PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 18, 2024 11:37 AM

PLUS ID: 2024-05-05

State Strategy Level: 2

PLUS Application Type - Rezoning

Title: Pizzadili Partners LLC - Rezoning
County: Kent County **Municipality:** Unincorporated
Description of PLUS project/plan:
Rezoning Plan to rezone approx. 17.9 +/-acres of a 35 ac. +/- piece to be subdivided from the parcel in the future. Ex. zoning is AR and proposed zoning is BG

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): 8-00-12900-01-1400-00001

Project Location: 1683 PEACH BASKET ROAD, FELTON, DE 19943

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

Section II: Project Contact Information

Owner Contact Information

PIZZADILI PARTNERS, LLC c/o Angela Pizzadili
P.O. BOX 19
Felton, DE 19943
Phone: (302) 270-0061
Email: pizzadili@verizon.net

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Felton Drive-In LLC c/o Jeffrey Garrison
19413 Jingle Shell Way
Lewes, DE 19958
Phone: (302) 222-4460
Email: jeffgarrison@mygarrisonhomes.com

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Michael Henry
Phone: (302) 734-7950
Email: mhenry@beckermorgan.com
Fax: (302) 734-7965

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

Section III: Project Details

Project Area (Acres): **17.9**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR - Agricultural Residential**
Proposed Zoning for this project: **BG - General Business**

Land Use Information

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

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

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

Commercial Development Information

Type of Commercial: **Other unknown**
Type of Industrial:
Institution Type:
Total Square footage: **0**

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Angela Pizzadili, (302) 270-0061

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**
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 Kent County Public Works**
Will a new public wastewater system be located at this site?
Unknown

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	11	Unknown	

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: **1.2**

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? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

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:
NA

Open Space Details

Is there Open Space proposed for this project? **Unknown**
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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?
NA

Road Connectivity Details

Will this project connect to State maintained roads? **No**

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.
Lands of Felton Drive-In LLC - 8-00-12901-01-6000-00001

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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?
Unknown

Table of Mobility Connectivity Parameters

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

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? **No**

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
Acknowledge

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: Pizzadili Partners LLC - Rezoning

Project ID (to be completed by OSPC): _____

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

Wendy Pizzadili
Signature of Property Owner

4/24/24
Date

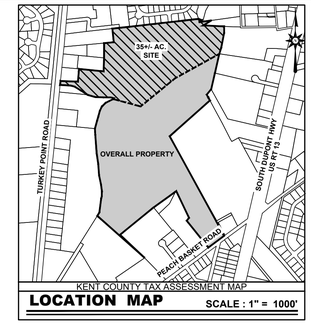
Wendy Pizzadili
Property Owner (Please Print)

Angela M Pizzadili
Signature of Additional Owner (if applicable)

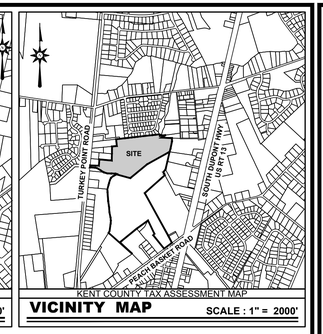
4/24/2024
Date

Angela M Pizzadili
Additional Owner (Please Print)

Published January 2022



LOCATION MAP SCALE : 1" = 1000'



VICINITY MAP SCALE : 1" = 2000'

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊡ FCM	■ SCM
IRON PIPE	◎ FIP	◉ SIP
IRON PIPE W/ CAP	◎ FIPC	
IRON ROD	◎ FIR	◉ SIR
IRON ROD W/ CAP	◎ FIRC	◉ SIRC
DRILL HOLE	⊗ FDH	⊗ SDH
STONE	⊙ FSTONE	
PK NAIL	⊕ FPK	◆ SPK

LEGEND

ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	SANITARY SEWER CLEANOUT	
WIRE FENCE	x x x	WATER MAIN & SIZE	EX. 10" W
CHAINLINK FENCE		FIRE HYDRANT	F.H.
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR	49	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	
ELEVATION SPOT SHOT	43.55	UNDERGROUND ELECTRIC	U.E.
BENCH MARK		UNDERGROUND TELEPHONE	U.T.
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	EX. 2" G
CENTERLINE		PAVEMENT TO BE REMOVED	N/A
LIGHT POLE			

GENERAL NOTES

1. THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE. IN APRIL 2023.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRM MAP 10001C0240J, EFFECTIVE DATE JULY 7, 2014.

SITE DATA

1.	OWNER OF RECORD:	PIZZADILI PARTNERS, LLC P.O. BOX 19 FELTON, DELAWARE 19943 c/o ANGELA PIZZADILI - PH. 302-270-0061
2.	EQUITABLE OWNER:	FELTON DRIVE-IN LLC 19413 JINGLE SHELL WAY LEWES, DELAWARE 19958 c/o JEFFREY GARRISON, PRESIDENT - PH. 302-222-4460
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3.	PROPERTY LOCATION:	1683 PEACH BASKET ROAD, FELTON, DE 19943 LATITUDE N 39° 01' 46.11" GRS80 - NAD83 (2011) LONGITUDE W 75° 34' 09.22" GRS80 - NAD83 (2011)
4.	TAX PARCEL NUMBER:	8-00-12900-01-1400-00001
5.	DEED REFERENCE :	D.R. 55-347
6.	SITE AREA SUMMARY:	35.0000 ACRES ±
7.	ZONING CLASSIFICATIONS:	EXISTING: AR - AGRICULTURAL RESIDENTIAL PROPOSED: BG - GENREAL BUSINESS
8.	SETBACKS:	AR - AGRICULTURAL RESIDENTIAL FRONT YARD: 40 FT(LOCAL ROAD) / 75 FT(MAJOR ROAD) SIDE YARD: 25 FT (60 FT AGGREGATE) REAR YARD: 40 FT
9.	BULK REQUIREMENTS:	AR - AGRICULTURAL RESIDENTIAL MAXIMUM DENSITY: 1.0 DWELLING UNIT PER 10 ACRES MINIMUM LOT AREA: 10 ACRES MINIMUM LOT WIDTH: 150 FT COVERAGE: 23% MAX IMPERVIOUS MINIMUM FRONTAGE: 150 FT (SUBDIVISION ST)/ 200 FT (STATE RD) BUILDING HEIGHT: 35 FT
10.	ROAD CLASSIFICATION:	TURKEY POINT ROAD - MINOR COLLECTOR (35 M.P.H.)
11.	SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - X HORIZONTAL: NAD 83 (2011) DSP - X
12.	SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
13.	MONUMENTATION:	14 FOUND / 0 SET

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

NAD 83/DSP.

PROJECT TITLE

LANDS OF
PIZZADILI PARTNERS, LLC

PEACH BASKET ROAD &
TURKEY POINT ROAD
FELTON, DELAWARE 19943
NORTH MURDERKILL HUNDRED
KENT COUNTY

SHEET TITLE

REZONING PLAN

0 60 120 240

SCALE: 1" = 120'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
		LAYER STATE: REZONING

PROJECT NO.: 2022198.00
DATE: 5-5-24
SCALE: 1" = 120'
DRAWN BY: M.J.H. | PROJ. MGR.: M.J.H.

SHEET
1 OF 1

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F:\AutoCAD\Projects\2022\2022198\DWG\2022198-SVY-C3D21.dwg, Apr 19, 2024 - 2:06pm

PUBLIC PRE CHECK Results for State Parcel(s): 8-00-12900-01-1400-00001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 824,354.29 ft²

Apr 18 2024 7:52:33 Eastern Daylight Time

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	824,354.27	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	5	824,353.97	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	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)	2	118,200.41	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	1	824,354.29	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	8-00-12900-01-1512-00001	4.85	4.41
2	8-00-12901-01-5700-00001	1.13	903.50
3	8-00-12900-01-1400-00001	92.27	823,446.36

Soils Kent County

#	SOILNAME	Area(ft²)
1	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	2,833.60
2	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	64,285.88
3	Ingleside loamy sand, 2 to 5 percent slopes	187,674.77
4	Downer loamy sand, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	275,244.39
5	Longmarsh and Indiantown soils, frequently flooded	294,315.33

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.98	1,258.28
2	13.67	116,942.13

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	824,354.29

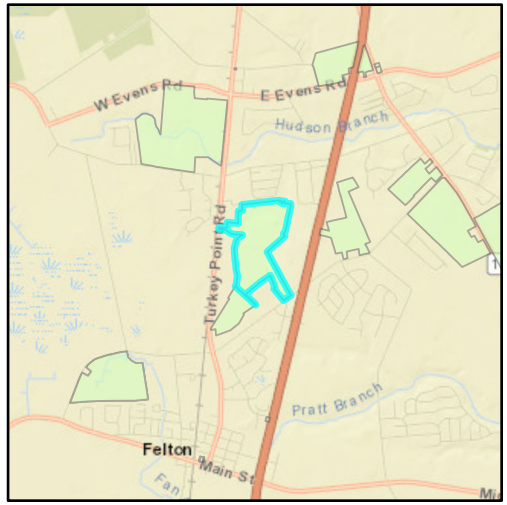
Preliminary Land Use Service (PLUS)

2024-05-05 Pizzadili Partners LLC - Rezoning



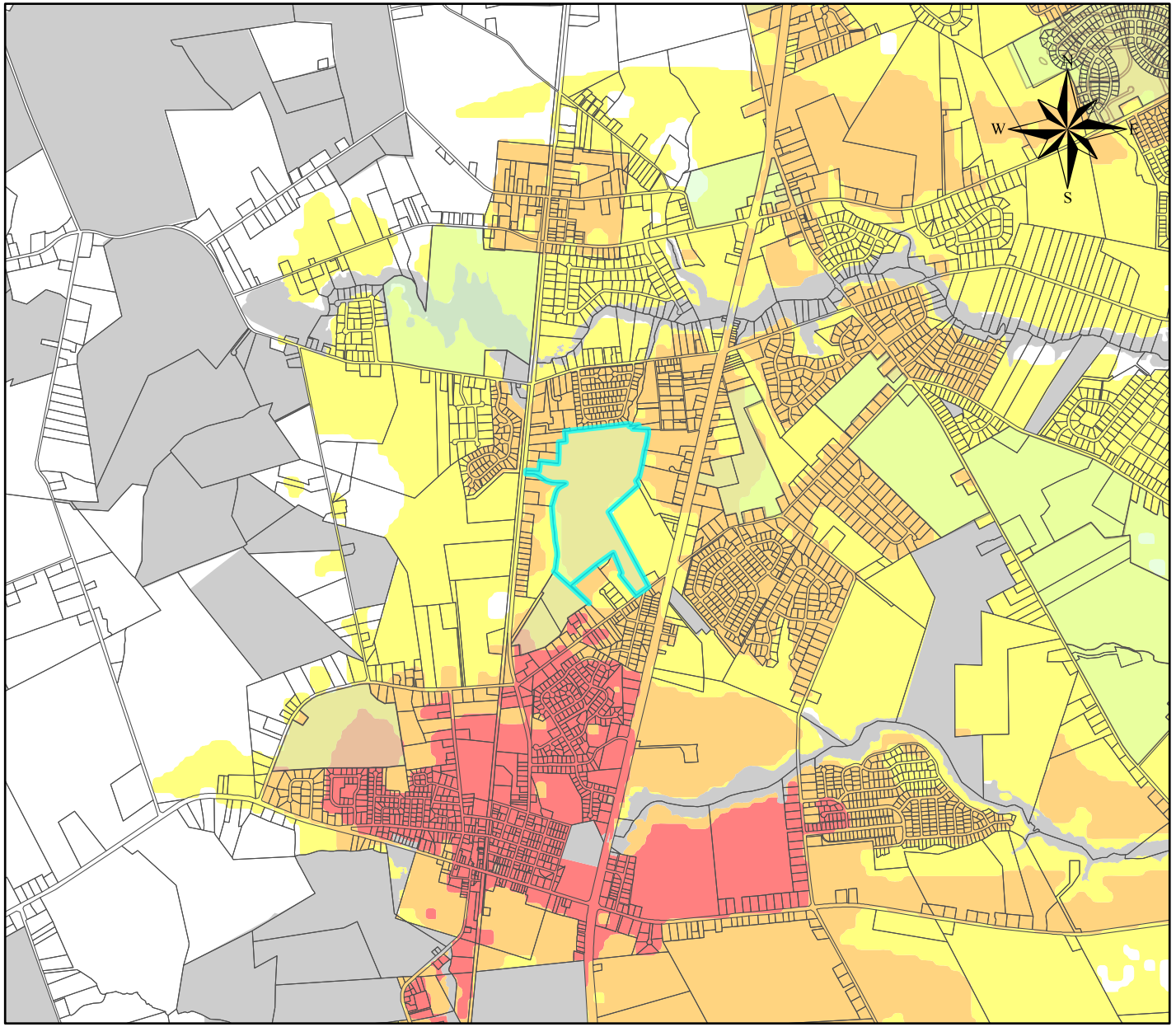
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-05-05 Pizzadili Partners LLC - Rezoning



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

