PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 1, 2024 3:45 PM

PLUS ID: 2024-05-10

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: 5563 Dupont Parkway (Smyrna)
County: New Castle County **Municipality:** Smyrna
Description of PLUS project/plan:
136 apartments, 11,340 SF commercial, and 2,400 SF drive-thru

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 2800400003, 2800400006

Project Location: 5563 Dupont Parkway

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

Section II: Project Contact Information

Owner Contact Information

13 Smyrna LLC
PO Box 1556
Berlin, MD 21811
Phone: (999) 999-9999
Email: 999@ahdavenport.com

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Apennine Development Co LLC
300 Delaware Ave
Wilmington, DE 19801
Phone: (999) 999-9999
Email: 999@ahdavenport.com

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherA.H. Davenport.com
Alan Hill
Phone: (302) 889-6022
Email: Colin@AHDavenport.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **9**
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? **Yes**
If Previous PLUS, what was the PLUS ID: **2005-08-13, 2006-05-08**

Zoning Information

Present Zoning for this project area: **HC - Highway Commercial Corridor Commercial (CCM) District**
Proposed Zoning for this project: **HC - Highway Commercial Corridor Commercial (CCM) District**

Land Use Information

Present Use for this project area: **agriculture**
Proposed Use for this project: **apartments and commercial**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
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**
Total number Rental Units: **136**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		136	

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **13,740**

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	0.1	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: **0.6**

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:
Underground Extended Detention

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? **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)?
Unknown

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.
Future stub to subdivision behind this property proposed as requested by Town of Smyrna.

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	Unknown
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	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? **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: 5563 Dupont Parkway (Smyrna)

Project ID (to be completed by OSPC): 2024-05-10

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

Signature of Property Owner

Date

NAME: Joe Latina
TITLE: Authorized Signatory
FOR: 13 Smyrna LLC
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

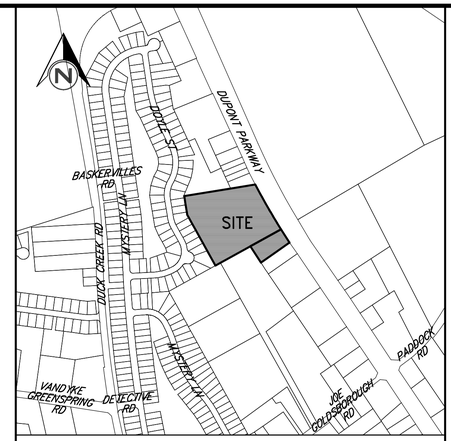
5/1/24
Date

NAME: Sean Allen
TITLE: Authorized Signatory
FOR: Apennine Development Co LLC
Additional Owner (Please Print)



PARKING:

1.	136 APARTMENTS	2 SPACES / 2 BED UNIT	= 272 SPACES
2.	11,340 SF COMMERCIAL/RETAIL	5 SPACES / 1000 SF	= 57 SPACES
3.	2,400 SF DRIVE-THRU RESTAURANT	8 SPACES / 1000 SF	= 19 SPACES
4.	REQUIRED PARKING SPACES		= 348 SPACES
4.	PROPOSED PARKING SPACES		= 371 SPACES



LOCATION MAP – SCALE: 1" = 800'

SITE DATA COLUMN:

1.	TAX PARCEL:	28-004.00-003	28-004.00-006
2.	PROPERTY ADDRESS:	5563 DUPONT PARKWAY SMYRNA, DE 19977	5573 DUPONT PARKWAY SMYRNA, DE 19977
3.	DEED REFERENCE & OWNER:	20051228 0132395 13 SMYRNA LLC P O BOX 1556 BERLIN, MD 21811	20061024 0100779 13 SMYRNA LLC P O BOX 1556 BERLIN, MD 21811
4.	RECORDED PLAN:	200601190006235	UNRECORDED
5.	GROSS ACREAGE:	8.000 ACRES	1.090 ACRES
6.	ZONING DISTRICT & STANDARDS:	HC – HIGHWAY COMMERCIAL CORRIDOR COMMERCIAL (CCM) DISTRICT 5' MIN. 15' MAX. STREET YARD 0' MIN. SIDE YARD 0' MIN. REAR YARD 16' MIN. 60' MAX. BUILDING HEIGHT	
7.	WATER SUPPLY:	TOWN OF SMYRNA	
8.	SANITARY SEWER:	TOWN OF SMYRNA	
9.	DATUM:	NAD 83	
10.	APPLICANT:	APENNINE DEVELOPMENT CO. LLC 300 DELAWARE AVE, SUITE 1370 WILMINGTON, DE 19801	

PROPOSED USE:

1. 136 APARTMENTS
2. 11,340 SF COMMERCIAL/RETAIL
3. 2,400 SF DRIVE-THRU RESTAURANT

NOTES:

1. BOUNDARY FROM GIS MAPPING.
2. EXISTING CONTOURS FROM GIS MAPPING.
3. EXISTING CONTOURS FROM GIS MAPPING.
4. THERE IS NO MAPPED FEMA FLOOD HAZZARD PER MAP NUMBER 10003C0428L DATED JANUARY 22, 2020.

COMMON AMENITIES

PER SECTION 5.21L(2) OF THE SMYRNA ZONING ORDINANCE

1 AMENITY PER 50 RESIDENTIAL UNITS
136 RESIDENTIAL UNITS = 3 AMENITIES

1 AMENITY FOR FIRST 10,000 SF GROSS FLOOR AREA
1 AMENITY FOR EACH ADDITIONAL 25,000 SF GROSS FLOOR AREA
13,740 SF PROPOSED COMMERCIAL/RETAIL GROSS FLOOR AREA = 1 AMENITY

TOTAL 4 AMENIIES REQUIRED

AMENITIES PROPOSED

1. CLUBHOUSE (1,500 SF MIN)
2. FITNESS CENTER
3. POOL
4. DEVELOPERS OPTION – COMMUNITY GARDEN
5. PET PARK (DOG PARK SHOWN LESS THAN REQUIRED 10,000 SF MIN)

LEGEND

EXISTING		PROPOSED
	SUBJECT PROPERTY	
	ADJOINER PROPERTY	
	BUILDING	
	PAVEMENT/CONCRETE	
W	WATER MAIN	
	SEWER MAIN W/ MANHOLE	
UE	UNDERGROUND ELECTRIC	
G	GAS MAIN	
FM	FORCE MAIN	
UT	FIBER OPTIC	
	FENCE	
100	CONTOURS	

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HOCKESSIN, DE 19707
AHDAVENPORT.COM
302.889.6014

SEAL

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N

25 0 50
SCALE: 1"=50'

CONCEPT PLAN
5563/5573 DUPONT PARKWAY
TOWN OF SMYRNA
NEW CASTLE COUNTY, DELAWARE

REVISIONS	DATE REV.BY

DATE:	2024-04-09
DRAWN BY: AJH	CHECKED:
FILE:	24001SK3.pro
PROJECT NO.:	24001

SHEET NO.
1 of 1

PUBLIC PRE CHECK Results for State Parcel(s): 2800400003,2800400006

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

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

Wetlands: Issue Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Kent County: 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

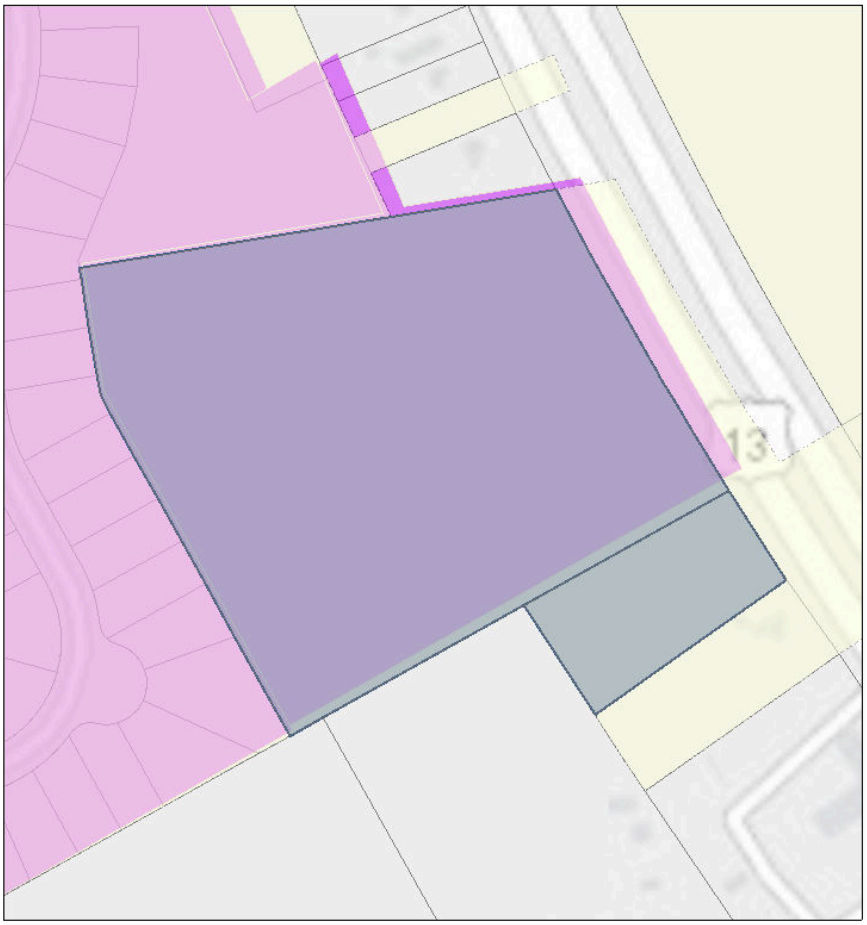
Bay Area No Build Line: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 391,810.56 ft²

May 1 2024 15:16:53 Eastern Daylight Time



DE_Boundaries - Municipalities

DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

New Castle County, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	680,332.03	N/A
DE_StateParcels - State Parcels	2	391,810.59	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	2	391,810.52	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)	1	2,664.34	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	391,809.98	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2006-05-08	4,071.76
2	2005-08-13	338,011.85
3	2005-05-17	338,248.42

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2800400006	1.03	44,762.31
2	2800400003	7.97	347,048.28

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	99,153.36
2	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	292,657.16

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.04	2,664.34

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	4,003.94
2	10001C	387,806.03

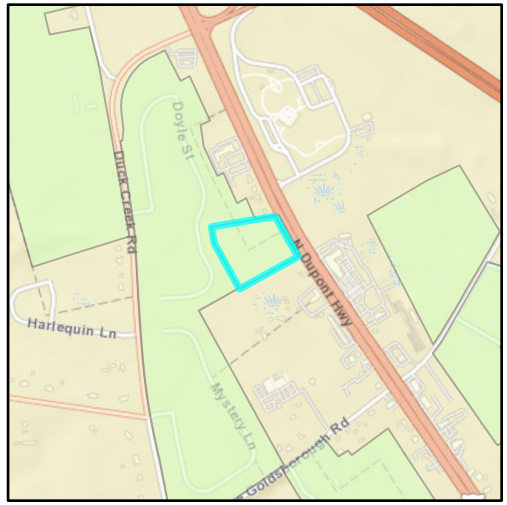
Preliminary Land Use Service (PLUS)

2024-05-10 5563 Dupont Parkway (Smyrna)



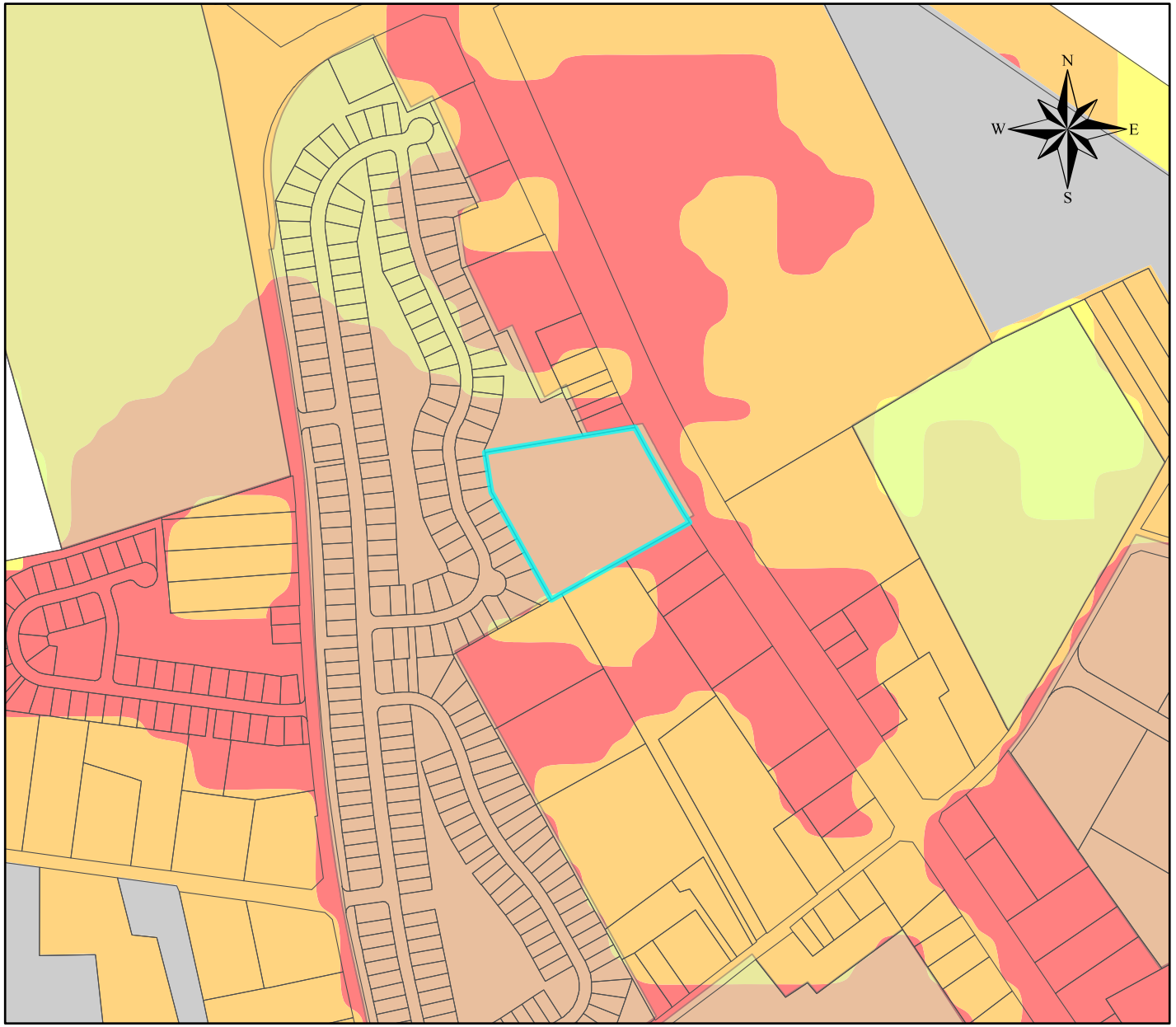
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-05-10 5563 Dupont Parkway (Smyrna)



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

