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): 2021-12-05

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

1. Project Title/Name: Zwaanendael Farm - Mixed Use
2. Location (please be specific): NE quadrant of Kings Hwy and Gills Neck Rd. Intersection
3. Parcel Identification #: 3-35-8.00-37.00
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: Mitchell Family, LLC

Address: 1019 Kings Highway		
City: Lewes	State: DE	Zip: 19958
Phone:	Fax:	Email:

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

Address: 4750 Owning Mills Blvd		
City: Owning Mills	State: MD	Zip: 21117
Phone:	Fax:	Email:

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

Address: 1 Park Ave		
City: Milford	State: DE	Zip: 19963
Phone: (302) 424-1441	Fax: (302) 424-0430	Email: rwl@dbfinc.com

9. Please Designate a Contact Person, including phone number, for this Project: Ring W. Lardner 302-424-1441

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: Rezoning from AR-1 to MR-RPC & C-3

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. 2019-01-02, 2019-01-03 & 2019-03-09

12. Area of Project (Acres +/-): 52.17 Number of Residential Units: 267 Commercial square footage: 43,200 SF

13. Present Zoning:	14. Proposed Zoning:
AR-1 (Agricultural Residential)	MR-RPC & C-3
15. Present Use:	16. Proposed Use:
Agricultural	Mixed Use

17. Water: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Tidewater Utilities, Inc.
Will a new public well be located on the site? ☐ Yes ■ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Sussex County
Will a new community wastewater system be located on this site? ☐ Yes ■ No

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

20. Environmental impacts: None

How many forested acres are presently on-site? None How many forested acres will be removed? None

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: N/A
☐ Non-tidal Acres: N/A

If "Yes", have the wetlands been delineated? ☐ Yes ■ No

Has the Army Corps of Engineers 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: N/A

How close do you anticipate ground disturbance to wetlands, streams, 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: A mix of Green Technology BMPs & Detention ponds

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

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater management and bike trails/walking paths along frontage

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: 4,914

What percentage of those trips will be trucks, excluding vans and pick-up trucks? less than 5%

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. No connections are proposed

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: _____ 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 Date

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

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.

NOW OR FORMERLY
LW & JT MITCHELL, FAMILY
LIMITED PARTNERSHIP
335-8.00-37.00
DB: 2820 PG: 72
ZONED: AR-1
2,295,847 SQ. FT.
52.71 AC.

SITE DATA

114 DUPLEX LOTS
(PREVIOUS ITERATION 114)
153 TOWNHOUSES
(PREVIOUS ITERATION 144)
267 UNITS
2.80 AC± COMMERCIAL LOT

LANDS N/F
BAY BREEZE ESTATES
PB 35/79&80

LANDS N/F
CADBURY AT LEWES
PB 103/41
335-8.00-43.01

LANDS N/F
JEFFERSON ASSOCIATES
PB 1820/4

LANDS N/F
SEVERN JEFFERSON
APARTMENTS, LLC
3826/338

OUTPARCEL
49183 S.F.
1.129 AC.

LANDS N/F
JEFF-KAT, LLC
D/5381/282

LANDS N/F
FIRST BAPTIST CHURCH OF LEWES
452/562 464/151 4014/188

LANDS N/F
SUSSEX HOLDINGS
2026/175

LANDS N/F
THREE BUILDERS, LLC
5175/100

NAD 83/NAVD 88
DELAWARE STATE GRID

SWM

PLAYGROUND

MAIL PLAZA PAVILION

DOG PARK

MAIL PLAZA PAVILION

SPORTS COURT

SPORTS COURT

COMMUNITY CENTER/PATIO
4,700± SQ. FT.

STORMWATER MANAGEMENT POND

NOW OR FORMERLY
MITCHELL FAMILY LLC
335-8.00-37.00
DB: 5674 PG: 68
ZONED: AR-1
2,295,847 SQ. FT.
52.71 AC.

NOW OR FORMERLY
CAPE HENLOPEN MEDICAL CENTER LLC
335-8.00-37.01
DB: 5007 PG: 276
130,680 SQ. FT.
3.00 AC.

COMMERCIAL LOT
2.80 AC.±
COMMERCIAL USE
2.80± AC.
PROPOSED
2 STORY BUILDING
43,200 S.F.

(SCR 267) GILLS NECK ROAD - ROW VARIES
LOCAL ROAD - POSTED 35 MPH

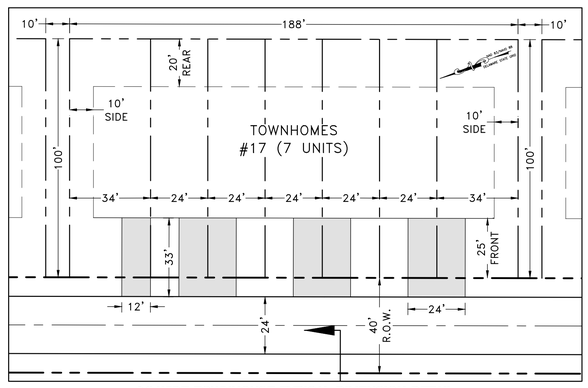
(SCR 268) KINGS HWY. - 60' ROW
OTHER PRINCIPAL - POSTED 45 MPH

KINGS HIGHWAY (SCR 268) 60' ROW
OTHER PRINCIPAL - POSTED 45 MPH

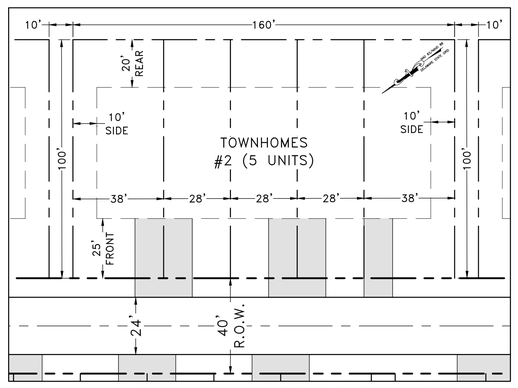
SECTION A-A

SECTION B-B

0' 100' 200' 300'

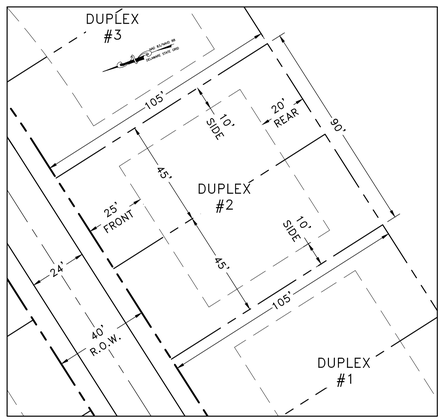


24' WIDE TOWNHOUSE TYPICAL DIMENSION DETAIL
SCALE: 1" = 30'



28' WIDE TOWNHOUSE TYPICAL DIMENSION DETAIL
SCALE: 1" = 30'

0' 30' 60'



DUPLEX TYPICAL DIMENSION DETAIL
SCALE: 1" = 30'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
OCEAN CITY, MARYLAND (302) 537-1441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY CONCEPT DESIGN

ZWAANENDAEL FARM
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Revisions:

Date: NOVEMBER 2021
Scale: 1" = 100'
Dwn.By: DEG
Proj.No.: 3808A001
Dwg.No.: PCD-01

P:\Chesapeake Reality\Zwaanendael Farm\Prelim\XREF\BASE INN 9.dwg Dec 01 , 2021 - 11:14am larr

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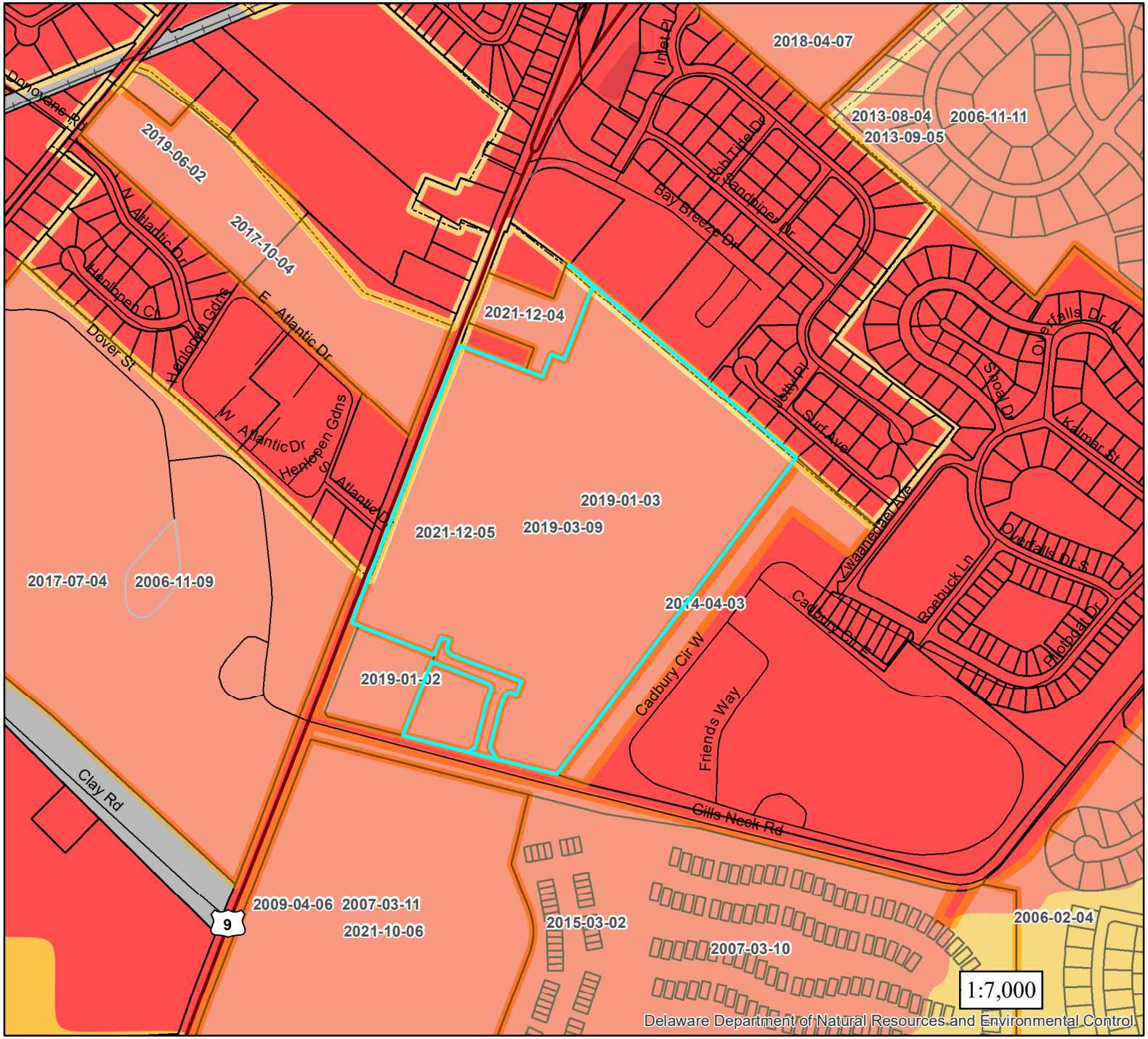


Zwaanendael Farm
2021-12-05

Legend

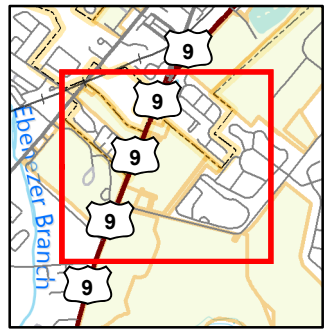
PLUS Project Areas

- Comp Plans
- All Other PLUS Reviews

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

Location Map



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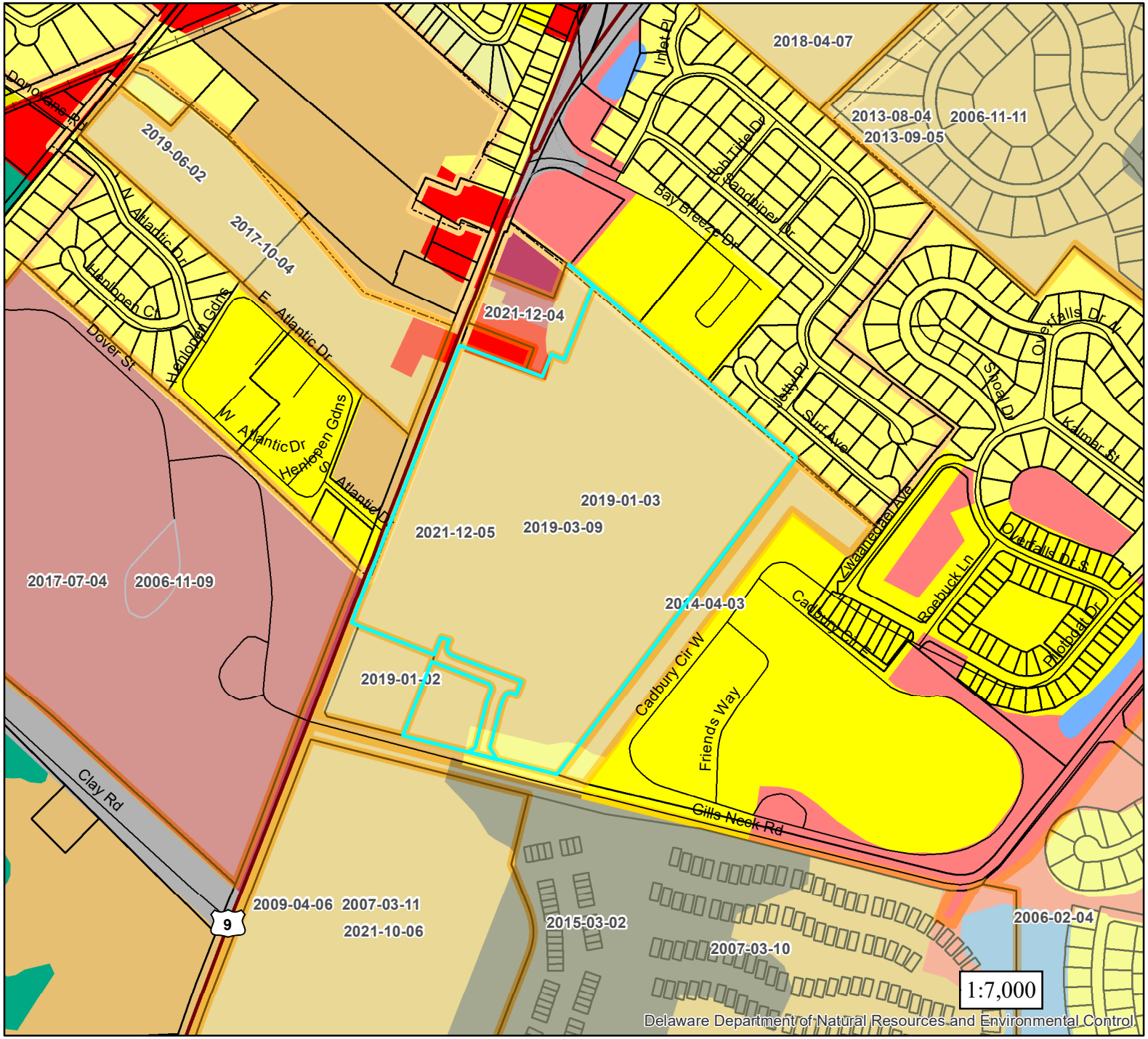


Zwaanendael Farm
2021-12-05

Legend

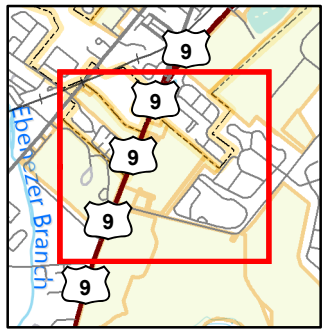
PLUS Project Areas

- Comp Plans
- All Other PLUS Reviews

2017 LULC

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

Location Map



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PLUS Project Areas

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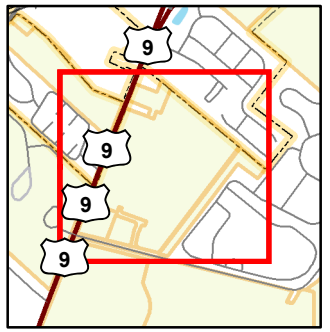
Location Map