PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
March 25, 2025 6:28 PM

PLUS ID: 2025-04-02

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: McKee Summit Bridge Storage
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
Climate controlled self-storage and covered RV parking

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 2302800243, 2302800244, 2302800245

Project Location: 0 Summit Bridge Road, Middletown, DE 19709

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

Section II: Project Contact Information

Owner Contact Information

Nucar Middletown LLC (c/o Michael Willey)
44 Tally Ho Drive
Elkton, MD 21921
Phone: (302) 545-7033
Email: mike@silicatodevelopment.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
McKee Group (c/o Colin Goan)
940 West Sproul Road, Suite 301
Springfield, PA 19064
Phone: (856) 938-8181

Email: cgoan@mckeegroup.net
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherWoodin + Associates
Jayme Baer
Phone: (302) 494-0082
Email: jbaer@woodinassociates.com
Fax: (302) 378-7300

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

Section III: Project Details

Project Area (Acres): **5.44**
Type of Development: **Commercial**
If Mixed Use, what types are included:

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: **C-3**
Proposed Zoning for this project: **C-3**

Land Use Information

Present Use for this project area: **Display area for sale of sheds**
Proposed Use for this project: **Three-story self-storage with office, parking and RV/boat storage**

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 Self-storage**
Type of Industrial:
Institution Type:
Total Square footage: **103,350**

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? Yes
If yes, please provide a brief description of the conditional use justification:
To permit climate controlled self storage facilities with RV/boat parking in a C-3 zoning district.

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)
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:

Infiltrating bioretention or basin

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **0.5**
What kind of Open Space? **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.
150
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.
Sidewalk can connect to the adjacent property

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?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	No	No	Unknown
Type existing			
Proposed to add?	Yes	No	
Type proposed	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

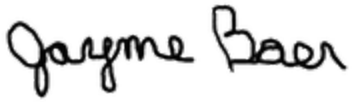
If yes, please provide details regarding known historic/cultural resources near the project site.

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: McKee Summit Bridge Storage

Project ID (to be completed by OSPC): _____

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

Jacquelyn Gedz — 3-26-25

Signature of Property Owner — Date

Nucar Middletown LLC, JACQUELYN GEDZ

Property Owner (Please Print)

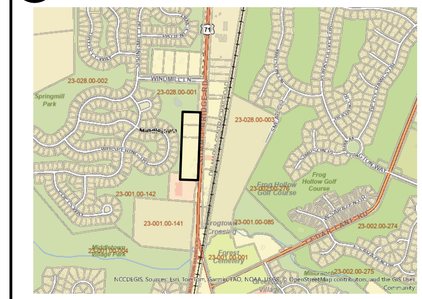
_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022



LOCATION MAP SCALE: 1" = 1,000'

PLAN DATA AND GENERAL NOTES:

1.	Tax Parcel No.:	23-028.00-243, -244, & -245
2.	Zoning:	C-3 (TOWN OF MIDDLETOWN)
3.	Source of Title:	Microfilm # 20010802-0062694
4.	Datum:	NAD83 (Horizontal)
5.	Gross Acreage:	5.44± Acres

N.O.F.
LANDS OF
NUCAR MIDDLETOWN LLC
ZONED: C-3
T.P. # 23-028.00-245
3.44 +/- ACRES

N.O.F.
LANDS OF
NUCAR MIDDLETOWN LLC
ZONED: C-3
T.P. # 23-028.00-244
1.00 +/- ACRES

N.O.F.
LANDS OF
NUCAR MIDDLETOWN LLC
ZONED: C-3
T.P. # 23-028.00-243
1.00 +/- ACRES

15' BUILDING SETBACK
10' PARKING SETBACK
20' BUILDING SETBACK
10' PARKING SETBACK
PARKING SETBACK
PROPOSED STORMWATER MANAGEMENT AREA
RBA Z2
RBA Z1
100-YR
25'
10'
26'
185'
COVERED RV/BOAT PARKING - 15 SPACES
60'
COVERED RV/BOAT PARKING - 11 SPACES
136'
12'
30'
36'
33'
265'
3-STORY CLIMATE CONTROLLED SELF-STORAGE FACILITY
34,450 G.F.A.
TOTAL 103,350 S.F.
(SPRINKLERED)
130'
16'
9
30'
38'
35'
COVERED RV/BOAT PARKING - 19 SPACES
12'
30'
60'
36'
COVERED RV/BOAT PARKING - 17 SPACES
259'
40'
45'
46'
20' BUILDING SETBACK
10' PARKING SETBACK
12' BUILDING/PARKING SETBACK
15' PERMANENT DELDOT EASEMENT
20' SWM BUFFER FROM R/W
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
15'
50'
35'
SUMMIT BRIDGE ROAD (A.K.A. ROUTE 71) - NC-00039-F
OTHER PRINCIPAL ARTERIAL - POSTED SPEED LIMIT 45 MPH

30 0 30 60
SCALE GRAPHIC SCALE FEET

JAYME BAER
LICENSE
No. 17753
DELAWARE
PROFESSIONAL ENGINEER

WOODIN + ASSOCIATES
Civil + Geotechnical Engineers
Land Planners + Land Surveyors
Lewis Business Park
1111 Paoli Drive
Suite D
Middletown, DE 19709
Tel: 302-378-7300
Fax: 302-378-1134

CONCEPT PLAN
FOR PROJECT KNOWN AS
McKEE SUMMIT BRIDGE STORAGE
APPOQUINIMINK RIVER WATERSHED - TOWN OF MIDDLETOWN - NEW CASTLE COUNTY - STATE OF DELAWARE

DATE	REVISION	BY

THIS DRAWING, THE DESIGN AND DIGITAL FILES ARE PROPRIETARY TO WOODIN + ASSOCIATES, LLC, AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION

DESIGN	JLB	DRAFT	JLB	
APPROVED	DDH	DATE	02/26/25	
SCALE	1" = 30'			

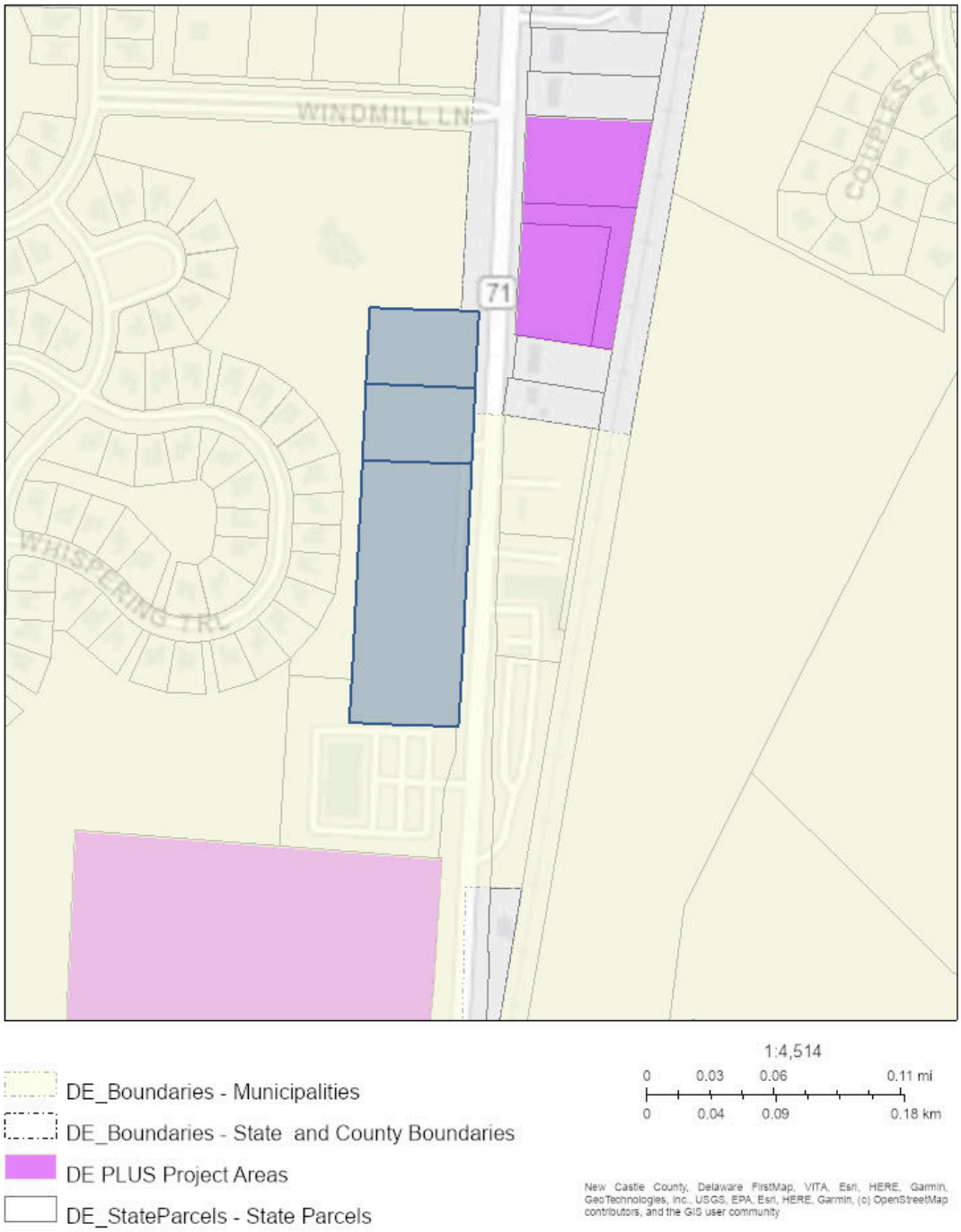
SHEET 1 OF 1

Screening Report

Area of Interest (AOI) Information

Area : 237,149.68 ft²

Mar 25 2025 18:16:39 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	237,149.74	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	1	237,149.68	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	237,149.68	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	3	237,149.61	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2302800244	1.00	43,560.20
2	2302800243	1.00	43,567.58
3	2302800245	3.44	150,021.96

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Reybold-Queponco complex, 0 to 2 percent slopes	237,149.68

Recharge Areas

#	ACREAGE	Area(ft²)
1	11404	237,149.68

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	237,149.61

PUBLIC PRE CHECK Results for State Parcel(s):
2302800243,2302800244,2302800245

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

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

Wetlands: Issue Found

WRPA: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: 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

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

Delaware Ecological Network: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

Preliminary Land Use Service (PLUS)

2025-04-02 McKee Summit Bridge Storage



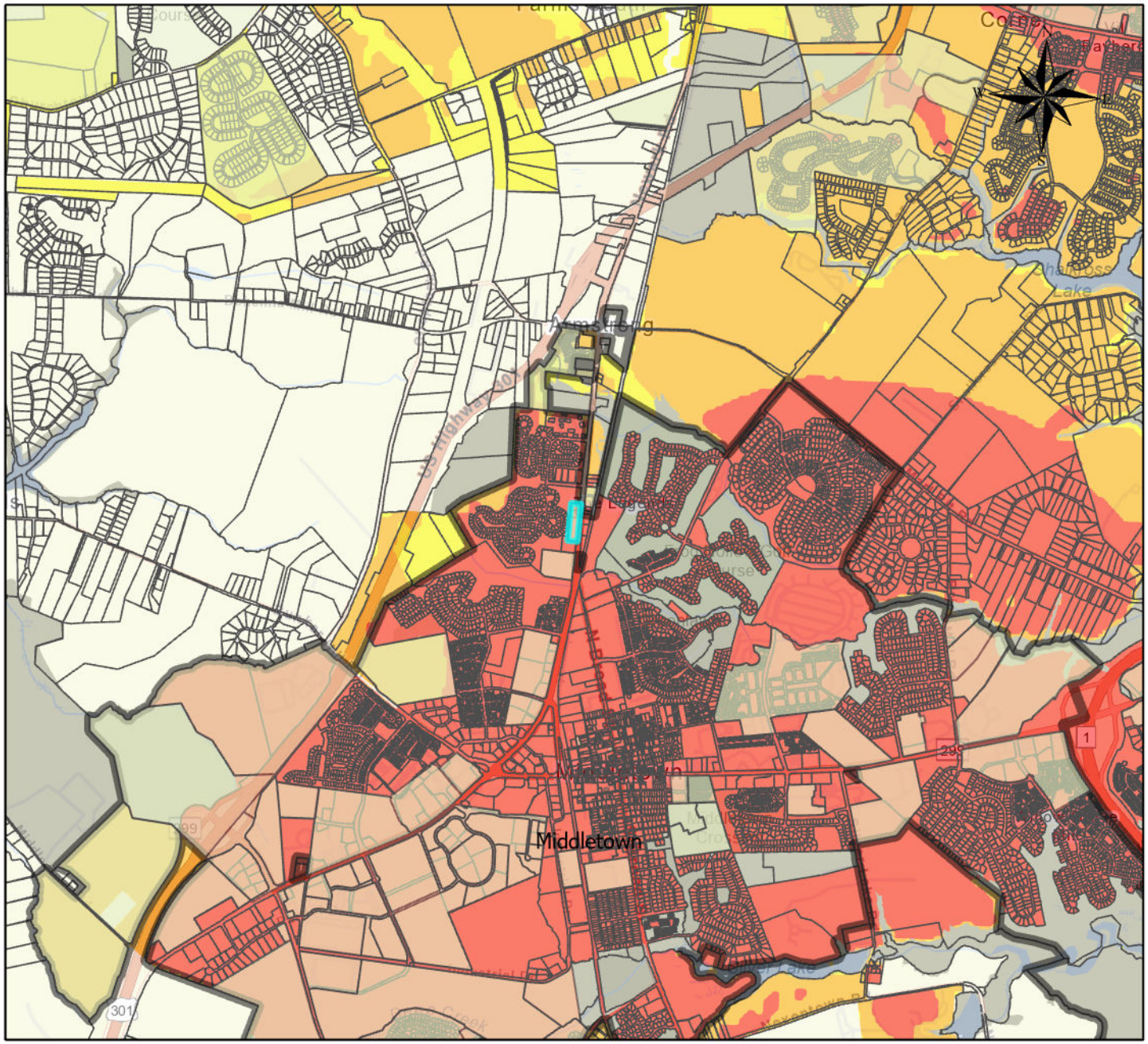
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-04-02 McKee Summit Bridge Storage



Legend

2020 State Strategies

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

