PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 27, 2024 10:15 AM

PLUS ID: 2024-10-02

State Strategy Level: 1, 2 and 5

PLUS Application Type - Rezoning

Title: Claymont Steel Rezoning
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
REVISE ZONING MAP; BRANDYWINE HUNDRED, SOUTH EAST SIDE OF PHILADELPHIA PIKE, 400 FEET NORTH OF THE INTERSECTION OF INTERSTATE 495 AND PHILADELPHIA PIKE; REZONE TAX PARCELS FROM "HI" (HEAVY INDUSTRY) TO "CR" (COMMERCIAL REGIONAL)

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): 0605900165, 0605900171, 0606000012, 0607200098, 0607200198, 0607200199, 0607300001

Project Location: SOUTH EAST SIDE OF PHILADELPHIA PIKE, 400 FEET NORTH OF THE INTERSECTION OF INTERSTATE 495 AND PHILADELPHIA PIKE

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

Section II: Project Contact Information

Owner Contact Information

CLAYMONT PROPERTIES LLC, P B & W RR CO PENN CENTRAL, DELMARVA POWER & LIGHT CO,
1515 DES PERES ROAD 3RD FLOOR, 30TH STREET STATION - 5 SOUTH - BOX 25, PO BOX 340014
ST LOUIS,MO;PHILADELPHIA,PA;NASHVILLE,TN, PA 63131
Phone: (302) 395-5436
Email: Alec.Davis@newcastlede.gov
Fax:

Equitable Owner/Developer Contact Information

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

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherNew Castle County
David Cartier, Charuni Patibanda
Phone: (302) 395-5436
Email: Alec.Davis@newcastlede.gov
Fax: (302) 395-5436

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

Section III: Project Details

Project Area (Acres): **258.38**
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: **Heavy Industry (HI)**
Proposed Zoning for this project: **Commercial Regional (CR)**

Land Use Information

Present Use for this project area: **Vacant (Old Steel Mill / Industry)**
Proposed Use for this project: **None - County Initiated Rezoning**

Residential Development Information

Type of Residential: **Other None planned at this time**
If mixed residential, what types of residential?

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level, Market rate, Second home, Age-restricted, Condo**

Total number of Homeownership units: **0**

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions, Market rate, Age-restricted**
Total number Rental Units: **0**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
0			

Commercial Development Information

Type of Commercial: **Other None planned at this time**
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? Unknown
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: **Unknown**
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?
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)
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?
Unknown

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:
Unknown at this time - No Development Plan

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)?
Unknown
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Unknown**
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 at this time - No Development Plan

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.
Unknown at this time - No Development Plan

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?
Unknown

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?	Unknown	Unknown	Unknown
Type existing			
Proposed to add?	Unknown	Unknown	
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?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

If yes, please provide details regarding evaluation by a cultural resource professional.
N/A at this time - Would be assessed with submittal of a Land Development Plan.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

If yes, please provide details regarding known historic/cultural resources near the project site.
N/A at this time - Would be assessed with submittal of a Land Development Plan.

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

PLUS Application 2024-09-08 Claymont Steel Rezoning

A summary of how the change from HI to CR zoning will encourage implementation of the NCCo Comprehensive Plan & the Claymont Master Plan

1. Comprehensive Plan

The Future Land Use Map Designates the site as a Community Development Area (See attached Map), which are described as:

"These are areas that have been studied by the completion of a Community Area Master Plan which prescribed guidance for land use policies for Claymont and Route 9. ..."

The Future Land Use Element further states:

"The Claymont Plan envisioned the redevelopment of the area to create a place that centers on built form, walkability, and other non-automotive forms of transportation. The train station will serve as an important anchor for future development. Any development and redevelopment along the corridor should focus on achieving these goals. Any Land Development Plan, Rezoning, Variance or Special Use within the study area should consider the impact and effect on creating a corridor that has appropriate built form and multimodal transportation opportunities of the request."

The Claymont Plan is further integrated in the following Elements Community Design, Mobility and Transportation, Historic Preservation, Housing, as well as Economic and Community Development. There are additionally a number of Goals/Objectives/Strategies with respect to the Claymont Master Plan including the following which are specifically applicable to the site:

Revise the Unified Development Code (UDC) and zoning designations in the North Claymont Study area to both incentivize and implement redevelopment consistent with the North Claymont Area Master Plan Vision.

Include compact residential development within a comfortable walking distance of train station.

Encourage office development, particularly office uses above ground-floor retail, near the train station as part of vibrant mixed-use land use pattern. The transit-oriented development around the station is strongly encouraged to include residential.

Additionally, the site is a former Heavy Industrial Site in the Coastal Zone. While the Coastal Zone Act prevents the creation of new Heavy Industry in the Coastal Zone there are exceptions in both State and County Code for certain existing sites. Regardless, of these exceptions the Comprehensive Plan calls for land use policy consistent with the Claymont Area Master Plan, which does not include a scenario for Heavy Industrial use of the site.

On September 24, County Council adopted the Redevelopment Ordinance (Ord. 24-057) which incentivizes TOD and Mixed Use development adjacent to passenger rail stations. Those development options, which are consistent with the Claymont Area Master Plan, and therefore consistent with the Comprehensive Plan are not possible on HI zoned land. Furthermore the Redevelopment Ordinance restricts redevelopment of CR zoned land within 1,000 feet of a passenger rail from developing as a logistic center.

2. Claymont Area Master Plan

While the plan examined several scenarios, the "Final Recommended Alternative" envisions that the site have a mixture retail, residential, and multifamily/mixed residential, it also includes a portion for Industrial. Retaining a portion as Industrial, within close proximity can have potential adverse impact on the area slated for residential. Commercial Regional Zoning, ideally with a TOD/Mixed Use component near the train station is consistent both the plans as well as beneficial to the future viability of the train station.

3. Achieving the goals of the Comprehensive Plan and the Claymont Area Master Plan

As discussed above implementing the goals and objectives of the Claymont Area Master Plan is by design consistent with the Comprehensive Plan. Rezoning the site from Heavy Industry to Commercial Regional will permit the potential redevelopment of the site into a TOD/Mixed Use development, expanding the diversity of housing stock in the area and likely providing additional affordable housing opportunities now required for TOD and Mixed Use developments with more than 100 dwelling units (Redevelopment Ordinance). Additionally, this rezoning will reduce the potential for Heavy Industry in the Coastal Zone, while enabling potential recreational and entertainment opportunities (as well as new jobs) that are complimentary to neighboring communities and the waterfront, while potentially enabling the clean up of the former Claymont Steel site. All of these aspirations are consistent with both the Claymont Area Master Plan as well as the Comprehensive Plan, and in total require the rezoning of the site.

Let us know if you have any additional questions,

Matthew Rogers
Planner III

New Castle County
Department of Land Use
87 Reads Way
New Castle, DE 19720
Phone: (302)395-5458
Email: Matthew.Rogers@newcastlede.gov

SCENARIOS AND SCENARIO ANALYSIS

Four initial land use scenarios were developed and refined using committee and public input. The scenarios presented four potential visions for the future of North Claymont. Each addressed the four elements of a Master Plan, in different ways and magnitudes. Their ability to address the goals and objectives was evaluated based on a set of metrics. More information on the scenarios and scenario analysis process can be found in Sections 4 and 5.

FINAL RECOMMENDED ALTERNATIVE

The final vision for North Claymont (Figure 0-3) is one of a future that contains a mix of uses in a multimodal, livable environment. It enhances connectivity both within the NCAMP area and to/from other areas of Claymont. It provides a framework that welcomes growth in the form of new businesses and new residents, while enhancing the environment and quality of life for the people who are already living, working, and providing jobs and amenities in the area. The framework and development plan are consistent with the Delaware Complete Communities initiative and state spending plans, as well as the Toolkit for a Healthy Delaware and New Castle County's forthcoming Healthy Communities and Placemaking Standards, which include provisions for a mix of uses, transportation options, diversity, civic spaces, access to healthy food, and more.

The recommended strategies provide a path toward realizing all elements of the preferred scenario. This document presents a set of area-wide strategies as well as a set of strategies focused on specific Redevelopment Focus Areas.

Strategy 1: Implement a New Future Land Use Plan

Strategy 2: Improve Conditions for All Transportation Modes

Strategy 3: Craft an Economic Development Strategy for Claymont

Strategy 4: Enhance Safety for Existing Neighborhoods and (Re)Developing Areas

Strategy 5: Beautify Claymont

Strategy 6: Promote Community Health and Wellness

Strategy 7: Improve and Add Recreation, Parks, and Green Spaces

Strategy 8: Mitigate Air, Water, and Noise Pollution

For specific actions and timelines related to the recommendations, please refer to Sections 6 and 7.

Figure 0-3. Recommended Scenario Map



PROPOSED

- Retail
- Multifamily or Mixed Residential
- Industrial/Light Industrial
- Office
- Institutional
- Mixed-Use [Retail/Office]
- Mixed-Use [Retail/Office/Residential]
- Mixed-Use Lifestyle Center [Retail/ Residential/Institutional]
- Mixed-Use [Retail/Institutional]
- Proposed & Existing Green Space/Parks/ Forest
- Enhanced Bike/Ped
- Major Multimodal Street Connections
- Minor Multimodal Street Connections
- Multimodal Hub/Bus Transfer Station

EXISTING

- Retail/Commercial/Services
- Single-Family Residential
- Multifamily Residential
- Office
- Institutional
- Heavy industrial
- Utilities
- Cemetery
- Pedestrian Bridges
- Historic Properties
- Railroad
- Study Area Boundary

Future Land Use of Former Claymont Steel Site

Claymont Steel Take 2 copy

Future Land Use

- Business Flex
- Community Development Areas
- Hamlets and Villages
- Manufacturing
- Residential
- Residential Developed
- Resource Preservation
- Type 1 - Commercial Corridor Development
- Type 2 - Employment-Based Corridor Development

CSX RAILROAD

AMTRAK RAILROAD

495

95

92

13

13

0 0.1 0.2 mi