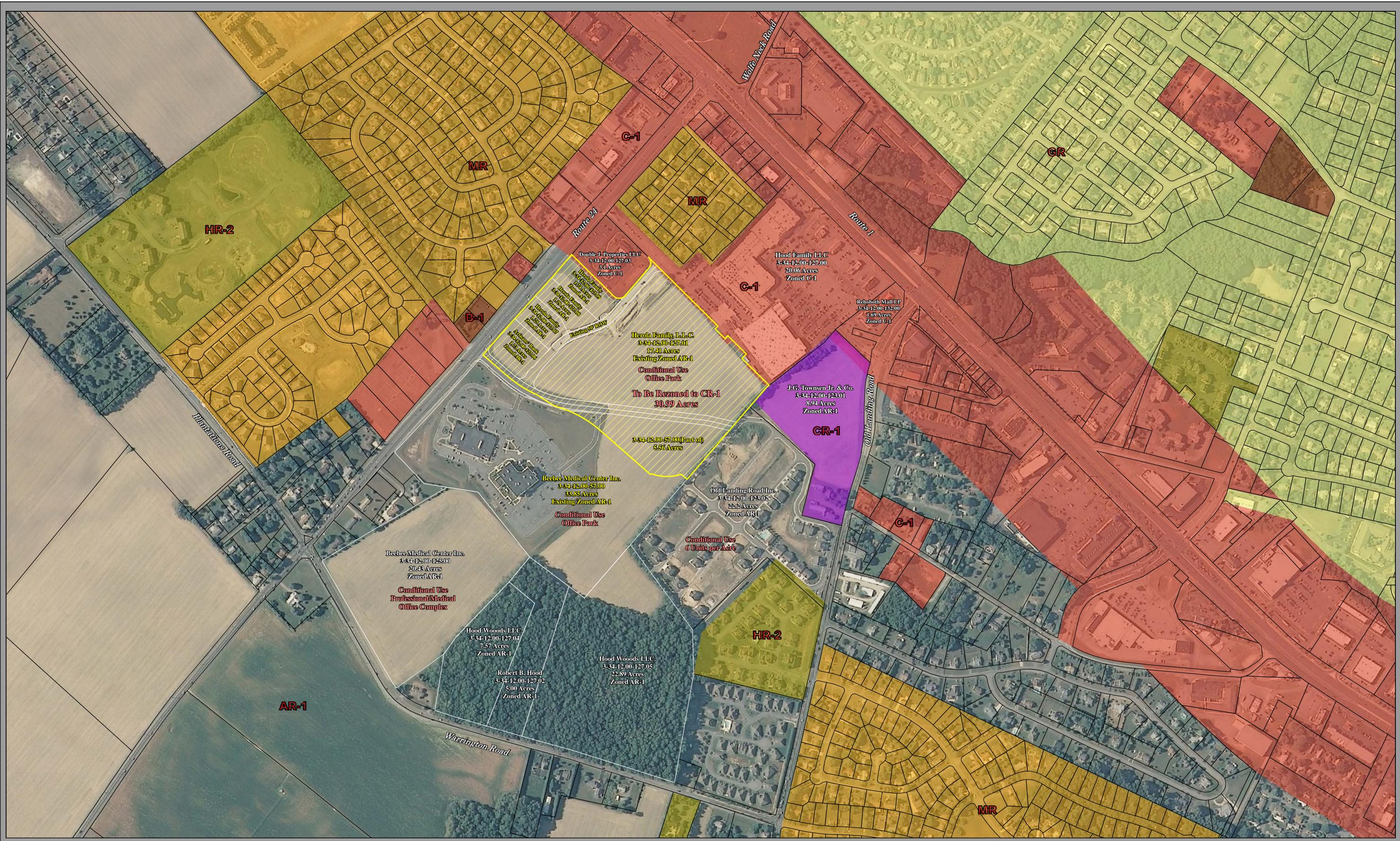
8/1/2012
Date


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

8-1-2012
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, 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.**



Sources:
 Tax Parcels per Sussex County
 Aerial Photograph Courtesy of the USDA



Aug 2012

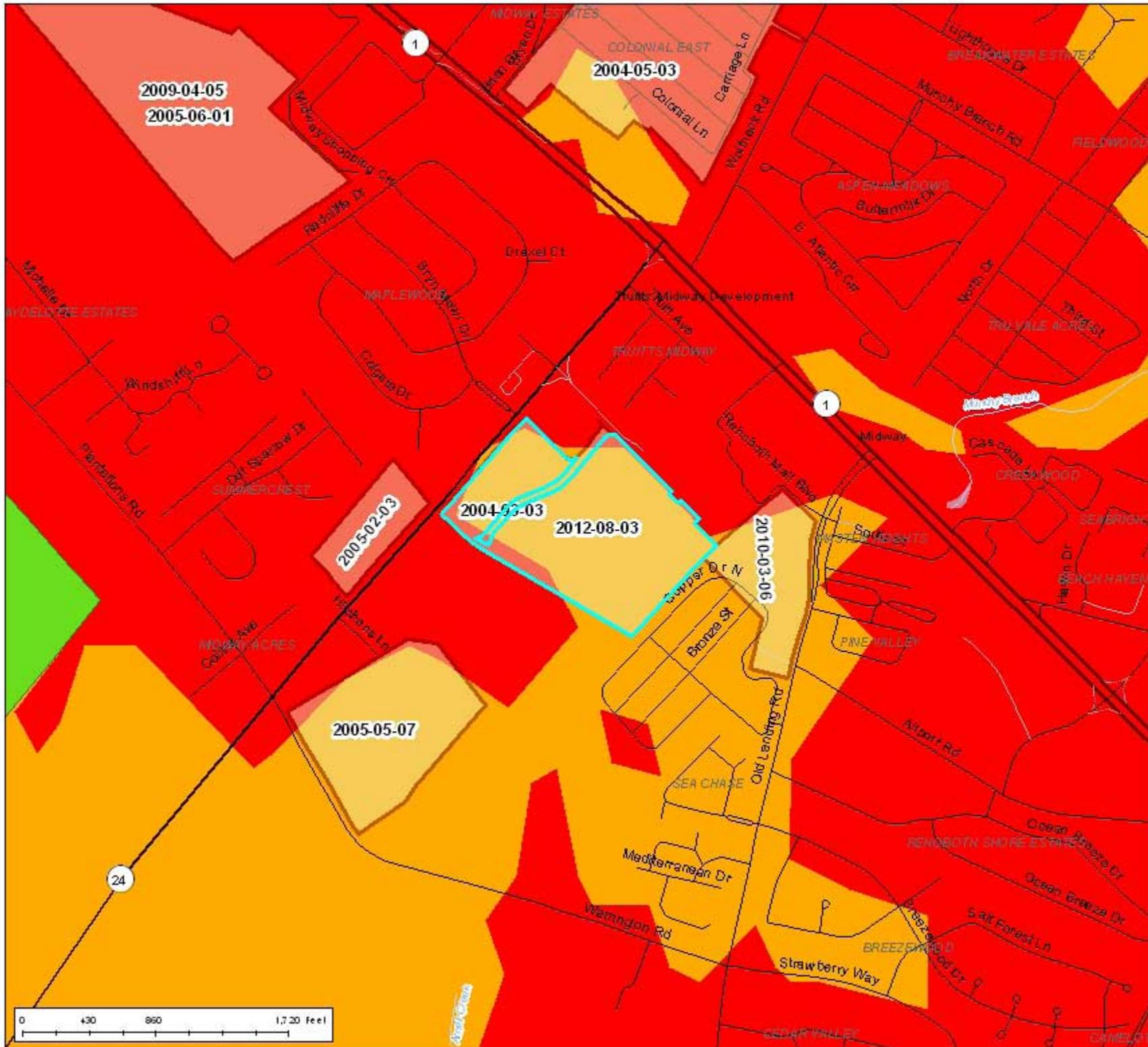
Summer 2011 USDA
 Aerial Photo

Herola and Artisans' Bank Rezoning Near Rehoboth Beach Sussex County, Delaware



Preliminary Land Use Service (PLUS)

Herola Family Properties & Artisan Bank
2012-08-03



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

1:10,000



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stateplanning.delaware.gov



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Herola Family
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Artisan Bank
2012-08-03

-  Project Areas
-  Municipalities

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



1:2,639



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