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Preliminary Land Use Service (PLUS) Meeting
This meeting will be conducted on-line and in person

Room 133, Haslet Armory

122 Martin Luther King Jr. Blvd., South

Please see <https://publicmeetings.delaware.gov/> for link to on-line access

March 26, 2025

Applicants should arrive or log in at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion: Springhouse Preserve (2025-03-01)**
County: New Castle County **Municipality:** Unincorporated
Location: 3401 Limestone Road, Wilmington, DE
Project: Review of a proposed rezoning and site plan for a major residential development on 19.84 acres, transitioning from S (Suburban) to ST (Suburban Transition). The project includes 120 multifamily units, with 64 designated as affordable rentals and 56 as entry-level homeownership units. The site is classified as State Strategies Level 1 and 2. Note: the ratio of affordable and market rate apartments has been updated by the applicant and may differ from the application.
- III. 9:30 AM **Review and Discussion: Dexter Corner Parcels (2025-03-06)**
County: New Castle County **Municipality:** Annexation to Townsend
Location: East Side of Dexter Corner Road just north of the railroad tracks.
Project: Review only of proposed annexation of 116.26 acres into the Town of Townsend. The site is classified as State Strategies Level 4.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.

- IV. 9:45 AM **Review and Discussion: Milford FLU Amendment (2025-03-03)**
County: Sussex County **Municipality:** Milford
Location: Southwest corner of Kings Highway and Plum Street.
Project: Review of a proposed comprehensive plan amendment. The City has received a request from the owner of Sussex County Tax Parcel 130-3.08-64.01 to change its future land use from Employment (H-1 (Institutional Development) zoning) to Low Density Residential (OB-1 (Office Building) zoning) to permit a low-profile, low-traffic general office use. The site is classified as State Strategies Level 1.
- V. 10:00 AM **Review and Discussion: OA Millville Independent Living (2025-03-04)**
County: Sussex County **Municipality:** Unincorporated
Location: West side of Roxana Road (Route 17), approx. 550' south of Route 26
Project: Review of a site plan application for a 45,000 sq. ft. independent living facility on 4.86 acres zoned CR-1 (Commercial Residential). The site is classified as State Strategies Levels 2 and 3.
- VI. 10:30 AM **Review and Discussion: Roxana Villas (2025-03-05)**
County: Sussex County **Municipality:** Unincorporated
Location: East Side of Roxana Road (Route 17), 580' South of Route 26
Project: Review of a site plan application for a 124-unit condominium homeownership development on 10.46 acres zoned C-1 (General Commercial District). The site is currently used for agricultural purposes and is classified as State Strategies Level 2.
- VII. 11:00 AM **Review and Discussion: Generals Run (2025-03-02)**
County: Sussex County **Municipality:** Unincorporated
Location: John J. Williams Highway (Route 24), Millsboro, DE
Project: Review of a cluster subdivision application for a 99 single-family home development on 49.84 acres zoned AR-1 (Agricultural Residential District). The land is classified as State Strategies Levels 3 and 4.

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