Preliminary Land Use Service

Application Form

Submitted Time:
January 2, 2024 4:13 PM

PLUS ID: 2024-01-07

State Strategy Level: 2 & 3

PLUS Application Type - Site Plan Review

Title: LIC Housing
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Independent Living Facility (3 Stories, 125,000 Sqft.) with Attached Restaurant (4,000 Sqft) & Fitness Center (2,165 Sqft.)

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 334-6.00-56.00

Project Location: West side of Kings Highway, 900' South of Clay Road.

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Gelof Family
P.O. Box 1553
Rehoboth Beach, DE 19971
Phone: (302) 841-9259
Email: GelofFamily@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, PE., Principal
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): **5.2**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

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: **AR-1 Conditional Use**

Land Use Information

Present Use for this project area: **Residential**
Proposed Use for this project: **Residental/Restaurant**

Residential Development Information

Type of Residential: **Other Independent Living Facility**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate, Age-restricted**
Total number Rental Units: **95**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
95			

Commercial Development Information

Type of Commercial: **Other Attached Restaurant/Fitness Center**
Type of Industrial:
Institution Type:
Total Square footage: **131,165**

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? Yes
If yes, please provide a brief description of the conditional use justification:
Independent Living Facility Building in an AR-1 zoning.

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: **Other Tidewater Utilities, Inc.**
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: **Other Sussex County-West Rehoboth Expansion of the Dewey Beach SSD**
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	3.4	Yes	2.6

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? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.71**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Stormwater Management Ponds & Swales, Infiltration

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:

What kind of Open Space?
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.
772
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)?
<5%

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.
The site is located adjacent to a church to the south, wetlands to the west and a residential property to the north. Due to the nature of independent living, we do not ancitpate connections to the adjacent properties.

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, Within Right-of-Way		

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: LIC Housing

Project ID (to be completed by OSPC): _____

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

_____ 1/2/2024

Signature of Property Owner Date

ADAM GELOF

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

DATA COLUMN

1	TAX MAP ID	334-6.00-56.00		
	DEED REFERENCE	BOOK: 3936, PAGE: 311		
2	APPROXIMATE PROJECT CENTER	LATITUDE 38.749332	LONGITUDE -75.152615	
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CONTACT NAME PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	OWNER ADAM GELOF P.O. BOX 1553 REHOBOTH BEACH, DE 19939		DEVELOPER
4	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88
5	ZONING	EXISTING AR-1	PROPOSED AR-1	
6	LAND USE	EXISTING RESIDENTIAL	PROPOSED INDEPENDENT LIVING	
	SUSSEX COUNTY FUTURE LAND USE	COASTAL ZONE		
9	UTILITY PROVIDERS	SEWER SUSSEX COUNTY (WEST REHOBOTH EXPANSION SSD)	WATER TIDEWATER UTILITIES ,INC.	GAS ELECTRIC DELMARVA POWER & LIGHT
10	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2		
17	CODE COMPLIANCE			
	FRONT SETBACK			40 FT
	SIDE SETBACK			15 FT
	REAR SETBACK			20 FT
	MIN LOT WIDTH			75 FT
	MIN LOT DEPTH			100 FT
	MAXIMUM BUILDING HEIGHT	42 FT		42 FT
	PARKING PROVIDED	207 SPACES		
	TOTAL SITE AREA	5.2 AC.		

N 82°17'00" W 264.90'

N 82°17'00" W 788.65'

LOADING AREA

STATE MAPPED WETLANDS

100-YR FLOODPLAIN

FIRE LANE/ TRUCK TURN

STORMWATER MANAGEMENT FACILITY

INDEPENDENT LIVING BUILDING (3 STORIES)

44775 S.F.
1.028 AC.

510'

485'

90'

6165 S.F.
0.142 AC.

RESTAURANT/ FITNESS CENTER (1ST FLOOR) INDEPENDENT UNITS (2ND&3RD FLOOR)

66'

N 81°15'00" W 906.67'

15' BUILDING SETBACK

15' BUILDING SETBACK

40' BUILDING SETBACK

KINGS HIGHWAY (PRINCIPAL ARTERIAL SCR 9)

S 25°00'00" W 285.00'

N 23°00'00" E 86.25'

N 82°40'00" W 200.00'

24'

24'

24'

24'

INDEPENDENT LIVING FACILITY
GELOF PROPERTY
KINGS HIGHWAY
SUSSEX COUNTY, DELAWARE

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

Date:	JANUARY, 2024
Scale:	1"=50'
Dwn.By:	JMJ
Proj.No.:	818C075.A01

PLUS PLAN

Dwg.No.:

1

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PUBLIC PRE CHECK Results for State Parcel(s): 334-6.00-56.00

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: 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

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

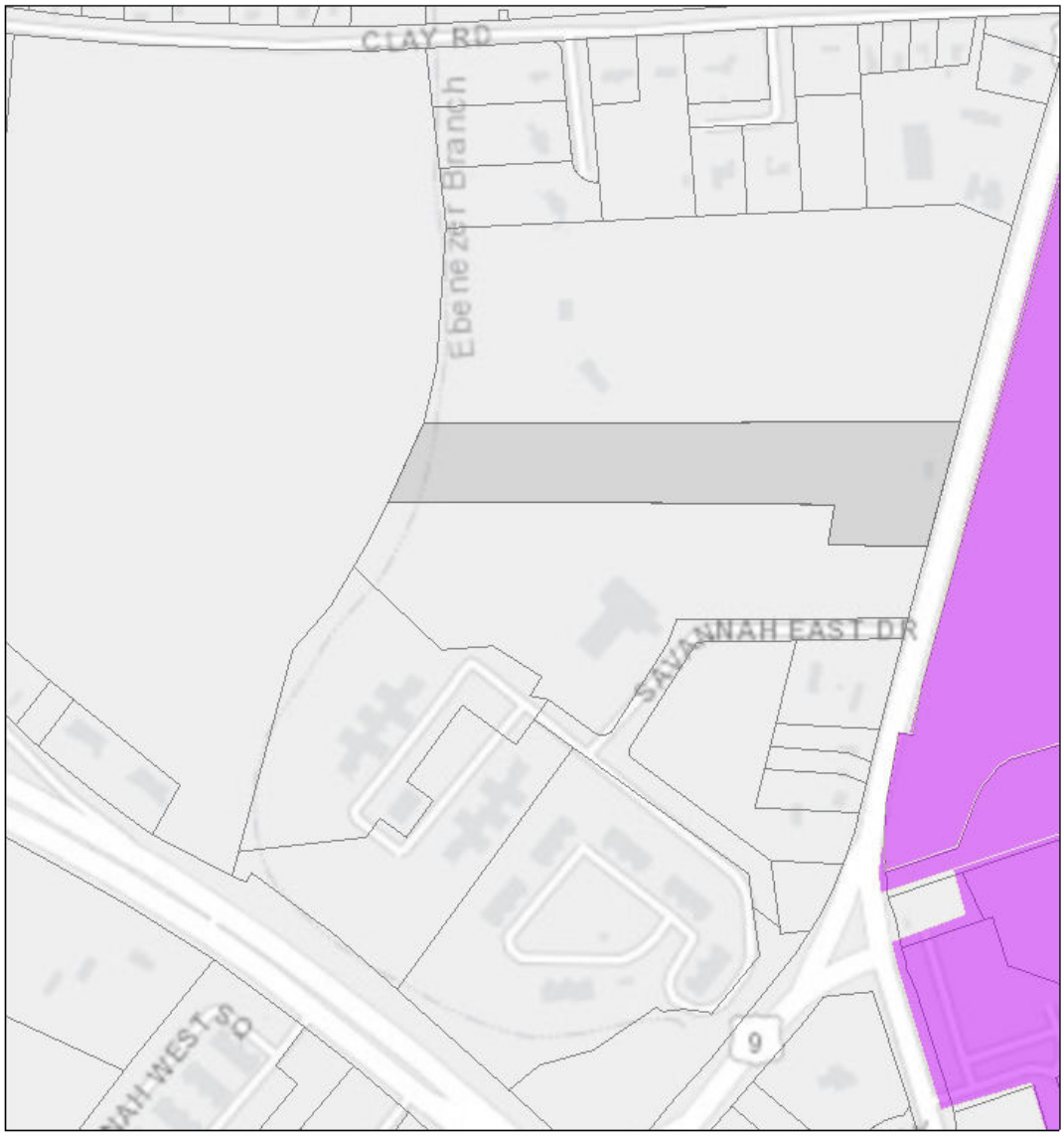
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 209,593.62 ft²

Dec 27 2023 10:55:25 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	209,593.62	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	2	209,593.64	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	1	31,056.59	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	209,593.67	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	334-6.00-56.00	4.81	209,593.62

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Greenwich loam, 0 to 2 percent slopes	174,446.24
2	Longmarsh and Indiantown soils, frequently flooded	35,147.41

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	8.86	31,056.59

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	209,593.67

Preliminary Land Use Service (PLUS)

2024-01-07 LIC Housing



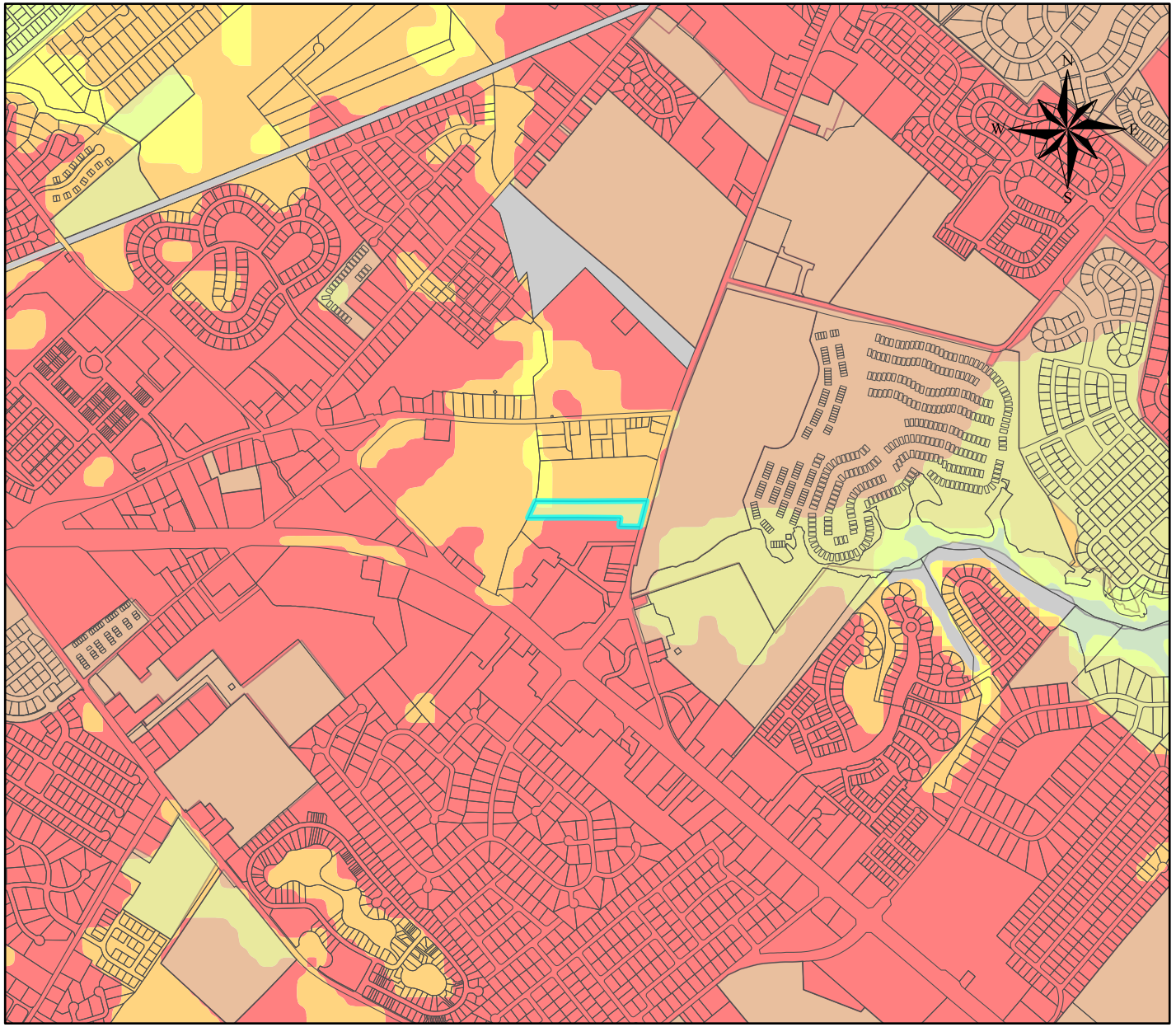
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-01-07 LIC Housing



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

