PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 3, 2024 3:43 PM

PLUS ID: 2024-08-01

State Strategy Level: 1

PLUS Application Type - Subdivision

Title: The Commons at Odessa
County: New Castle County **Municipality:** Odessa
Description of PLUS project/plan:
Mixed Use Residential (Townhomes, Single Family Detached, mixed use Commercial, Retail, Office, Restaurant

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
7

Parcel ID(s): 2400300001; 2400300002; 2400300004; 2400200003; 2400200004; 2400200005; 2400200006

Project Location: 631 Main Street, Odessa, DE 19730

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

Section II: Project Contact Information

Owner Contact Information

Olde Odessa Ventures Inc. c/o Randall Robbins
500 Delaware Avenue. PO Box 1150
Wilmington, DE 19703
Phone: (302) 654-1888
Email: RRobbins@ashbygeddes.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
K. Hovnanian -Delaware Division, Inc. c/o Mike Irons
2499 South Dupont Blvd., Ste G

Smyrna, DE 19977
Phone: (302) 223-0105
Email: mirons@khov.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherAtwell , LLC
John Mascari
Phone: (323) 369-2900
Email: jmascari@atwell-group.com
Fax: (302) 369-2975

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

Section III: Project Details

Project Area (Acres): **45.12**
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: **2008-09-02; 2022-04-09**

Zoning Information

Present Zoning for this project area: **PND Planned Neighborhood Development**
Proposed Zoning for this project: **PND Planned Neighborhood Development**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Mixed Use Residential and Mixed Use Commercial**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **164**

Type of Rental Units: **Market rate**
Total number Rental Units: **74**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
238	101	74	63

Commercial Development Information

Type of Commercial: **Other Retail; Office; Apartments, Hotel; Restaurant**
Type of Industrial:
Institution Type:
Total Square footage: **188,300**

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:
Jonathan Contant (302) 505-6105

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 Artesian Water Company**

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 New Castle County**
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	2.4	Yes	1.8

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?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
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?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
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:
Green BMP's

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **11**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Landscaped areas and Buffers**
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)?
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.
Pedestrian connections to Odessa Memorial Park

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?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	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

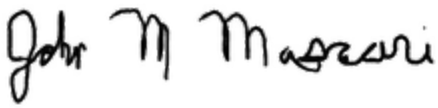
If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **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: The Commons at Odessa

Project ID (to be completed by OSPC): 2024-08-01

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

Randall E Robbins for Olde Odessa Ventures, Inc. 7-11-2024

Signature of Property Owner Date

Randall E Robbins

Property Owner (Please Print)

Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

Published January 2022

THE COMMONS AT ODESSA

PLANNED NEIGHBORHOOD DEVELOPMENT



DEVELOPMENT PROGRAM

GENERAL

TOTAL TRACT AREA:	45.12 ACRES
MIXED USE COMMERCIAL USE AREA:	10.21 ACRES (22.6%)
MIXED USE RESIDENTIAL AREA:	34.91 ACRES (77.4%)

OPEN SPACE AREAS

TOTAL PROPOSED OPEN SPACE:	11.00 ACRES
PERCENTAGE OF PND:	24.4%

MIXED USE RESIDENTIAL AREA

TOTAL NO. DWELLING UNITS PROPOSED:	164 DU
- SINGLE FAMILY DETACHED:	101 DU / 60.4%
- 20' WIDE TOWNHOMES:	63 DU / 39.6%

MIXED USE COMMERCIAL AREA

PROPOSED RETAIL:	32,900 S.F.
PROPOSED RESTAURANT:	4,800 S.F.
PROPOSED OFFICE:	9,600 S.F.
PROPOSED APARTMENTS:	74 UNITS
PROPOSED HOTEL:	91 ROOMS

BUILDING TYPE LEGEND

- SINGLE FAMILY HOME
- TOWNHOUSE
- APARTMENTS OVER RETAIL / RESTAURANT
- OFFICE SPACE RETAIL / RESTAURANT
- HOTEL

Karins and Associates
Engineers • Planners • Surveyors

SCALE: 1" = 70'
0 70' 140'

DATE: MAY 16, 2024

DRAWING NO. 3053.00 - P08_COLOR_Render

NOTICE: THIS SITE PLAN IS AN ARTIST'S CONCEPT AND IS SUBJECT TO CHANGE. THE LOCATIONS AND LAYOUT OF LOTS, BUILDINGS, STORM WATER MANAGEMENT, OPEN AREAS AND LANDSCAPING ARE SUBJECT TO CHANGE.

PUBLIC PRE CHECK Results for State Parcel(s): 2008-09-02, 2022-04-09

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

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

DE FIRM: Issues Found

WRPA: Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

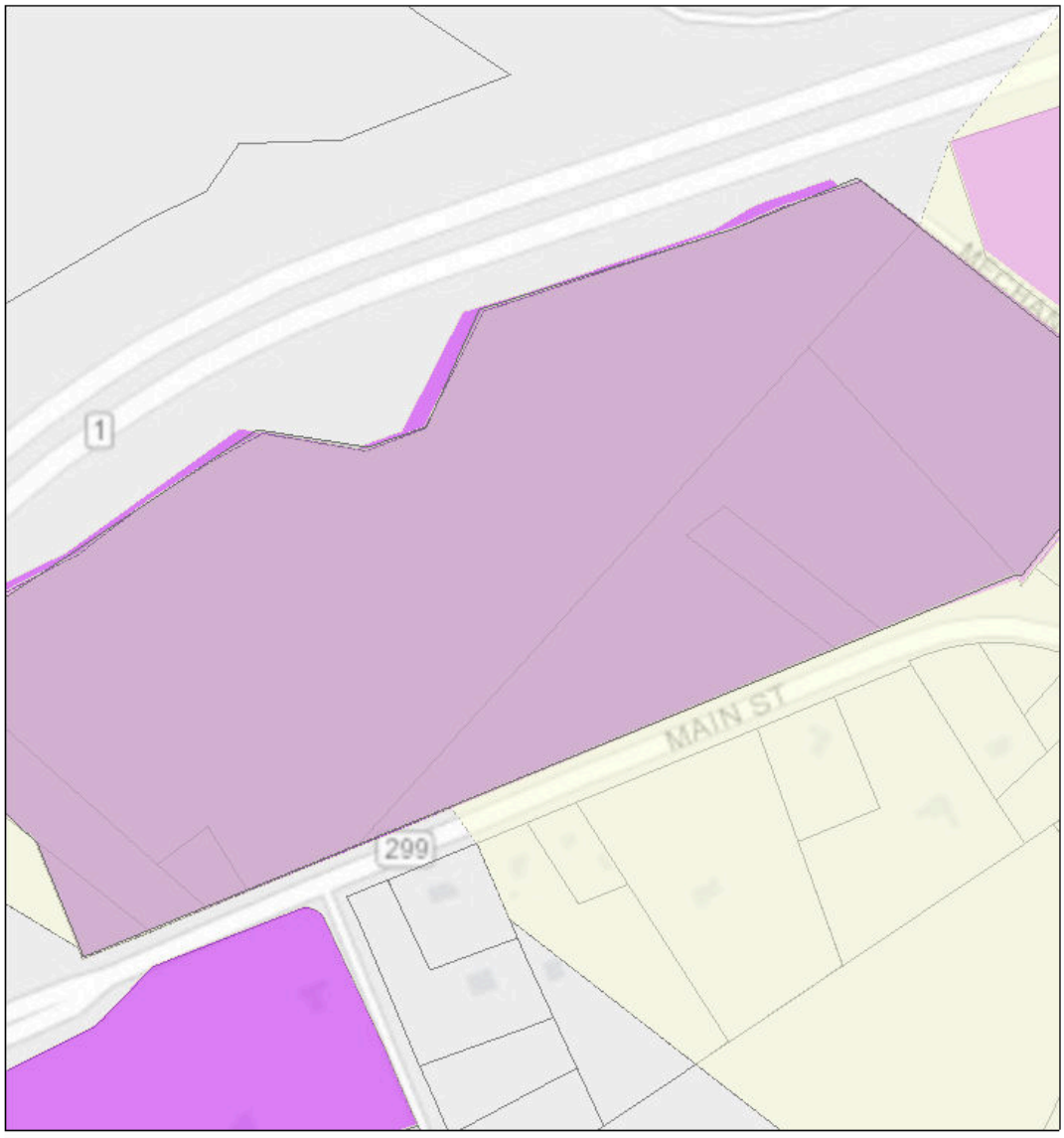
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,953,320.71 ft²

May 7 2024 10:35:15 Eastern Daylight Time



DE_Boundaries - Municipalities

DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 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	4,228,547.78	N/A
DE_StateParcels - State Parcels	8	1,944,532.52	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	7	1,953,315.01	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)	0	0	N/A
Recharge Areas	1	366,338.30	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	2	33,407.37	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	1,953,320.68	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2007-08-10	591,645.32
2	2008-09-02	1,690,825.93
3	2022-04-09	1,946,076.53

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2400200007	1.15	7.23
2	2400200004	0.36	15,535.27
3	2400200006	0.46	18,743.18
4	2400300002	0.85	37,113.27
5	2400200005	1.84	75,923.98
6	2400300004	5.74	243,975.97
7	2400300001	9.25	401,215.57
8	2400200003	26.50	1,152,018.05

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Reybold silt loam, 5 to 10 percent slopes	136,273.44
2	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	302,422.93
3	Reybold silt loam, 0 to 2 percent slopes	308,696.84
4	Matapeake silt loam, 0 to 2 percent slopes	324,449.11
5	Matapeake silt loam, 2 to 5 percent slopes	881,472.69

Recharge Areas

#	ACREAGE	Area(ft²)
1	11404	366,338.30

Class A Wellhead

#	LOCAL_ID	Area(ft²)
1	2	11,680.86
2	1	21,726.51

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	1,953,320.68

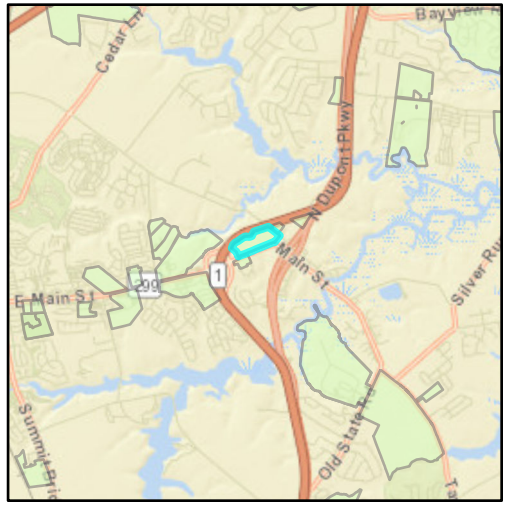
Preliminary Land Use Service (PLUS)

2024-08-01 The Commons at Odessa



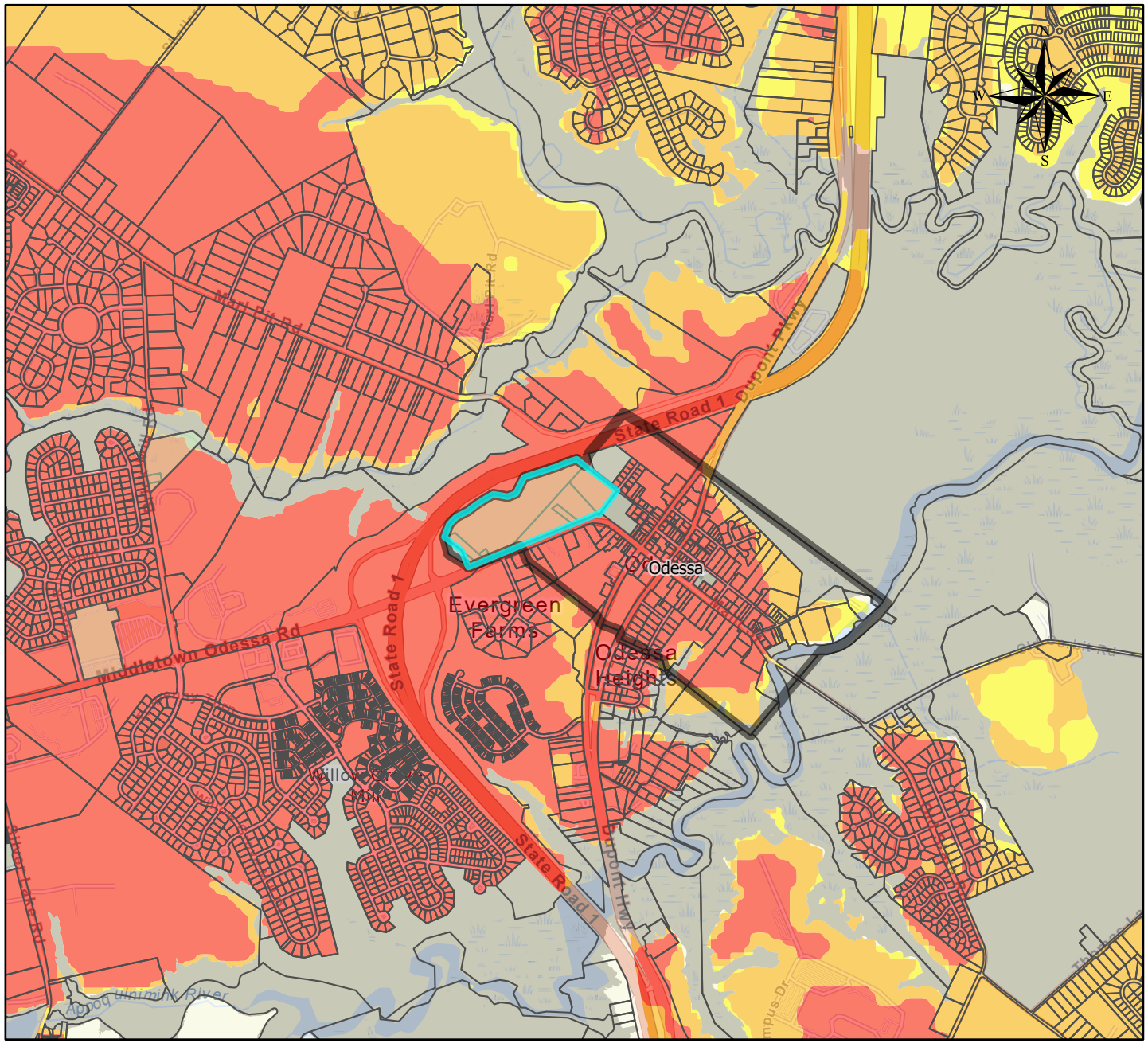
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-08-01 The Commons at Odessa



Legend

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play
- Odessa Boundry

