

## 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): 2017-11-10

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: **2101 North DuPont Highway**

2. Location ( please be specific): **2101 North DuPont Highway**

3. Parcel Identification #: **10-009.40-015**

4. County or Local Jurisdiction Name: where project is located: **New Castle County**

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

6. Owner's Name: **NUCAR Properties, LLC**

Address: **44 Tally Ho Dr.**

City: **Elkton**

State: **MD**

Zip: **21921**

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: **Antoni Sekowski, 302-395-5414**

<b>Information Regarding Site:</b>	
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: <b>County Initiated Rezoning from NC-6.5 to CR</b>  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 +/-): <b>.23</b>	Number of Residential Units: _____ Commercial square footage: _____
13. Present Zoning: <b>Neighborhood Conservation (NC-6.5)</b>	14. Proposed Zoning: <b>Commercial Regional (CR)</b>
15. Present Use: <b>Single Family Residential Dwelling</b>	16. Proposed Use: _____
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: _____  Will a new public well be located on the site? <input type="checkbox"/> Yes <input 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: _____  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): _____	
20. Environmental impacts: <b>None</b>  How many forested acres are presently on-site? <b>None</b> How many forested acres will be removed? <b>None</b> 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: _____ <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: _____	
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:

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: \_\_\_\_\_ phone number: \_\_\_\_\_

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

*Antoni Sikowski*

Date

10-6-17

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

*ANTONI SIKOWSKI  
 PLANNING MANAGER*

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 [PLUS@state.de.us](mailto: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.

Introduced by: Mr. Street  
Date of Introduction: XXXX XX, 2017

**ORDINANCE NO. 17-XXX**

**REVISE ZONING MAP: NEW CASTLE HUNDRED, NORTHWEST SIDE NORTH DUPONT HIGHWAY, NORTH OF CENTRAL AVENUE AND SOUTH OF LOVELACE AVENUE; 0.23 ACRES FROM NC6.5 (NEIGHBORHOOD CONSERVATION) TO CR (COMMERCIAL REGIONAL) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH**

(The purpose of this county-initiated rezoning is to change the zoning to be consistent with the zoning and land use patterns along the northern side of North DuPont Highway. Tax Parcel Number 10-009.40-015; 2101 North DuPont Highway, New Castle, DE. Application No. 2017-0577-Z.)

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of New Castle Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated September 12, 2017, as set forth therein.

Section 2. The Comprehensive Development Plan for New Castle County, as shown amended, is hereby further amended, by changing the land use designation shown on attached Exhibit "E" dated September 12, 2017, as set forth therein, so as to make such land consistent with the amendment of the zoning map, as per Section 1 above.

Section 3. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in *9 Del.C* Section 1156.

Adopted by County Council  
of New Castle County on:

\_\_\_\_\_  
President of County Council  
of New Castle County

Approved on:

\_\_\_\_\_  
County Executive  
New Castle County

**SYNOPSIS:** Same as Title.

**FISCAL IMPACT:** This rezoning ordinance will have no immediate discernible fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

PROPERTY MAP

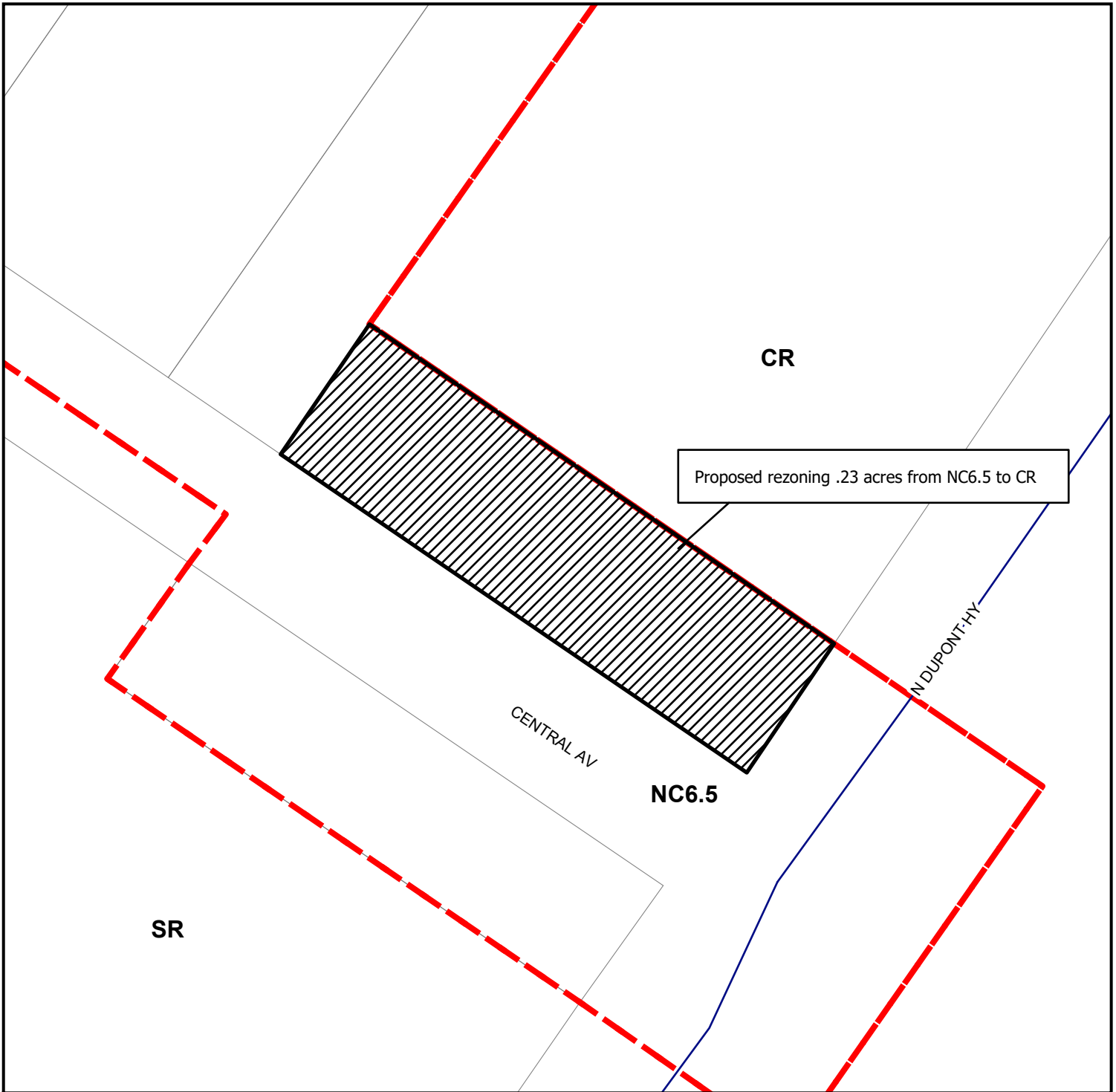
EXHIBIT "A"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: New Castle County

APPLICATION NO. 2017-0577- S/Z

PROPOSED REZONING: From NC6.5 to CR

TAX PARCEL NO. 10-009.40-015

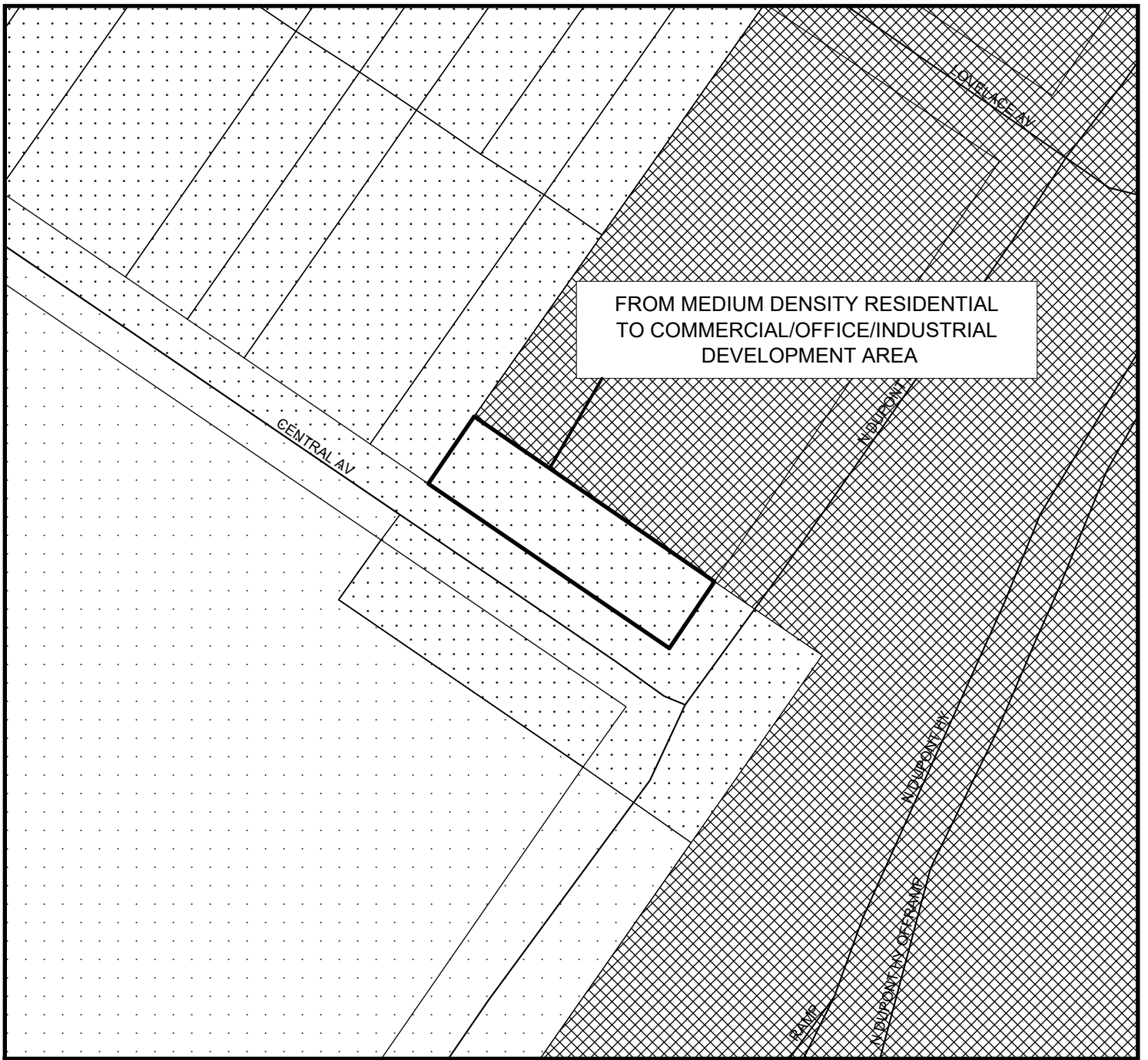


HUNDRED: BRANDYWINE  
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. \_\_\_\_\_  
Date Adopted by County Council \_\_\_\_\_  
Date Approved by County Executive \_\_\_\_\_

1"= 50'  
Prepared by: SMB  
Date: 9/12/ 2017





AMENDMENT TO THE 2012 COMPREHENSIVE DEVELOPMENT PLAN  
 NEW CASTLE COUNTY, DELAWARE



Ordinance No.

**Exhibit E**

App. No. 2017-0577-S/Z

Date: 09/12/2017

Scale: 1" = 100'

<p><b>Residential</b></p> <p> Very Low Density</p> <p> Low Density</p> <p> Medium Density</p> <p> High Density</p>	<p> Commercial/Office/Industrial Development Area</p> <p> New Community Development</p> <p> HI Zoned Land</p> <p> Municipal Land</p>	<p> Resource &amp; Rural Preservation</p> <p> Hometown (HT) Overlay</p> <p> Historic Overlay (H)</p>
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PROPERTY MAP

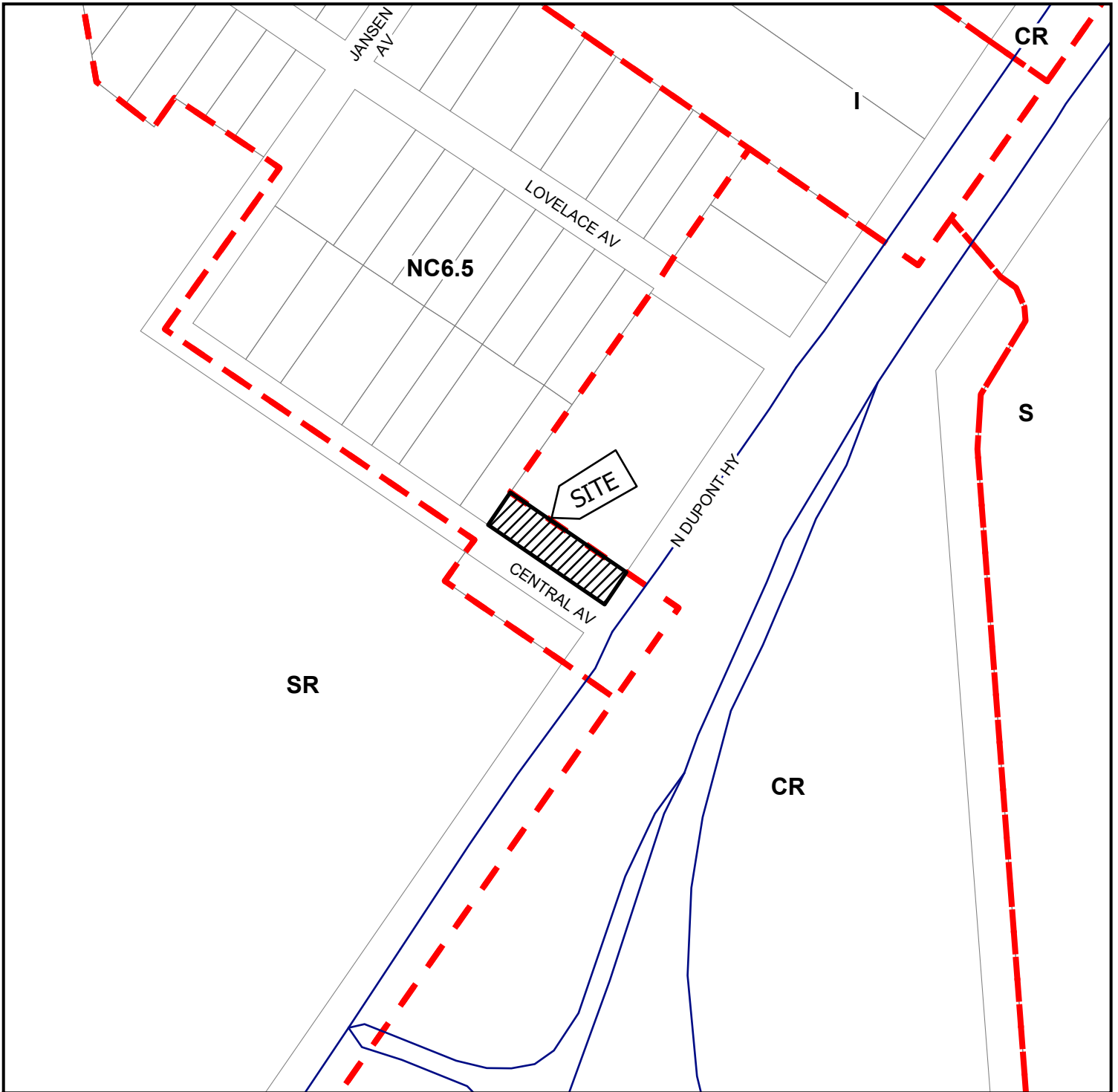
EXHIBIT "L"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: New Castle County

APPLICATION NO. 2017-0577- S/Z

PROPOSED REZONING: From NC6.5 to CN

TAX PARCEL NO. 10-009.40-015



HUNDRED: BRANDYWINE  
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. \_\_\_\_\_  
Date Adopted by County Council \_\_\_\_\_  
Date Approved by County Executive \_\_\_\_\_

1"= 200'  
Prepared by: SMB  
Date: 9/12/2017

