PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 1, 2025 2:43 PM

PLUS ID: 2025-04-08

State Strategy Level: 1 & 2

PLUS Application Type - Subdivision

Title: St. John Properties Middletown Site
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
Proposed 445+/- townhomes with 215,520 S.F. of flex space

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): 2302400287

Project Location: 1023 Bunker Hill Road, Middletown, DE 19709

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

Section II: Project Contact Information

Owner Contact Information

Maple Grove Associates, LP
1719 Fern Glen Drive
Drumore, PA 17518
Phone: (410) 369-1275
Email: ehaney@sjpi.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
St. John Properties
2560 Lord Baltimore Drive
Baltimore, MD 21244
Phone: (410) 369-1275

Email: ehaney@sjpi.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherCentury Engineering, LLC
Dana Dunphy
Phone: (302) 734-9188
Email: ddunphy@kleinfelder.com
Fax: (302) 734-9188

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

Section III: Project Details

Project Area (Acres): **75.8**
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: **2024-11-02**

Zoning Information

Present Zoning for this project area: **R3/C3**
Proposed Zoning for this project: **R3/C3**

Land Use Information

Present Use for this project area: **Vacant/Farm**
Proposed Use for this project: **Residential/Flex Space**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **445**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			445

Commercial Development Information

Type of Commercial: **Other Flex Space**
Type of Industrial:
Institution Type:
Total Square footage: **215,520**

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Dana Dunphy 302-734-9188

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**
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:
Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5**
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.
6,344
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)?
0

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.
Site has a proposed to connection to Doc Levinson Drive and a new entrance on Bunker Hill Road

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	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Internal, 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

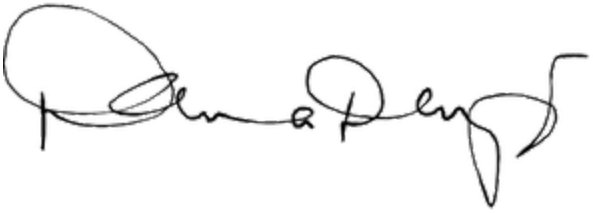
If yes, please provide details regarding known historic/cultural resources near the project site.

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: St. John Properties Middletown Site

Project ID (to be completed by OSPC): 2025-04-08

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

Joseph Chester Gibson III — April 2, 2025

Signature of Property Owner — Date

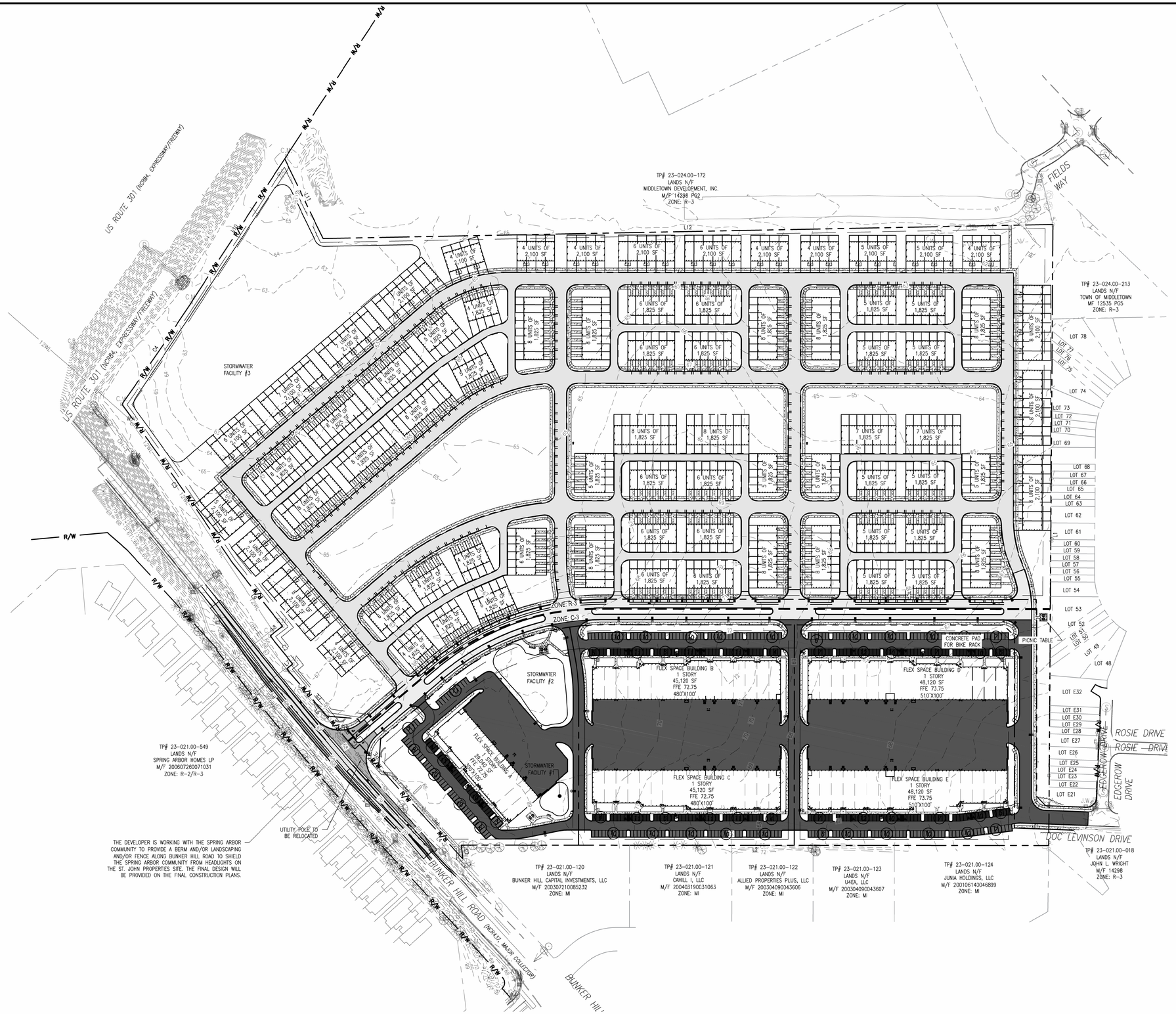
Joseph Chester Gibson III

Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022



"MIDDLETOWN VILLAGE" SUBDIVISION				
LOT #	TAX PARCEL #	LANDS N/F	ZONE	M/F
78	23-024.00-029	LAUREN. M RITCHIE	R-3	13443
77	23-024.00-030	JUSTIN SCHMIDT	R-3	13443
76	23-024.00-031	SUSAN E. LOVE	R-3	13443
75	23-024.00-032	TAMARA L. WALKER	R-3	13443
74	23-024.00-033	THANH TRAN CHI CHAU	R-3	13443
73	23-024.00-034	HANEEF A. SHEIKH	R-3	13443
72	23-024.00-035	JULIUS A. WILLIAMS	R-3	13443
71	23-024.00-036	AKRAM J. HUTSON	R-3	13443
70	23-024.00-037	JEFFREY M. WEAVER	R-3	13443
69	23-024.00-038	KYLE ROBERTS	R-3	13443
68	23-024.00-039	VINCENT WILLIAM RIZZI & ASHLEY NICOLE RAPLIANO	R-3	13443
67	23-024.00-040	FAUSTER K. ABASA ADDO	R-3	13443
66	23-024.00-041	DEBORAH D. DAVIS	R-3	13443
65	23-024.00-042	TIQUAH M. WEAR	R-3	13443
64	23-024.00-043	JENELLE C. DAVIS	R-3	13443
63	23-024.00-044	ANTHONY R. MOWEN	R-3	13443
62	23-024.00-045	REGINALD T. SUGGS	R-3	13443
61	23-024.00-046	SSSC INVESTMENTS, LLC	R-3	13443
60	23-024.00-047	ROYALKEY CAPITALS, LLC	R-3	13443
59	23-024.00-048	JENNIFER C. OLSON	R-3	13443
58	23-024.00-049	FAROOQUE J. SHAIK	R-3	13443
57	23-024.00-050	JORDAN WOLLASTON	R-3	13443
56	23-024.00-051	FEDERAL HOME LOAN MORTGAGE CORPORATION	R-3	13443
55	23-024.00-052	JEFFREY R. ROCHELEAU	R-3	13443
54	23-024.00-053	HILARIO DE JESUSINST	R-3	13443
53	23-024.00-054	ANSARA GOVAN	R-3	13443
52	23-024.00-055	HECTOR SANTIAGO	R-3	13443
51	23-024.00-056	FLORENCE GASTON	R-3	13443
50	23-024.00-057	CAITLIN C. FITZPATRICK	R-3	13443
49	23-024.00-058	NICOLE LIVELSBERGER	R-3	13443
48	23-024.00-059	WILLIAM CROOK JR.	R-3	13443
E32	23-024.00-248	RONALD R. RIDGEWAY	R-3	14298
E31	23-024.00-247	KENNETH PATTERSON	R-3	14298
E30	23-024.00-246	BILLY G. MOSLEY	R-3	14298
E29	23-024.00-245	MARYANN SZOSTKOWSKI	R-3	14298
E28	23-024.00-244	ANGIE M. ESTEVEZ	R-3	14298
E27	23-024.00-243	THOMAS H. GARONE	R-3	14298
E26	23-024.00-242	MASHYA Y. WILLIAMS	R-3	14298
E25	23-024.00-241	OPEYEMI ABIOLA OLLIREBI	R-3	14298
E24	23-024.00-240	MICHAEL ANTONIO	R-3	14298
E23	23-024.00-239	SANJAY SINGH	R-3	14298
E22	23-024.00-238	ANDRIA BETH FLOYD	R-3	14298
E21	23-024.00-237	NICHOLAS H. HARRIS	R-3	14298

BOUNDARY CURVE TABLE

CURVE NO.	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	8140.00'	239.42'	S53° 26' 26.65"E	239.41'
C2	8140.00'	91.97'	S50° 23' 21.99"E	91.97'
C3	10805.00'	491.75'	N46° 39' 19.98"W	491.71'
C4	7770.00'	314.30'	N22° 25' 06.57"E	314.28'

BOUNDARY LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	1586.26'	S11° 25' 18.24"E
L2	1501.01'	S78° 14' 59.31"W
L3	35.53'	S18° 30' 00.69"E
L4	153.79'	N54° 16' 59.99"W
L5	17.13'	N37° 10' 56.08"E
L6	268.47'	N52° 10' 40.00"W
L7	19.58'	N39° 17' 00.65"E
L8	40.00'	N39° 56' 03.26"E
L9	208.03'	N50° 03' 56.74"W
L10	437.68'	N21° 15' 34.84"E
L11	226.01'	S37° 30' 46.24"E
L12	1864.50'	N77° 06' 04.76"E

CENTURY ENGINEERING
A Kleinfelder Company

REVISIONS

ADDENDUM

DESCRIPTION	DATE

SEAL

PROJECT
PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
FOR
ST JOHN PROPERTY MIDDLETOWN SITE
T.P. 23-024.00-287
MIDDLETOWN, 19709
ST. GEORGE HUNDRED, NEW CASTLE COUNTY, STATE OF DELAWARE

SHEET TITLE
OVERALL SITE PLAN

TOWN OF MIDDLETOWN
MARCH 13, 2025

DRAWN	CHK'D/DESIGNER
HA	DLD

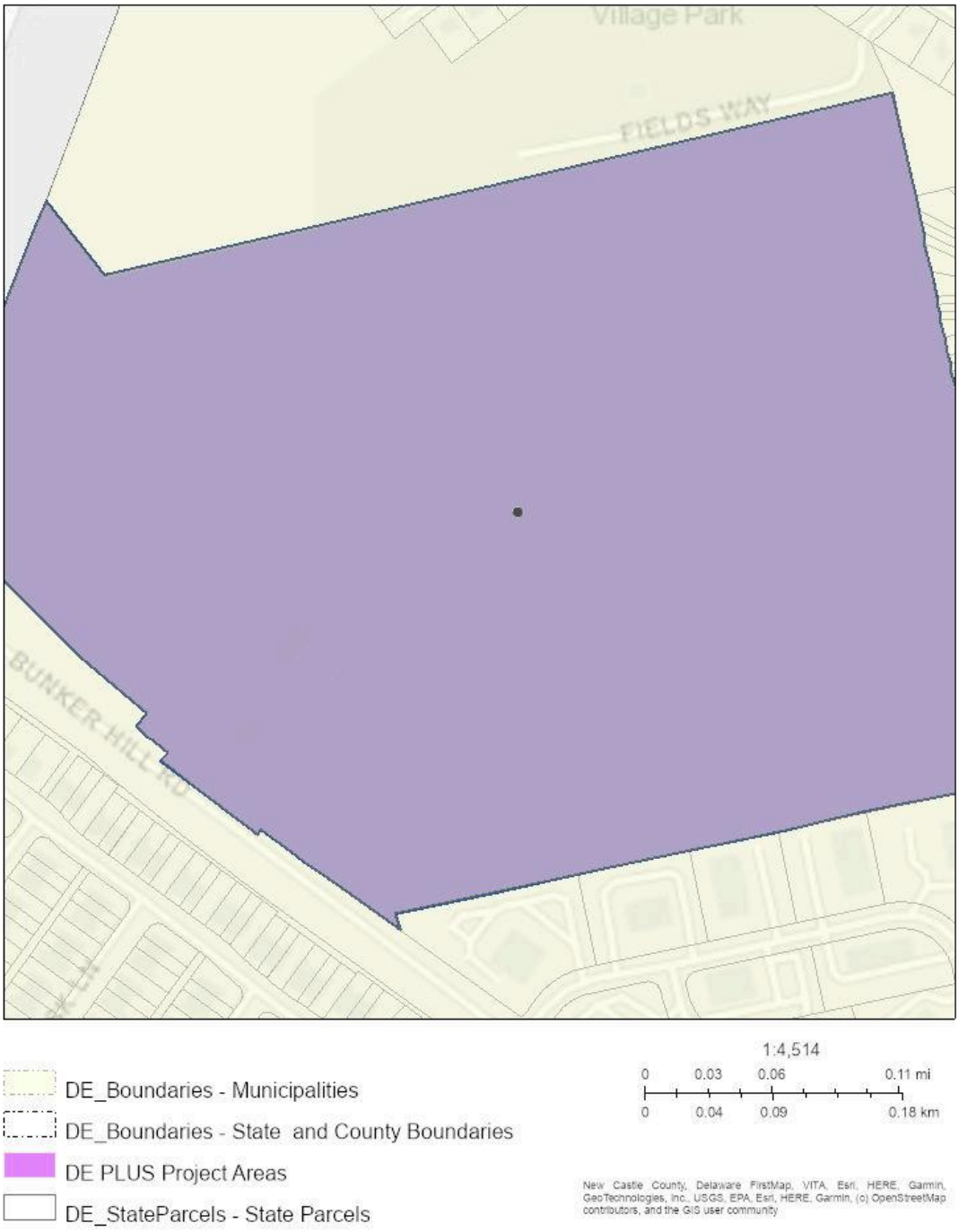
SCALE: 1" = 120'
SHEET NO.: C103
PROJECT NO.: 25003153.001A

Screening Report

Area of Interest (AOI) Information

Area : 3,255,323.67 ft²

Nov 4 2024 6:44:58 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	3,248,133.80	N/A
DE_StateParcels - State Parcels	1	3,255,323.67	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	3,255,324.07	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	3,255,323.62	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	3,255,323.62	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2022-07-08	3,248,133.80

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2302400287	74.73	3,255,323.67

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	150,984.11
2	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	220,687.43
3	Reybold silt loam, 2 to 5 percent slopes	937,241.91
4	Reybold-Queponco complex, 0 to 2 percent slopes	1,946,410.61

Recharge Areas

#	ACREAGE	Area(ft²)
1	11404	3,255,323.62

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	3,255,323.62

PUBLIC PRE CHECK Results for State Parcel(s): 2302400287

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

Soils - New Castle County: 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

Wetlands: No Issues Found

Preliminary Land Use Service (PLUS)

2025-04-08 St. John Properties Middletown Site



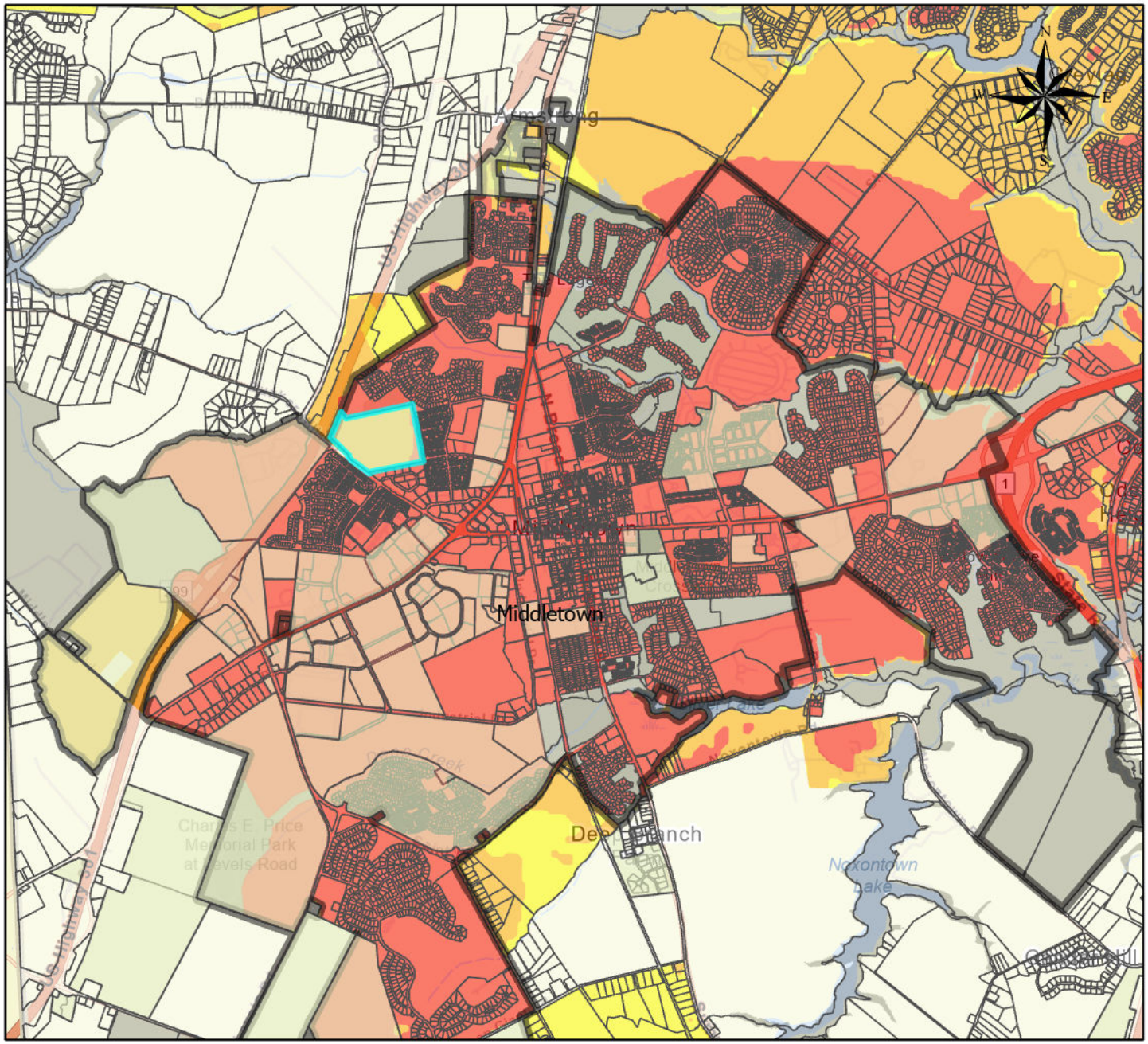
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-04-08 St. John Properties Middletown Site



Legend

2020 State Strategies

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



ORDINANCE 25-01-01

Introduced: Jan. 13, 2025
Approved: March 10, 2025

AN ORDINANCE FOR THE REZONING OF TAX PARCEL 23-024.00-287 (1023 BUNKER HILL ROAD) FROM M-I TO MIXED USE ZONING (R-3 AND C-3) AND THE AMENDMENT OF MAP 5 OF THE 2022 COMPREHENSIVE PLAN FOR THE TOWN OF MIDDLETOWN

WHEREAS, the Town of Middletown received certification for the 2022 Comprehensive Plan on Jan. 17, 2023; and

WHEREAS, the owner of Tax Parcel No. 23-024.00-287 (1023 Bunker Hill Road) has requested rezoning from M-I to a Mixed-Use Zoning of R-3 and C-3, to allow for potential development of the property as mixed use; and

WHEREAS, the Town of Middletown has requested an amendment to the certified Comprehensive Plan in accordance with the requirements of the Delaware Office of State Planning and Coordination to ensure the requested rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Town of Middletown attended a PLUS review on Dec. 18, 2024, to discuss the amendment and has received comments from the State of Delaware; and

WHEREAS, the Town of Middletown's Planning and Zoning Commission met on Feb. 20, 2025, and reviewed the ordinance and voted to approve with a vote of 6-0, and; Now, it is therefore

ORDAINED that the Town of Middletown Mayor & Council approve the rezoning of the parcel to a mixed use of R-3 and C-3 (see Exhibit A attached hereto) and the amendment of Map 5. Future Land Use, of the Town of Middletown Comprehensive Plan, to amend the future land use designation of Tax Parcel 23-024.00-287 from M-I (manufacturing-industrial) to a mixed use of R-3 and C-3; and it is

FURTHER ORDAINED that this Ordinance shall be effective upon adoption.

ADOPTED THIS TENTH DAY OF MARCH, 2025.

THE MAYOR AND COUNCIL OF MIDDLETOWN

(SEAL)

Kenneth L. Branner, Jr., MAYOR

ATTESTED TO BY:
WITNESS, TOWN OF MIDDLETOWN