



Application Form
Submitted Time:
January 3, 2023 3:10 PM

Preliminary Land Use Service

PLUS ID: 2023-02-09

State Strategy Level: 2, 3 & 4

PLUS Application Type - Site Plan Review

Title: Cress Property

County: Sussex County

Municipality: Frankford

Description of PLUS project/plan:

Residential Planned Community - 277 Single Family Lots & 258 Attached Units = 535 Units

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 533-1.00-38.00 533-4.00-28.00 533-4.00-28.01

Project Location: Between Pepper Road & Frankford School Road, South of Frankford

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

Stephen D Parsons & Adrew Cress
P.O. Box 246
Dagsboro, DE 19939
Phone: (302) 381-2800
Email: bobbydh@aol.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **Yes**
Double H. Development, LLC.
28107 Beaver Dam Branch Road
Laurel, DE 19956
Phone: (302) 875-3033

Email: bobbydgh@aol.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, P.E.
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax: (302) 424-0430

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **151.7**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **RPC-Residential Planned Community**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **535**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
535	277		258

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **No**
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?

No

If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Municipal**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**

Will a new public wastewater system be located at this site?

No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	9.95	Yes	5.75

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?

Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Unknown**

If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

Unknown

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**

If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Stormwater Management Ponds and Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **0**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:
 Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
 Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
 Please provide estimated vehicle trips this project will generate on an average weekday.
4,305
 What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

 Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
As required by the Town of Frankford

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

 Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

 Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **Yes**

If yes, Signature of Owner completing form



If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: **Cress Property**

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

D. Stephen Adams

Signature of Property Owner

_____ Date

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

_____ Date

Additional Owner (Please Print)





Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Cress Property

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

D. Stephen Parsons

Signature of Property Owner

1/4/2023

Date

D. Stephen Parsons

Property Owner (Please Print)

Andrew Cress Vmrolacos

Signature of Additional Owner (if applicable)

1/5/23

Date

Andrew & Donna Cress

Additional Owner (Please Print)





Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Cress Property

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Andrew Cress

Signature of Property Owner

1/5/23

Date

Andrew Cress

Property Owner (Please Print)

Donna Lee Cress

Signature of Additional Owner (if applicable)

1/5/23

Date

Donna Lee Cress

Additional Owner (Please Print)



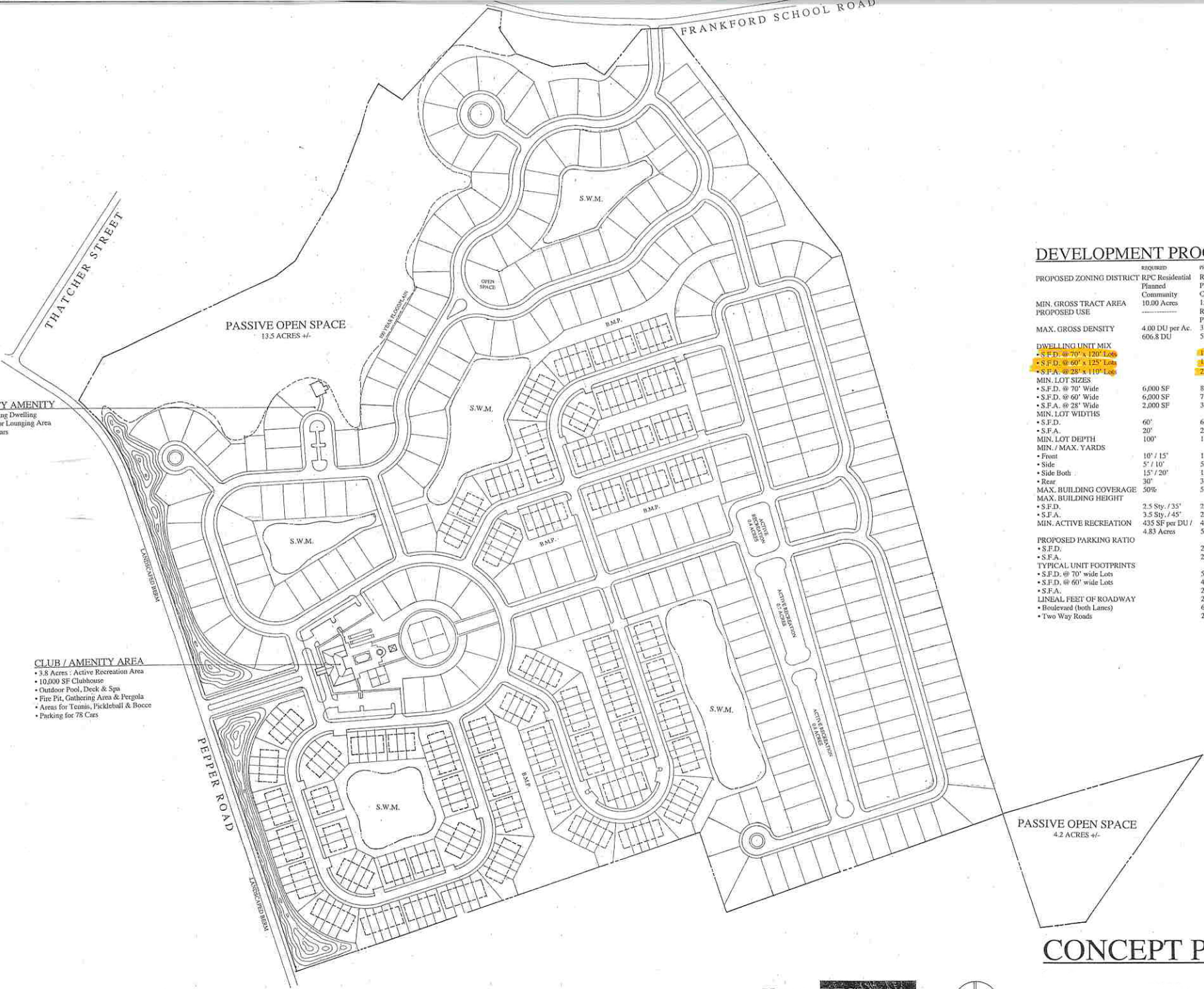
FRANKFORD SCHOOL ROAD

THATCHER STREET

PASSIVE OPEN SPACE
13.5 ACRES +/-

COMMUNITY AMENITY
 • Retrofits of Existing Dwelling
 • Indoor & Outdoor Lounging Area
 • Parking for 20 Cars

CLUB / AMENITY AREA
 • 3.8 Acres : Active Recreation Area
 • 10,000 SF Clubhouse
 • Outdoor Pool, Deck & Spa
 • Fire Pit, Gathering Area & Pergola
 • Areas for Tennis, Pickleball & Bocce
 • Parking for 78 Cars



DEVELOPMENT PROGRAM

PROPOSED ZONING DISTRICT	REQUIRED Planned Community 10.00 Acres	PROVIDED RPC Residential Planned Community 151.70 Acres +/- RPC Residential Planned Community 3.33 DU per Ac. 535 DU
MIN. GROSS TRACT AREA	10.00 Acres	151.70 Acres +/-
PROPOSED USE	Planned Community	RPC Residential Planned Community
MAX. GROSS DENSITY	4.00 DU per Ac. 606.8 DU	3.33 DU per Ac. 535 DU
DWELLING UNIT MIX		
• S.F.D. @ 70' x 120' Lots		176 DU / 23.6%
• S.F.D. @ 60' x 125' Lots		151 DU / 28.2%
• S.F.A. @ 28' x 110' Lots		258 DU / 48.2%
MIN. LOT SIZES		
• S.F.D. @ 70' Wide	6,000 SF	8,400 SF
• S.F.D. @ 60' Wide	6,000 SF	7,500 SF
• S.F.A. @ 28' Wide	2,000 SF	3,080 SF
MIN. LOT WIDTHS		
• S.F.D.	60'	60' & 70'
• S.F.A.	20'	28'
MIN. LOT DEPTH	100'	110'
MIN. / MAX. YARDS		
• Front	10' / 15'	10' / 15'
• Side	5' / 10'	5' / 10'
• Side Both	15' / 20'	15' / 20'
• Rear	30'	30'
MAX. BUILDING COVERAGE	50%	50%
MAX. BUILDING HEIGHT		
• S.F.D.	2.5 Sty. / 35'	2.5 Sty. / 35'
• S.F.A.	2.5 Sty. / 45'	2.5 Sty. / 35'
MIN. ACTIVE RECREATION	435 SF per DU / 4.83 Acres	464.1 SF per DU / 5.7 Acres
PROPOSED PARKING RATIO		
• S.F.D.	2.0 Sp. per DU	2.0 Sp. per DU
• S.F.A.	2.25 Sp. per DU	2.25 Sp. per DU
TYPICAL UNIT FOOTPRINTS		
• S.F.D. @ 70' wide Lots		50' x 66'
• S.F.D. @ 60' wide Lots		40' x 72'
• S.F.A.		28' x 58'
LINEAL FEET OF ROADWAY		21,530 LF Total
• Boulevard (both Lanes)		640 LF
• Two Way Roads		20,890 LF

PASSIVE OPEN SPACE
4.2 ACRES +/-

CONCEPT PLAN

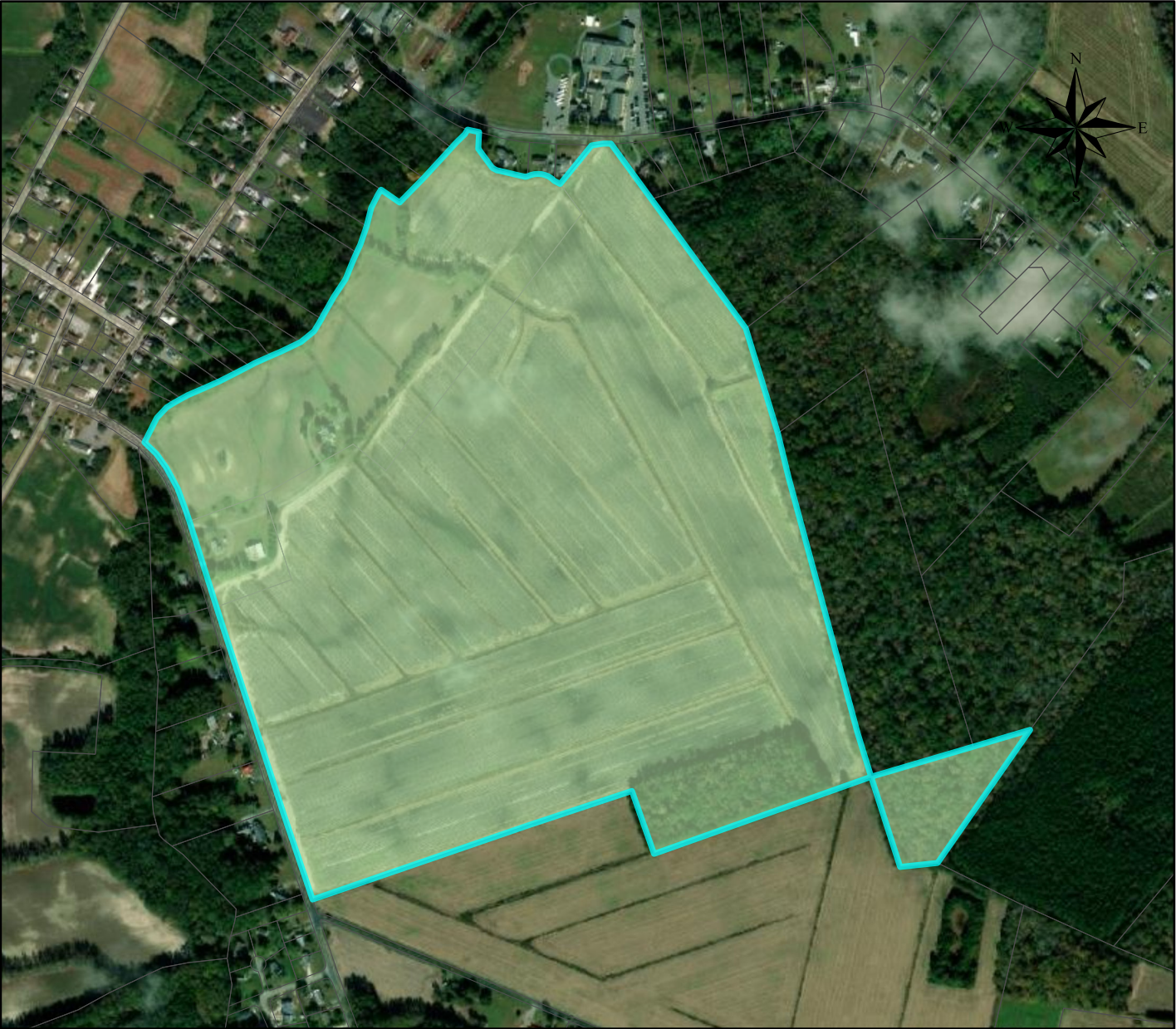
HeuserDESIGN
 30 Shadyhill Rd
 Moylan, PA 19065
 Planning | Site Design



TOWN OF ERANKFORD, SUSSEX COUNTY, DELAWARE
 SCALE: 1" = 100'
 DATE: 10/12/22

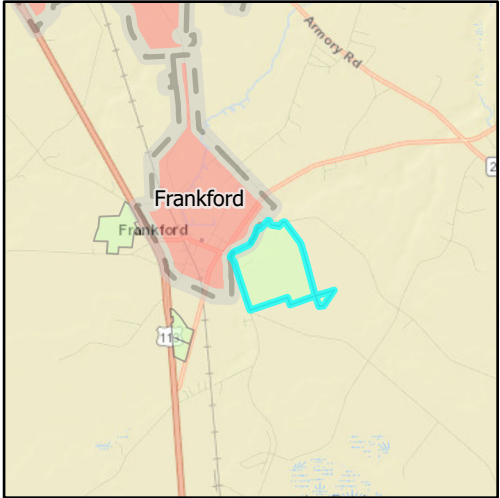
Preliminary Land Use Service (PLUS)

2023-02-09 Cress Property



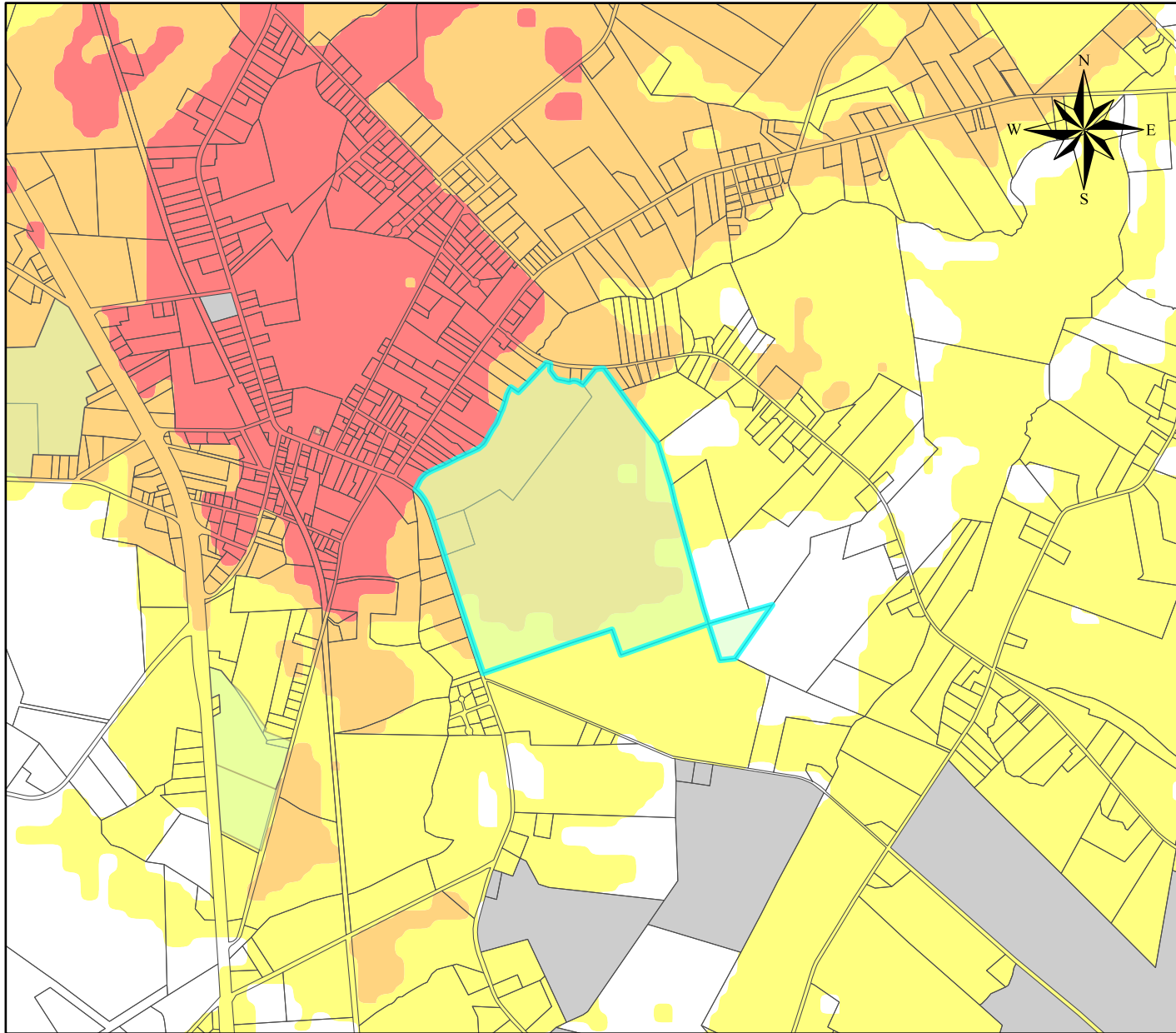
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2023-02-09 Cress Property



Legend

 PLUS Project Areas


2020 State Strategies

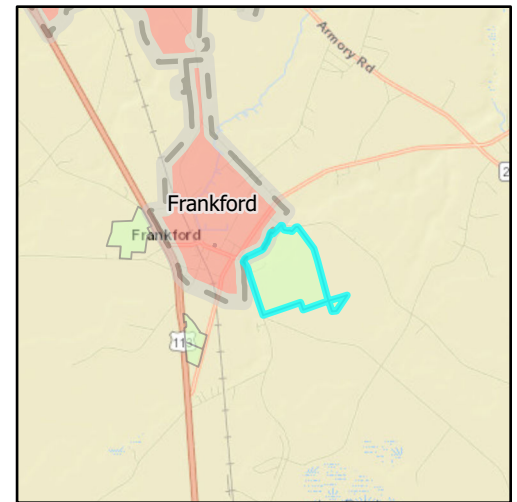
 1

 2

 3

4

 Out of Play



PUBLIC PRE CHECK Results for State Parcel(s): No Areas(s) Selected.

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

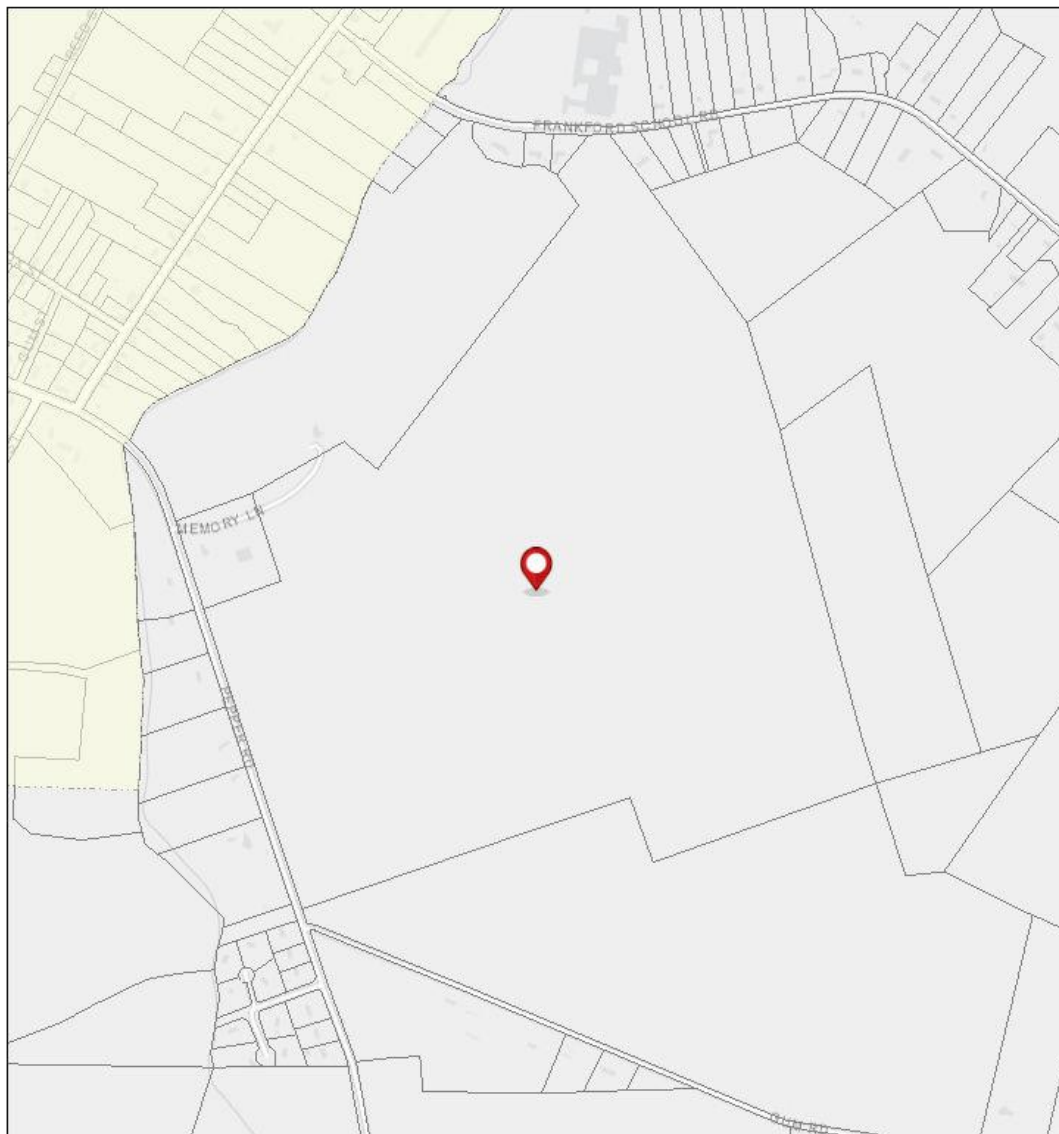
Soils - New Castle County: No Issues Found





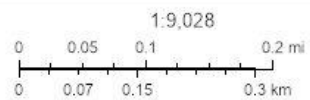
Screening Report

Area of Interest (AOI) Information

Jan 3 2023 13:25:08 Eastern Standard Time



-  DE_Boundaries - Municipalities
-  DE_Boundaries - State and County Boundaries
-  DE_StateParcels - State Parcels



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	N/A	N/A
DE_StateParcels - State Parcels	1	N/A	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	N/A	N/A
SIRB Project Areas	0	N/A	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	N/A	N/A
Land and Water Conservation Fund	0	N/A	N/A
Bay Area No Build Line	0	N/A	N/A
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	N/A	N/A
Soils New Castle County	0	N/A	N/A
Soils Sussex County	1	N/A	N/A
Tax Ditch Maximum ROWs	0	N/A	N/A
Tax Ditch Segments	0	N/A	N/A
Well Head Protection Areas	0	N/A	N/A
2017 High Water Mark (not regulatory)	0	N/A	N/A
2017 High Marsh (not regulatory)	0	N/A	N/A
2017 Low Marsh (not regulatory)	0	N/A	N/A
2017 Wetlands (not regulatory)	0	N/A	N/A
Recharge Areas	0	N/A	N/A
Class A Wellhead 150ft Radius	0	N/A	N/A
Class A Wellhead	0	N/A	N/A
Class A Wellhead Transient, Non-Community Wells	0	N/A	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	N/A	N/A
WRPA Class B Wellhead	0	N/A	N/A
WRPA Class C Wellhead	0	N/A	N/A
Cockeysville	0	N/A	N/A
Cockeysville Drainage Basin	0	N/A	N/A
Erosion Prone Soils	0	N/A	N/A
WRPA Floodplains	0	N/A	N/A
Base Flood Elevation	0	N/A	N/A
Transect	0	N/A	N/A
Cross Sections	0	N/A	N/A
Stream Centerline Segments	0	N/A	N/A
FEMA Flood Maps	1	N/A	N/A
Preliminary FEMA Flood Maps	0	N/A	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	533-4.00-28.00	121.50	N/A

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Mullica mucky sandy loam, 0 to 2 percent slopes	N/A

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	N/A