PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 30, 2025 5:10 PM

PLUS ID: 2025-06-06

State Strategy Level: 2

PLUS Application Type - Rezoning

Title: Kent Walnut Shade
County: Kent County **Municipality:** Unincorporated
Description of PLUS project/plan:
Rezoning for the purpose of Community Energy Facility providing solar energy and guaranteed energy savings for subscribers

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): 7-00-10400-01-2700-00001

Project Location: Back field of Parcel 7-00-10400-01-2700-00001

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

Section II: Project Contact Information

Owner Contact Information

Michael L. Richards and Allison B. Richards
3390 Walnut Shade Road
Camden, DE 19934
Phone: (302) 697-6910
Email: tillerguy19@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Soltage DE DevCo, LLC
333 Washington Street, Suite 401
Jersey City, NJ 07302

Phone: (508) 364-9136
Email: zmeyer@soltage.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Ted Hastings
Phone: (410) 202-6950
Email: thastings@beckermorgan.com
Fax: (410) 202-6950

Please designate a Primary Contact for this Project/Application.
Equitable Owner/Developer

Section III: Project Details

Project Area (Acres): **24**
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: **RMH**
Proposed Zoning for this project: **AC**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Agricultural (Community Energy Facility as permitted in AC)**

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 Community Energy Facility (community solar)**
Type of Industrial:
Institution Type:
Total Square footage: **1,050,000**

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:
Zac Meyer - 508 364 9136

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Unknown**
Who is the Water Service Provider:
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? **Unknown**
Who is the Wastewater Service Provider:
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:

N/A

Open Space Details

Is there Open Space proposed for this project? **No**
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)?
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.
0
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)?
None once operational

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.
South State Street and/or Walnut Shade Road for access and electric utility interconnection

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?	No	No	
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?
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?
Yes

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

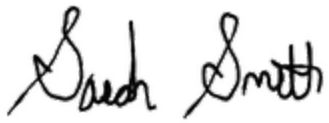
If yes, please provide details regarding known historic/cultural resources near the project site.
Hanson House, 3316 Walnut Shade Rd. Cultural Resource Survey Number: K03535.

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: _____Kent Walnut Shade_____

Project ID (to be completed by OSPC): _____

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

Michael L. Richards
Michael L. Richards (Jun 3, 2025 00:16 EDT)

03/06/2025

Signature of Property Owner | Date

_____Michael L. Richards_____

Property Owner (Please Print)

Allison B. Richards
Allison B. Richards (Jun 2, 2025 23:59 EDT)

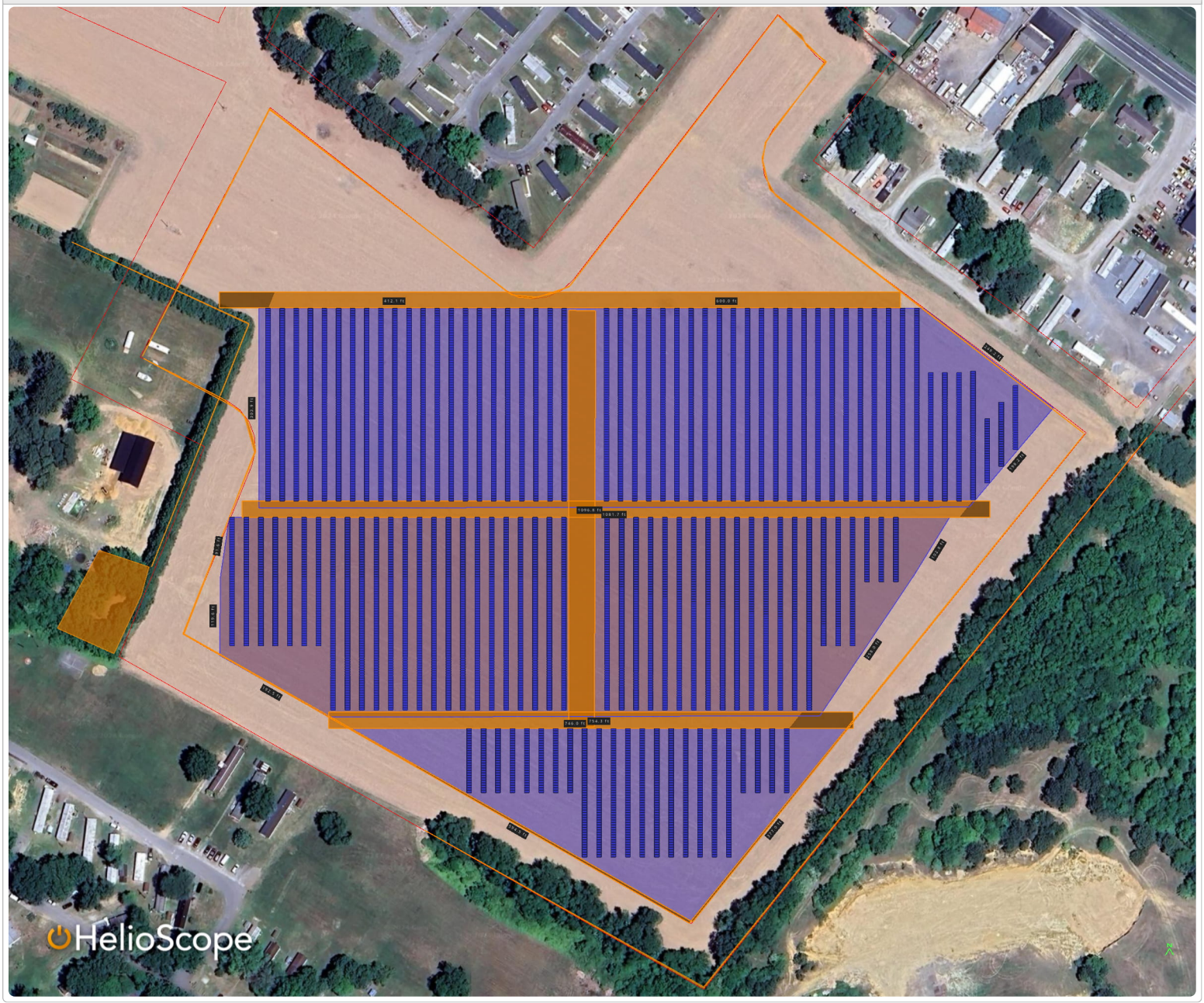
02/06/2025

Signature of Additional Owner (if applicable) | Date

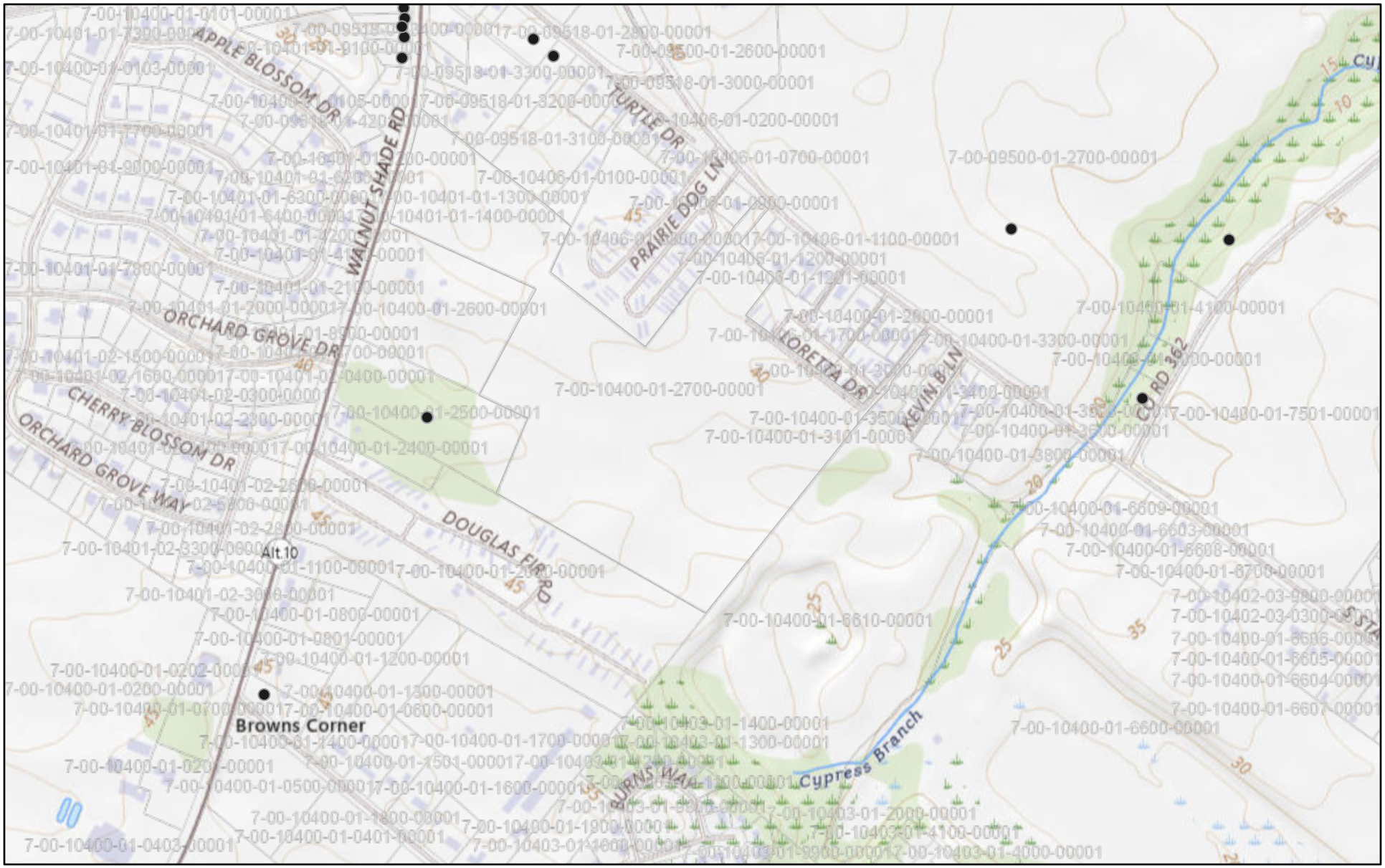
____Allison B. Richards_____

Additional Owner (Please Print)

Detailed Layout



National Register-listed Properties (Basemap - USGS National Map)



May 19, 2025

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Other Historic Properties

- other surveyed, assigned CRS inventory #

State Parcels

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

PUBLIC PRE CHECK Results for State Parcel(s): 7-00-10400-01-2700-00001

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

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

DE FIRM: Issues Found

Well Head Protection Areas: Issues Found

WRPA: 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

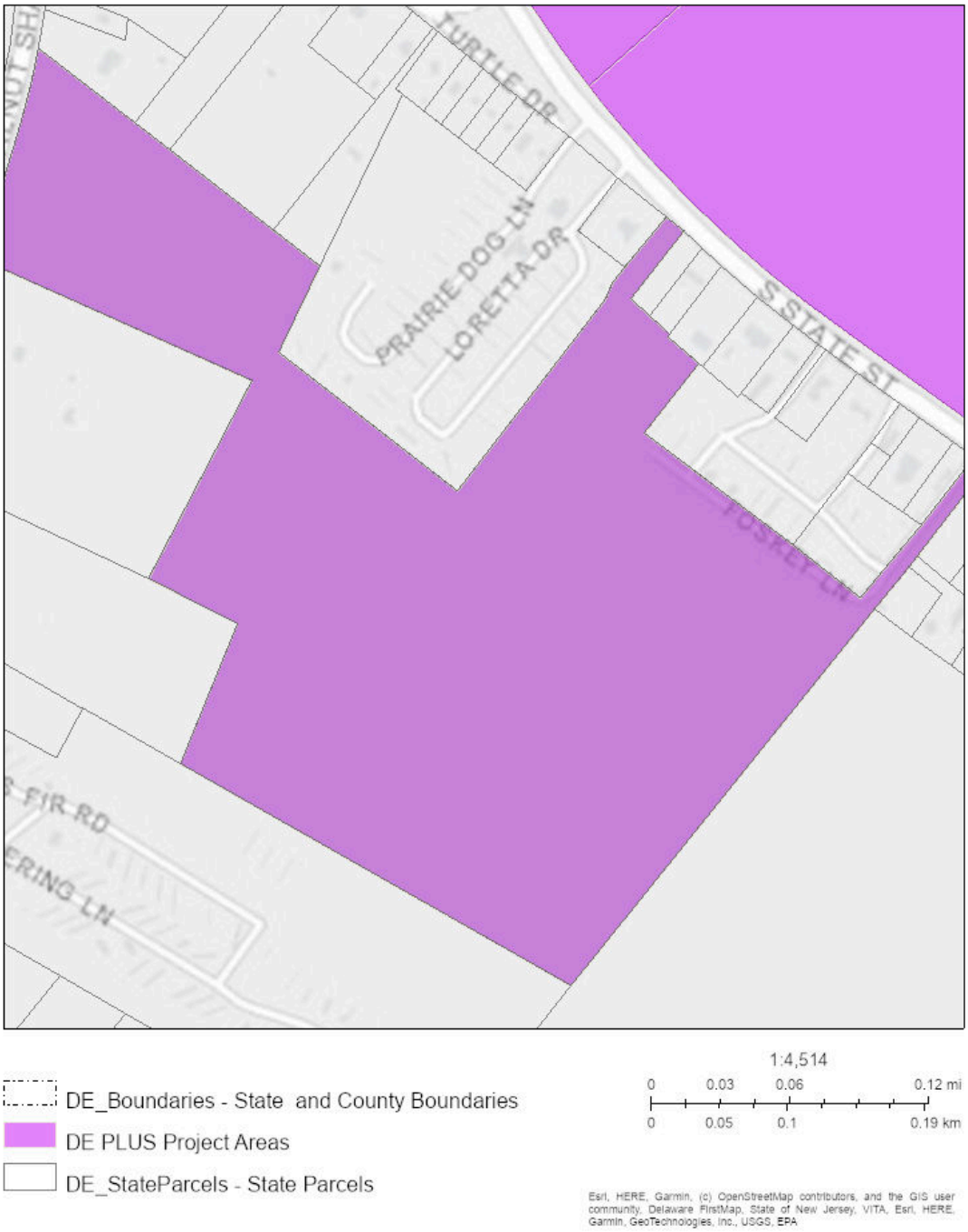
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,751,660.06 ft²

Jun 6 2025 10:48:56 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	1,742,624.66	N/A
DE_StateParcels - State Parcels	1	1,751,660.06	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	7	1,751,656.64	N/A
Soils New Castle County	0	0	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	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	1,751,660.06	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-06-06	1,742,624.66

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	7-00-10400-01-2700-00001	40.21	1,751,660.06

Soils Kent County

#	SOILNAME	Area(ft²)
1	Sassafras loam, 2 to 5 percent slopes	57,654.17
2	Greenwich-Urban land complex, 0 to 5 percent slopes	81,092.95
3	Sassafras loam, 0 to 2 percent slopes	173,553.91
4	Downer loamy sand, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	413,009.88
5	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	1,026,345.73

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	1,751,660.06

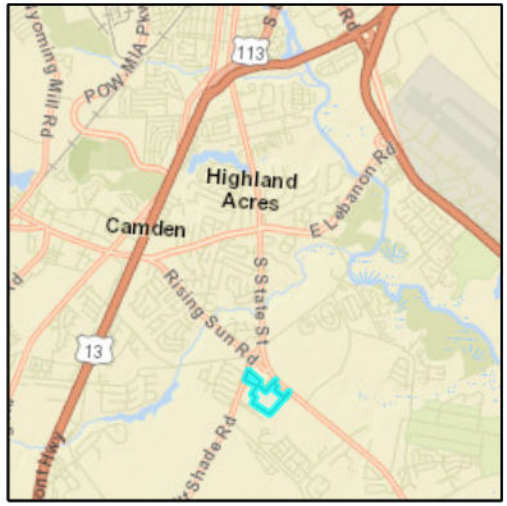
Preliminary Land Use Service (PLUS)

2025-06-06 Kent Walnut Shade



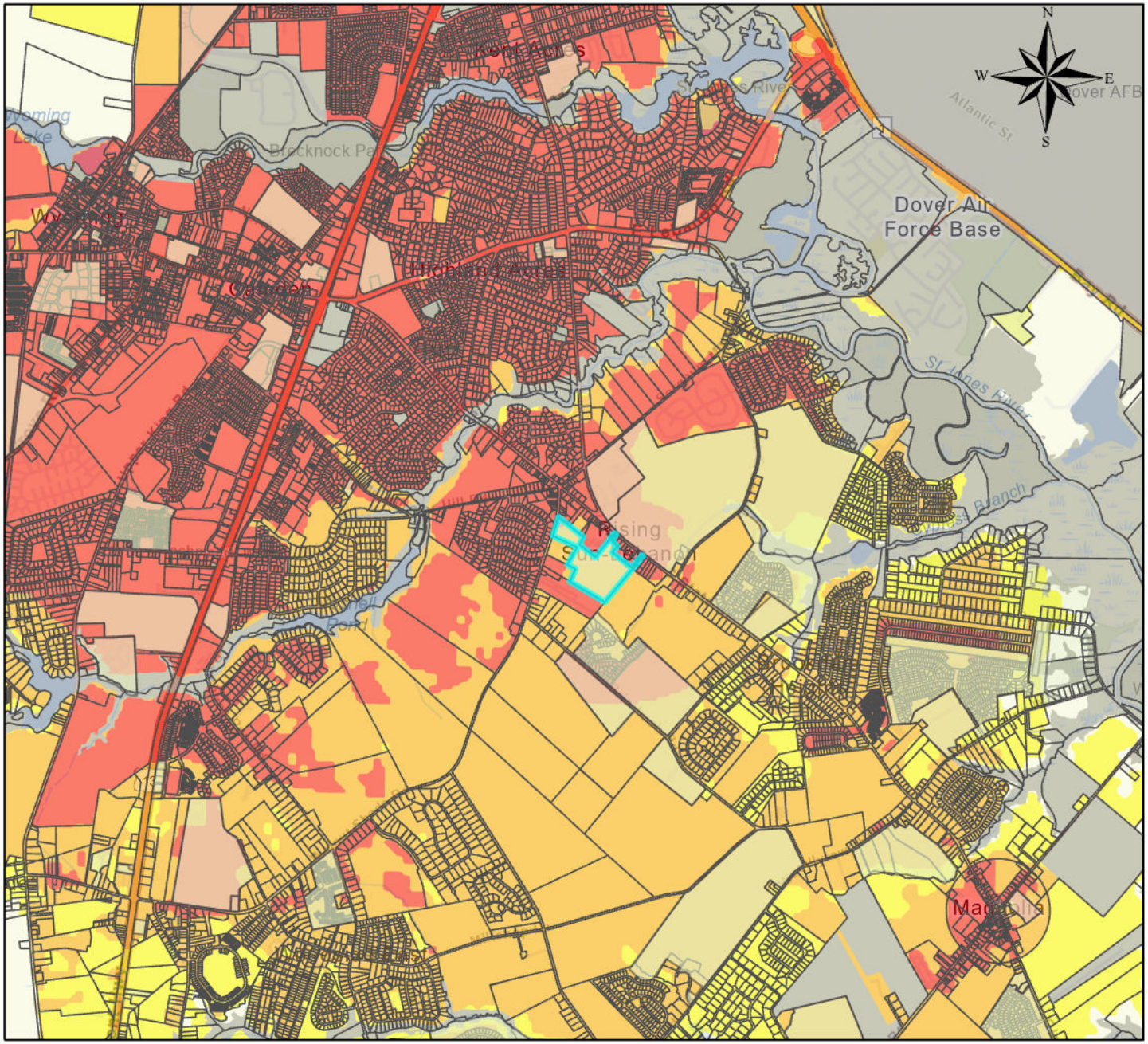
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-06-06 Kent Walnut Shade



Legend

2020 State Strategies

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

