Preliminary Land Use Service

Application Form

Submitted Time:
August 26, 2024 10:35 AM

PLUS ID: 2024-09-03

State Strategy Level: 4

PLUS Application Type - Rezoning and Site Plan Review

Title: Grey Wolfe Meadows I
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Mixed-Use development on 37+/- acres at the intersection of Route 9 and Joseph Road. Subdivision includes single-family lots, and first floor commercial buildings with dwelling units above.

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): 334-10.00-23.00

Project Location: South-West corner of Route 9 and Joseph Road intersection.

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

Section II: Project Contact Information

Owner Contact Information

Lawrence K. Wolfe
18331 Joseph Road
Lewes, DE 19958
Phone: (302) 542-8865
Email: marewolfe@aol.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Bedford Holdings LLC
872 Walker Road, Suite A

Dover, DE 19904
Phone: (302) 593-2266
Email: james@grantroofing.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric Wahl
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

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

Section III: Project Details

Project Area (Acres): **37.37**
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: **C-2 and AR-1**

Land Use Information

Present Use for this project area: **vacant/farm land**
Proposed Use for this project: **Mixed-Use: commercial and residential**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Condo**
Total number of Homeownership units: **172**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
132	60	72	

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **31,500**

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: **Other Artesian**
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 Artesian**
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)
No			

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:
Typical BMP's including open swales, stormwater management ponds, etc.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **14.23**
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.
2,575
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.
Project is proposed to be connected to adjacent property, Grey Wolfe Meadows II.

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?
Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Yes

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

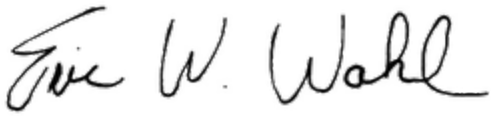
If yes, please provide details regarding known historic/cultural resources near the project site.

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

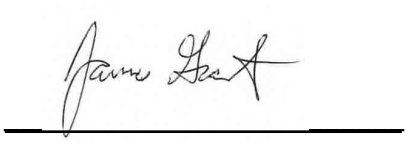
Project Owner Signature

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: Grey Wolfe Meadows I

Project ID (to be completed by OSPC): 2024-09-03

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



Signature of Property Owner

09-03-2024

Date

James Grant on behalf of Lawrence K. Wolfe

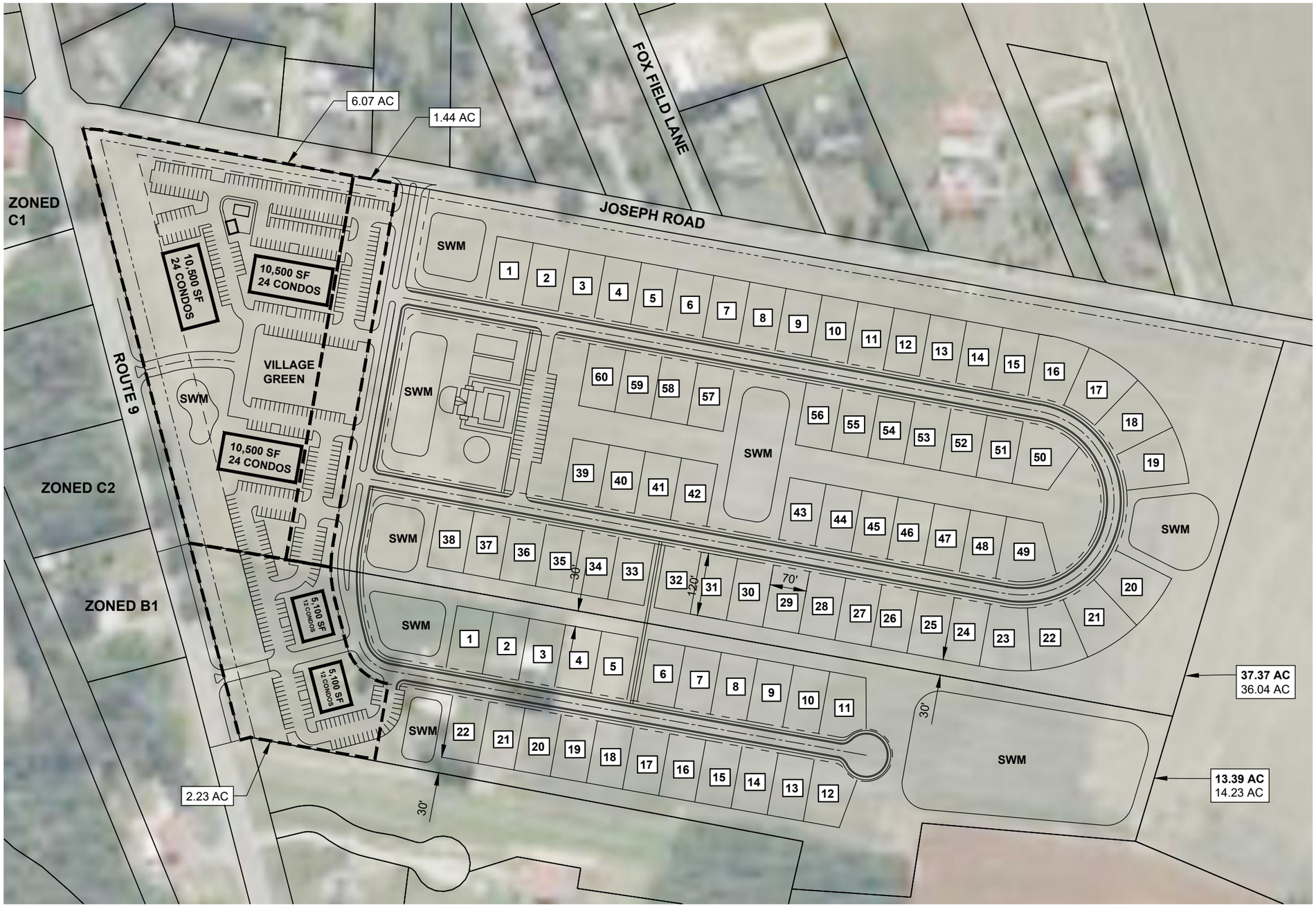
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

CONCEPT PLAN
GREY WOLFE MEADOWS I AND II



SITE STATISTICS

TAX ID	334-10.00-23.00 334-10.00-23.01	
GROSS AREA	APPROX. +/- 37.37 AC	
EXISTING ZONING	AR-1	
PROPOSED ZONING	C-2 AND AR-1 CLUSTER	
SETBACKS	AR-1 CLUSTER	
	FY	25'
	SY	10'
	RY	10'
	MIN. LOT	7,500 SF
	OPEN SPACE	30%
SETBACKS	C-2	
	FY	60'
	SY	5'
	RY	5'
PARKING REQUIRED:	COMM.	209
	CONDOS	192
	TOTAL	401
PARKING PROVIDED:		410

Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

0 200' 400'

NORTH

PUBLIC PRE CHECK Results for State Parcel(s): 334-10.00-23.00

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

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

Aglands Preservation Districts: Issue Found

DE FIRM: Issues Found

WRPA: No 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

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

Soils - Kent County: No Issues Found

Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,570,041.15 ft²

Aug 22 2024 11:32:38 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	1,570,041.15	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	4,977.57	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	7	1,570,042.87	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	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	1,570,041.17	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	334-10.00-23.00	36.04	1,570,041.15

Aglands Preservation Districts

#	projectid	program	Area(ft²)
1	S-96-03-074-1-5	Ag Easement	4,977.57

Soils Sussex County

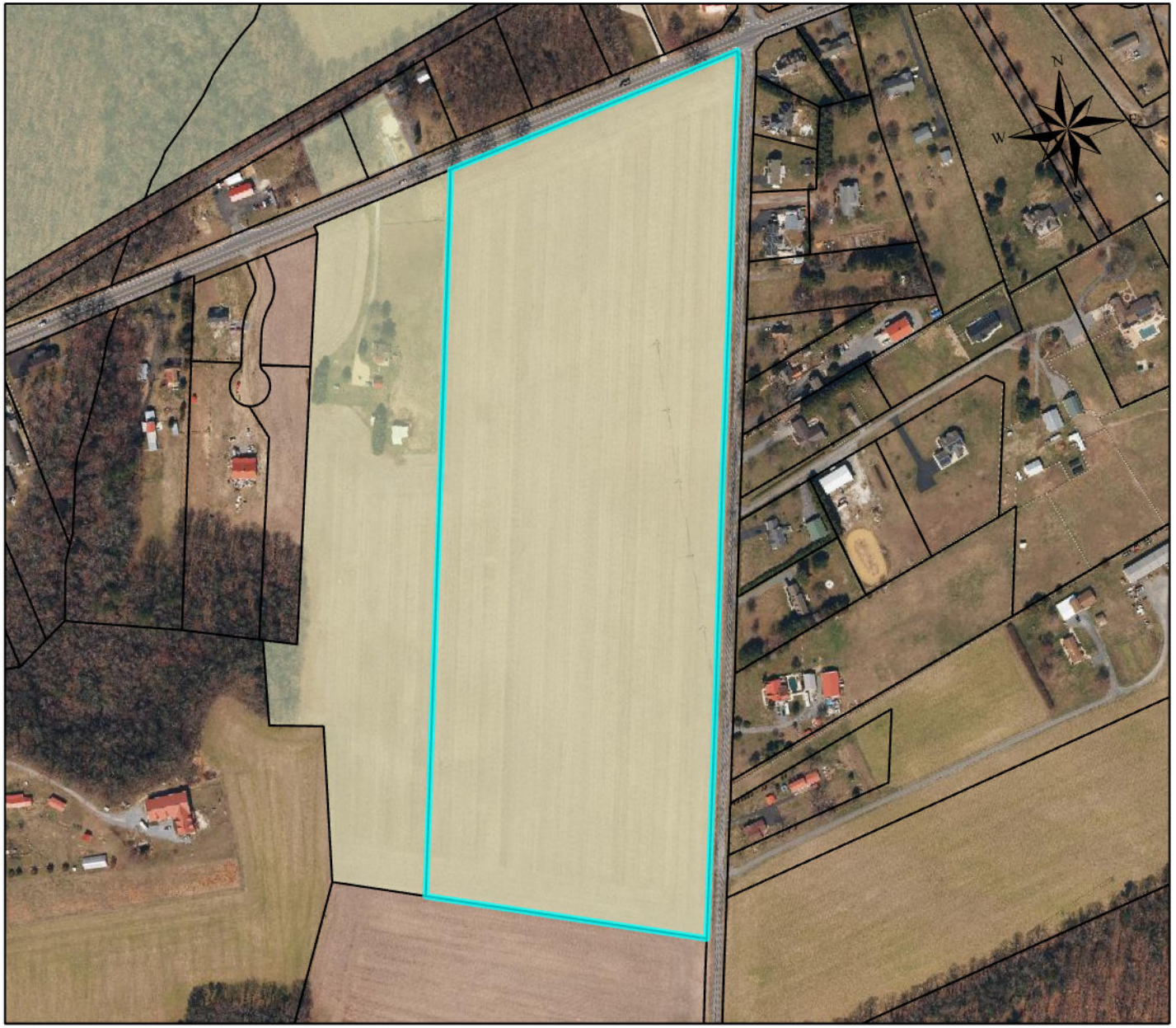
#	SOILNAME	Area(ft²)
1	Evesboro loamy sand, 0 to 5 percent slopes	39.52
2	Runclint loamy sand, 2 to 5 percent slopes	81,406.36
3	Runclint loamy sand, 0 to 2 percent slopes	141,654.66
4	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	253,563.76
5	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	377,605.88
6	Downer loamy sand, 0 to 2 percent slopes	715,772.69

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,570,041.17

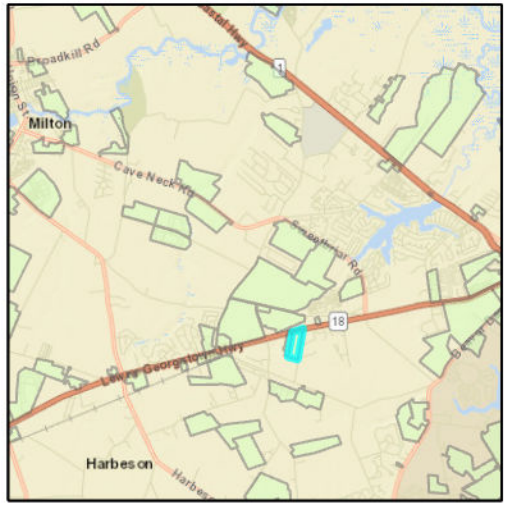
Preliminary Land Use Service (PLUS)

2024-09-03 Grey Wolfe Meadows I



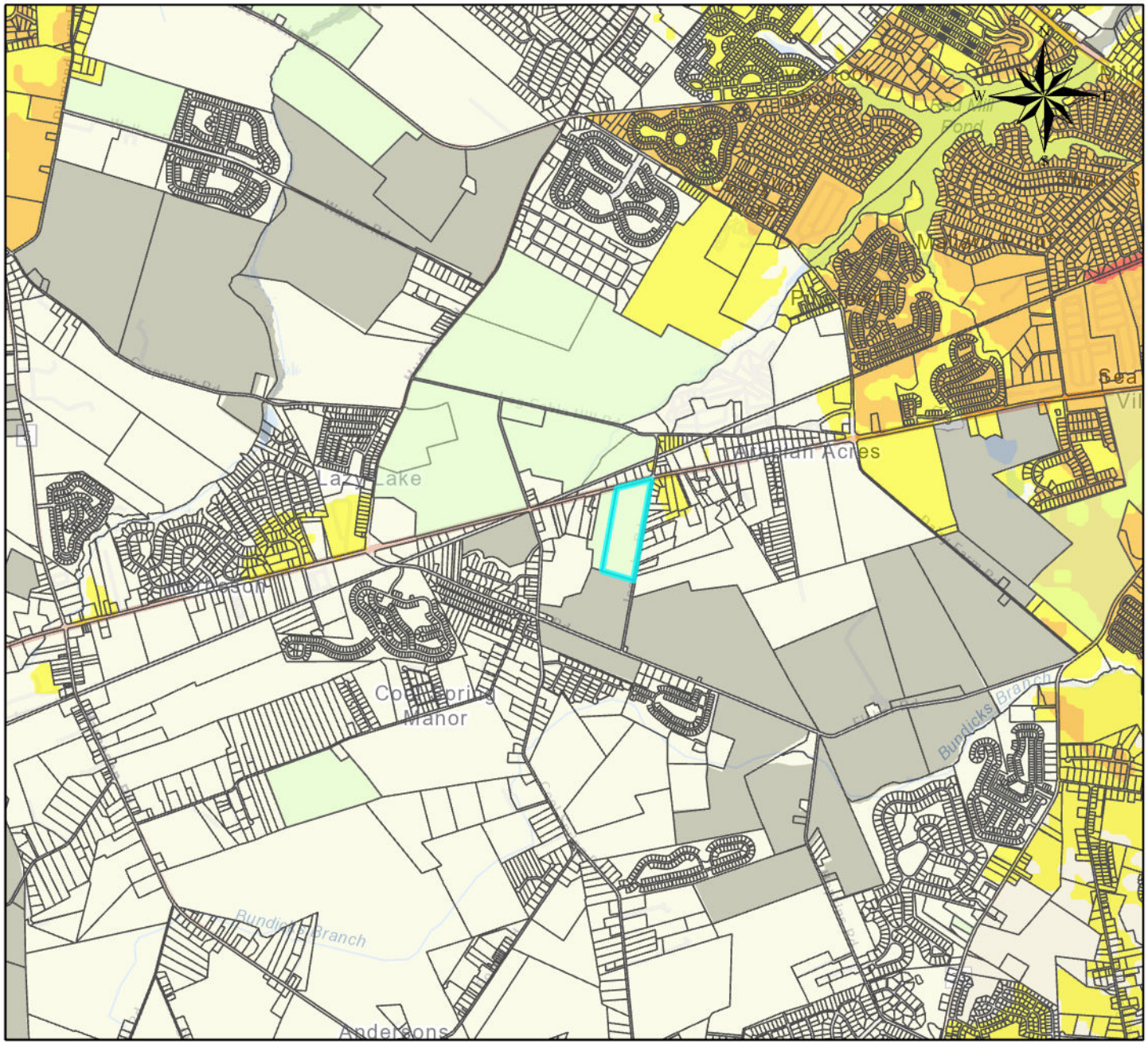
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-09-03 Grey Wolfe Meadows I



Legend

- PLUS Project Areas

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

