

## 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): 2016-09-02  
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: Johnson Controls, Inc. Building Expansion

2. Location ( please be specific): 50 Patriot Drive, Middletown, DE 19709

3. Parcel Identification #: 23-042.00-008

4. County or Local Jurisdiction Name: where project is located: Town of Middletown

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

6. Owner's Name: Johnson Controls Real Estate Holdings, Inc.; c/o Brian Buckman

Address: 5757 Green Bay Ave.

City: Glendale

State: WI

Zip: 53209

Phone: 302.696.3201

Fax: 302.437.6607

Email: SEE BELOW

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

Address: 50 Patriot Drive

City: Middletown

State: DE

Zip: 19709

Phone: 302.696.3201

Fax: 302.437.6607

Email: brian.d.buckman@jci.com

8. Project Designer/Engineer: Becker Morgan Group, Inc.

Address: 250 South Main Street, Suite 200

City: Newark

State: DE

Zip: 19711

Phone: 302-369-3700

Fax:

Email: cduke@beckermorgan.com

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

<b>Information Regarding Site:</b> 68,250 sf addition of warehouse space to existing warehouse building	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: 68,250 sf addition of warehouse space to existing warehouse building  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.	
12. Area of Project (Acres +/-): 7      Number of Residential Units:      Commercial square footage: 68,250	
13. Present Zoning: MI	14. Proposed Zoning: MI
15. Present Use: Warehouse	16. Proposed Use: Warehouse
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Middletown  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: Town of Middletown  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): NA	
20. Environmental impacts: None  How many forested acres are presently on-site? 0      How many forested acres will be removed? NA  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: NA <input type="checkbox"/> Non-tidal      Acres: NA  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>Not in near vicinity</u>	
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: Existing regional stormwater wet pond	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes," how much? NA    Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? NA	
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: 243 vpd, per ITE Land Use Code 450. However, intended use of space is expected to generate minimal additional traffic to the site.  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 25%
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. Project is part of the Westtown Business Park
28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes   
 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: Brian Buckman \_\_\_\_\_ phone number: 302.696.3204
31. Are any federal permits, licensing, or funding anticipated?  Yes  No

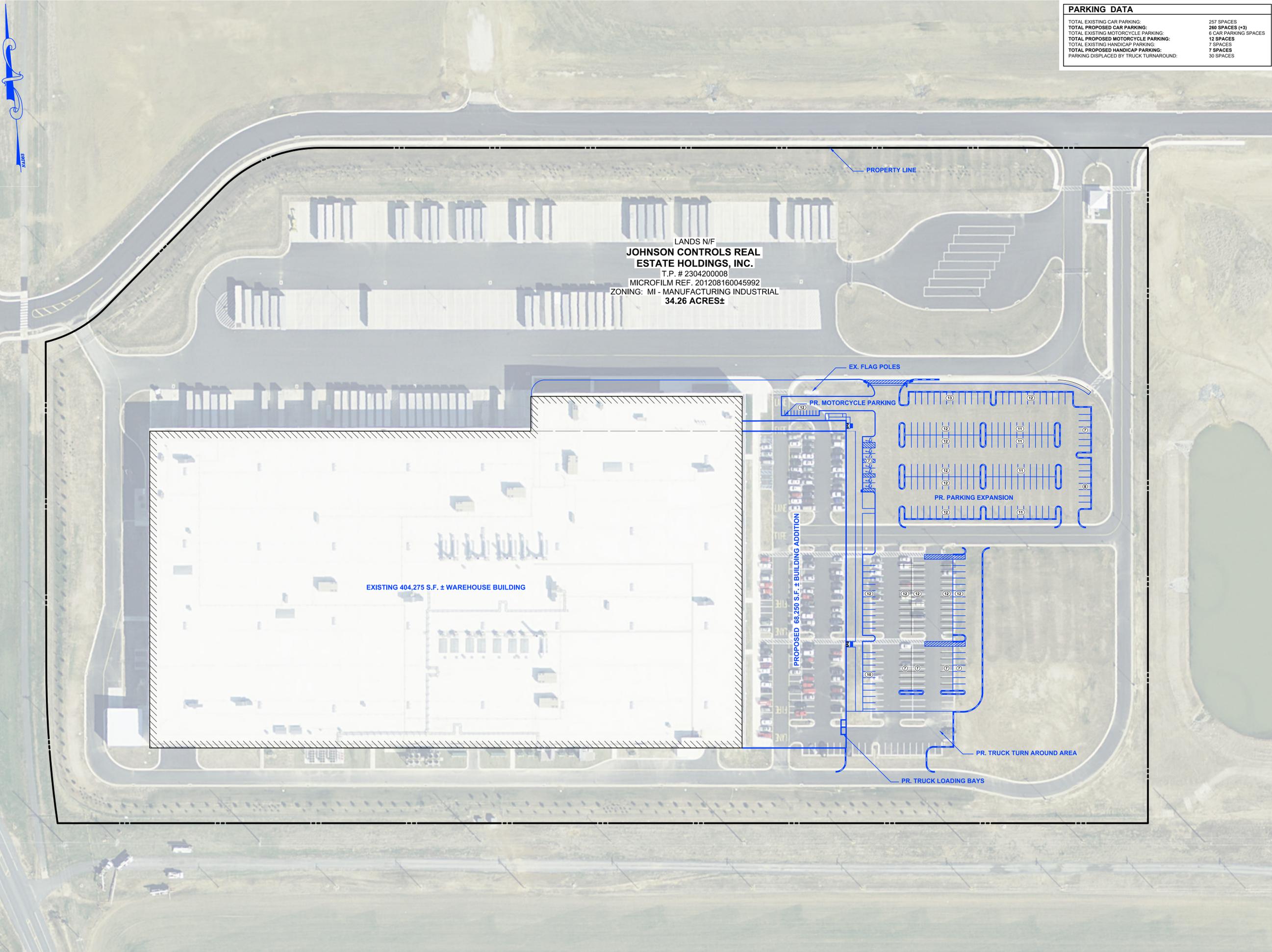
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

\_\_\_\_\_  
 Signature of property owner  
 Date 8-30-16

\_\_\_\_\_  
 Signature of Person completing form  
 (If different than property owner)  
 Date 8-30-16

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 PLUS@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 the Office of State Planning 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.



LANDS N/F  
**JOHNSON CONTROLS REAL ESTATE HOLDINGS, INC.**  
 T.P. # 2304200008  
 MICROFILM REF. 201208160045992  
 ZONING: MI - MANUFACTURING INDUSTRIAL  
**34.26 ACRES±**

PARKING DATA	
TOTAL EXISTING CAR PARKING:	257 SPACES
TOTAL PROPOSED CAR PARKING:	260 SPACES (+3)
TOTAL EXISTING MOTORCYCLE PARKING:	6 CAR PARKING SPACES
TOTAL PROPOSED MOTORCYCLE PARKING:	12 SPACES
TOTAL EXISTING HANDICAP PARKING:	7 SPACES
TOTAL PROPOSED HANDICAP PARKING:	7 SPACES
PARKING DISPLACED BY TRUCK TURNAROUND:	30 SPACES

**BECKER MORGAN GROUP**

ARCHITECTURE  
ENGINEERING

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[www.beckermorgan.com](http://www.beckermorgan.com)

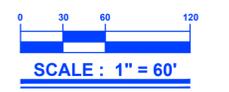
PROJECT TITLE

**JOHNSON CONTROLS**

WESTOWN BUSINESS PARK  
 50 PATRIOT DR  
 MIDDLETOWN  
 NEW CASTLE COUNTY, DE

SHEET TITLE

**CONCEPTUAL SKETCH PLAN**



MARK	DATE	DESCRIPTION

ISSUE BLOCK

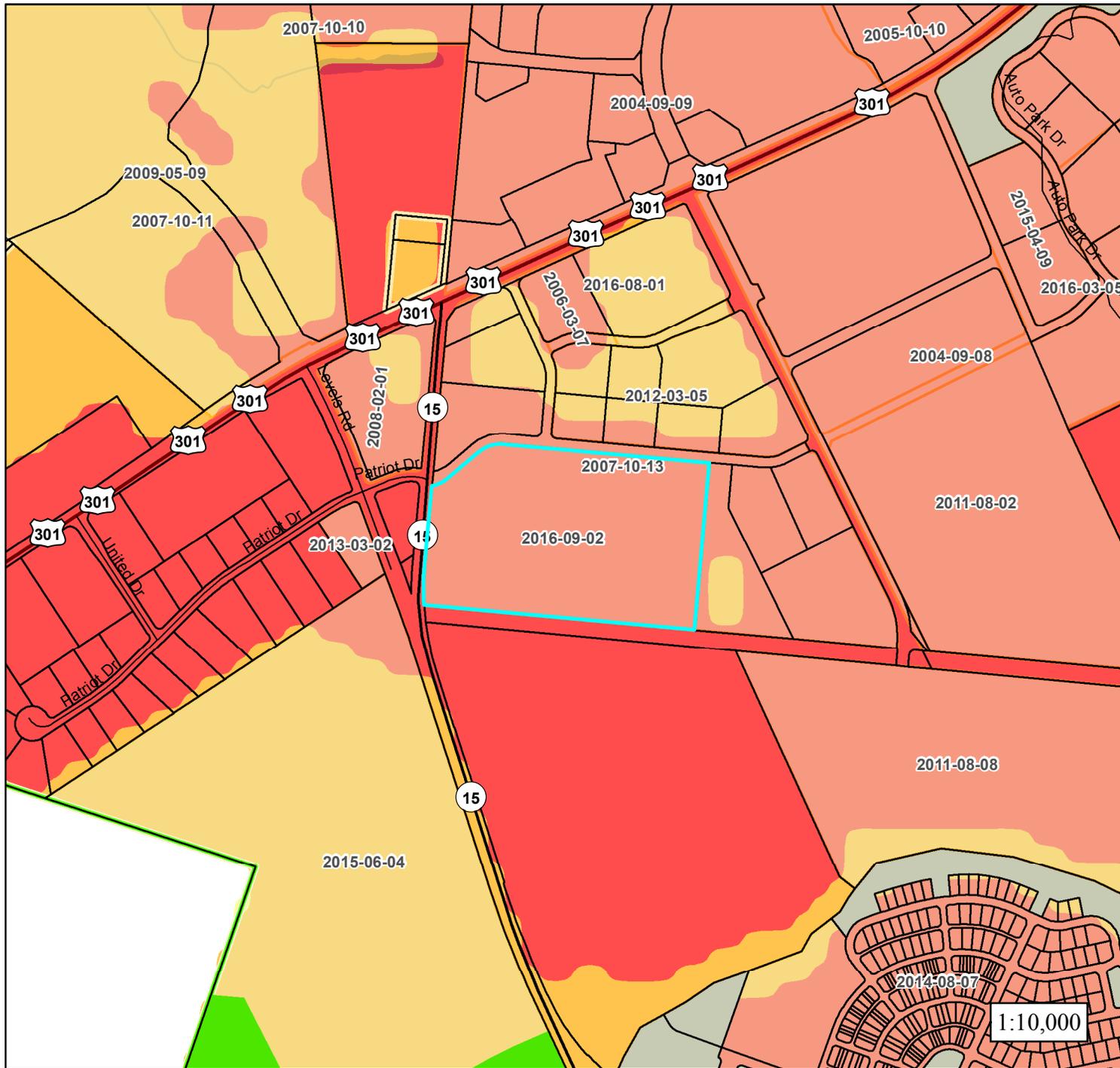
PROJECT NO.: 2011025.01  
 DATE: 08/01/2016  
 SCALE: 1"=50"  
 DRAWN BY: R.J.M. | PROJ. MGR.: B.D.F.

SHEET

**CSK-2**

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# Preliminary Land Use Service (PLUS)

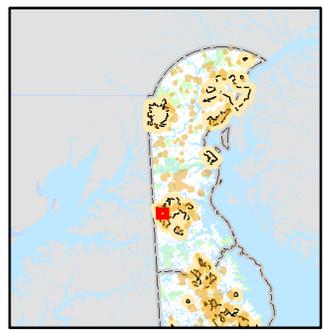


**Johnson Controls**  
2016-09-02

**Legend**

- PLUS Project Areas
- 2015 State Strategies
  - Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play

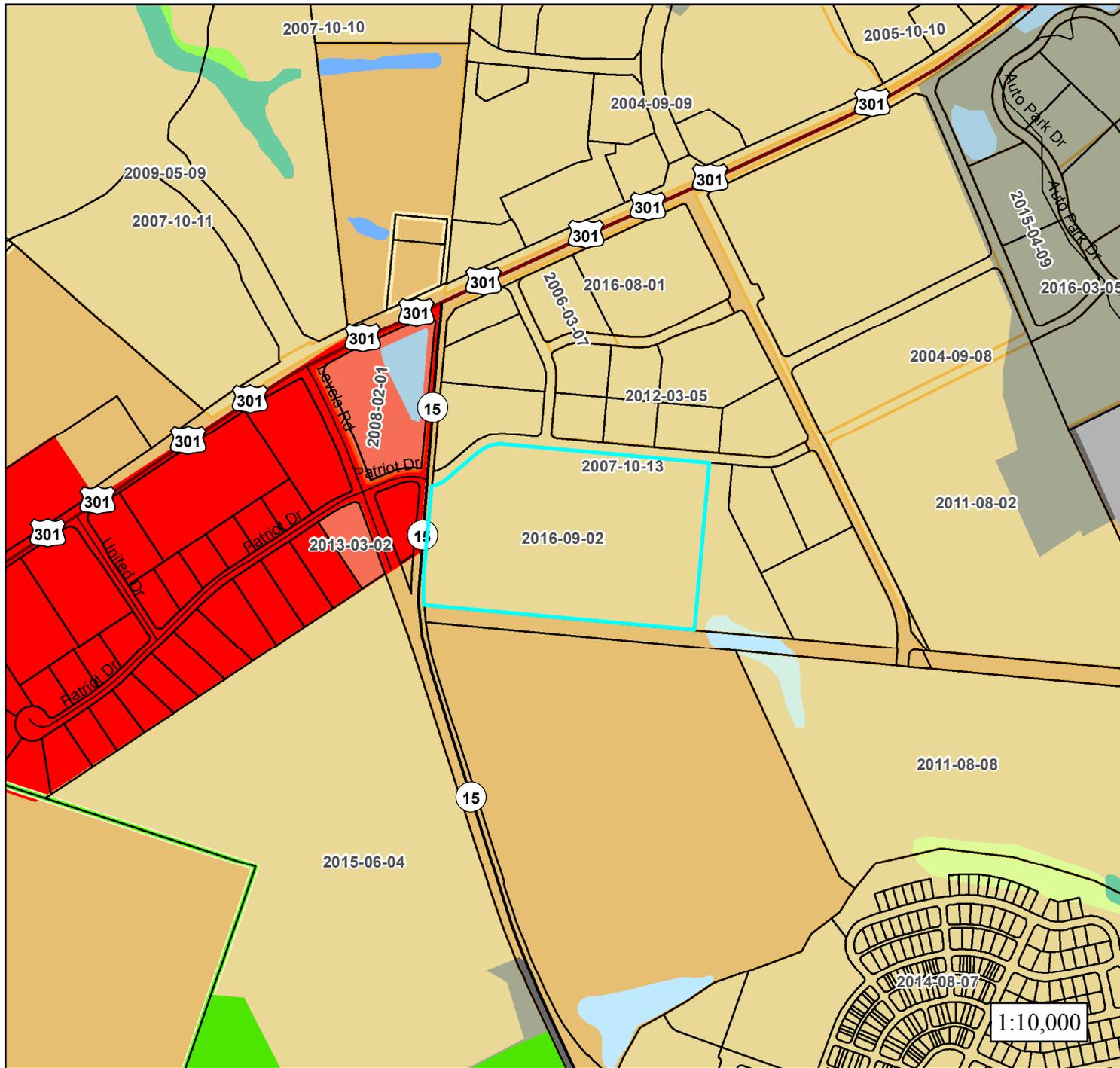
**Location Map**



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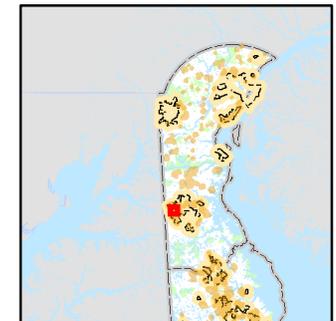
**Johnson Controls  
2016-09-02**



**Legend**

- PLUS Project Areas
- 2007 Land Use**
- LULC Category**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

## Location Map



Mapping provided by the Delaware Office of State Planning Coordination  
www.stateplanning.delaware.gov

1:10,000

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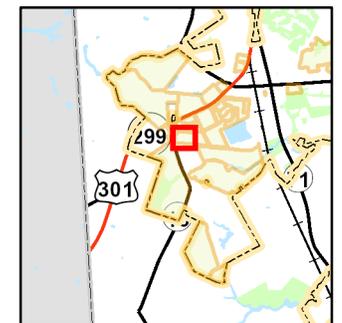


**Johnson Controls**  
2016-09-02

### Legend

PLUS Project Areas

### Location Map



Mapping provided by the Delaware  
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