Preliminary Land Use Service

Application Form

Submitted Time:
June 30, 2025 1:06 PM

PLUS ID: 2025-07-03

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Project Diamond-Middletown
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
113, 400 Sqft. Warehouse & Distribution Center

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
5

Parcel ID(s): 2304000007 (Part of) 2301000044 (Part of) 2301000045 2301000046 2301000047 (Part of)

Project Location: Located with the Middletown Auto Park, 345 Auto Park Drive

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

Section II: Project Contact Information

Owner Contact Information

PRDC - Middletown 2022, LLC.
740 Sansom Street, Suite 501
Philadelphia, PA 19106, PA 19106
Phone: (215) 399-6676
Email: Tony@prdcllc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
SunCap Property Group, Brian Dunn
6101 Carnegie Boulevard
Charlotte, NC 28209

Phone: (704) 945-8000
Email: bdunn@suncappg.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
Jamie L. Sechler, PE., Principal
Phone: (302) 424-1441
Email: jls@dbfinc.com
Fax: (302) 424-0430

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

Section III: Project Details

Project Area (Acres): **13.9**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2004-29-08, 2021-07-07, 2021-07-08**

Zoning Information

Present Zoning for this project area: **M-1 Manufacturing Industrial**
Proposed Zoning for this project: **M-1 Manufacturing Industrial**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Warehouse/Distributing**

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:
Type of Industrial: **Distribution Center**
Institution Type:
Total Square footage: **113,400**

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: **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:
Stormwater Management Ponds and Swales, Infiltration

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.
300
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)?
20

Road Connectivity Details

Will this project connect to State maintained roads? **No**

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 part of an existing industrial park

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?
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	Yes
Type existing			Internal
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? **Yes**
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

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: Project Diamond - Middletown

Project ID (to be completed by OSPC): 2025-07-03

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

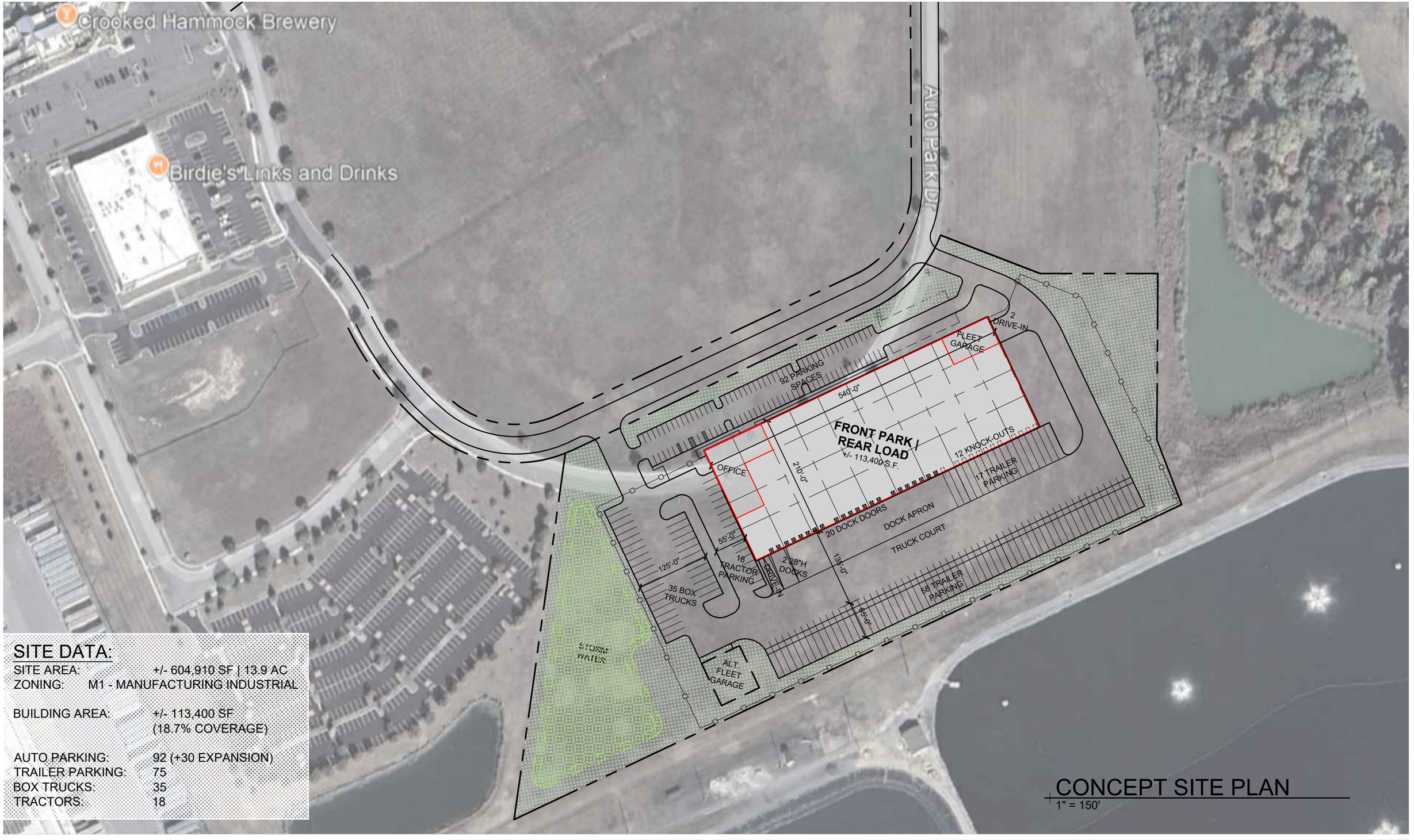


Signature of Property Owner _____ Date _____

Property Owner (Please Print) _____

Signature of Additional Owner (if applicable) _____ Date _____

Additional Owner (Please Print) _____



SITE DATA:

SITE AREA:	+/- 604,910 SF | 13.9 AC
ZONING:	M1 - MANUFACTURING INDUSTRIAL
BUILDING AREA:	+/- 113,400 SF (18.7% COVERAGE)
AUTO PARKING:	92 (+30 EXPANSION)
TRAILER PARKING:	75
BOX TRUCKS:	35
TRACTORS:	18

CONCEPT SITE PLAN
1" = 150'

d.Todd Decker.llc
303.912.7312 | d.todd.decker@outlook.com

Build-to-Suit

345 AUTO PARK DRIVE | MIDDLETOWN, DELAWARE

SunCap Property Group

TEST FIT
'C'
May 19, 2025

PUBLIC PRE CHECK Results for State Parcel(s):
2304000007,2301000044,2301000045,2301000046

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

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

Wetlands: Issue Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: 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

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

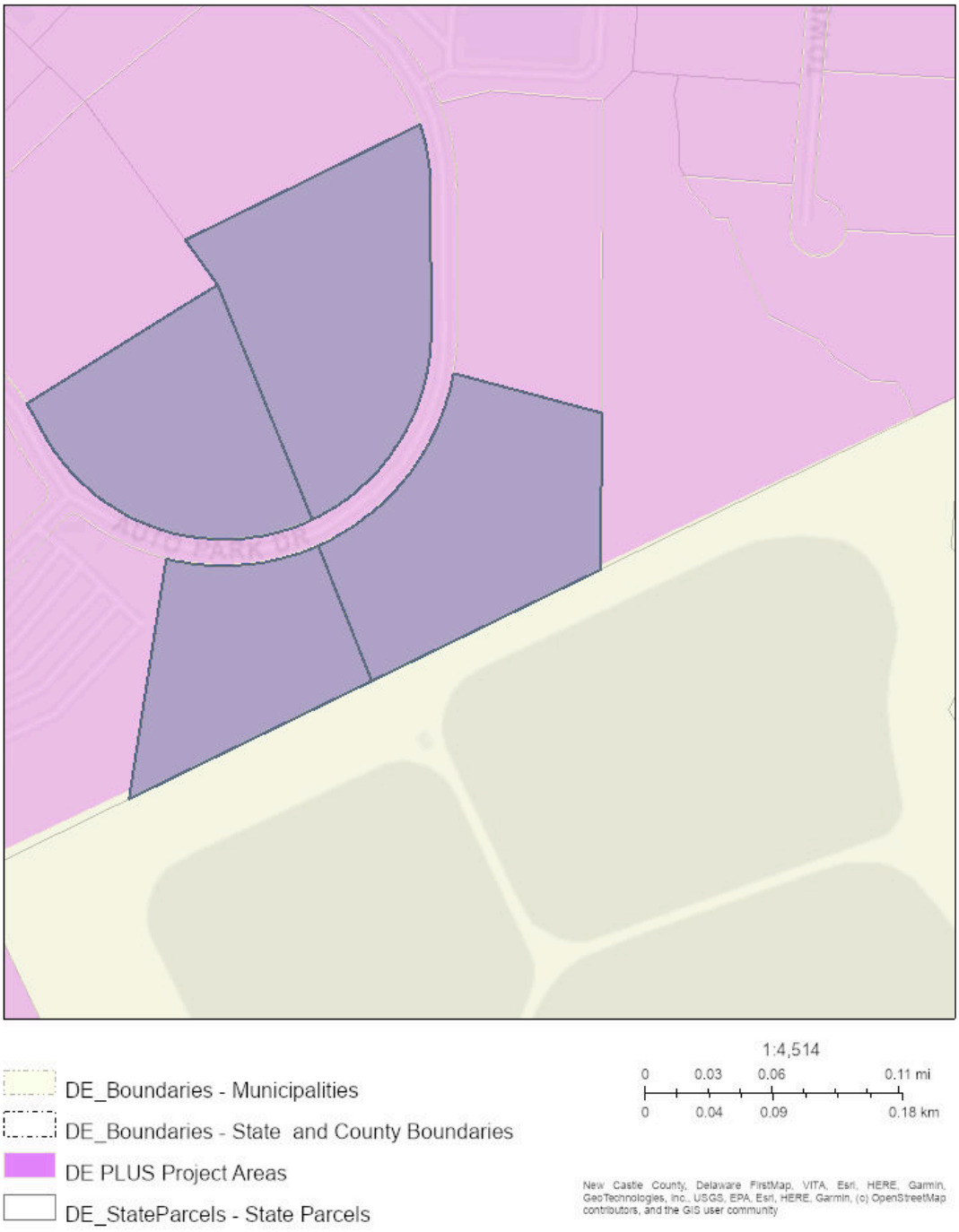
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 985,510.36 ft²

Jul 3 2025 11:30:03 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	7	5,732,578.93	N/A
DE_StateParcels - State Parcels	4	985,510.40	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	3	985,510.40	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	985,510.36	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2015-07-04	180,665.34
2	2011-08-02	668,275.86
3	2015-04-09	970,131.84
4	2004-09-08	970,386.01
5	2021-07-07	978,817.64
6	2021-07-08	978,817.64
7	2016-03-05	985,484.58

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2301000045	4.36	189,902.67
2	2304000007	5.08	221,255.96
3	2301000046	6.27	272,927.51
4	2301000044	6.92	301,424.26

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Reybold silt loam, 5 to 10 percent slopes	8,642.68
2	Reybold-Queponco complex, 0 to 2 percent slopes	440,209.42
3	Reybold silt loam, 2 to 5 percent slopes	536,658.30

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	985,510.36

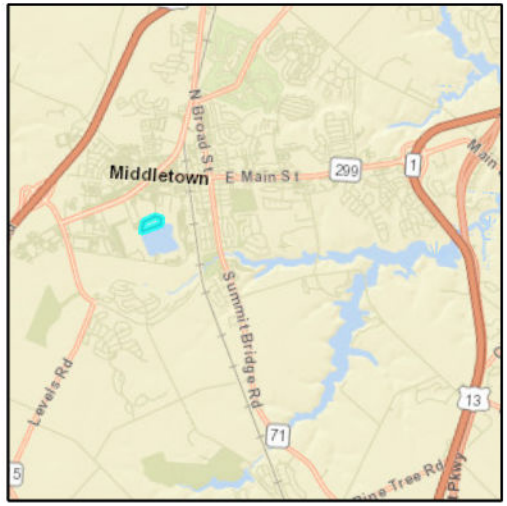
Preliminary Land Use Service (PLUS)

2025-07-03 Project Diamond-Middletown



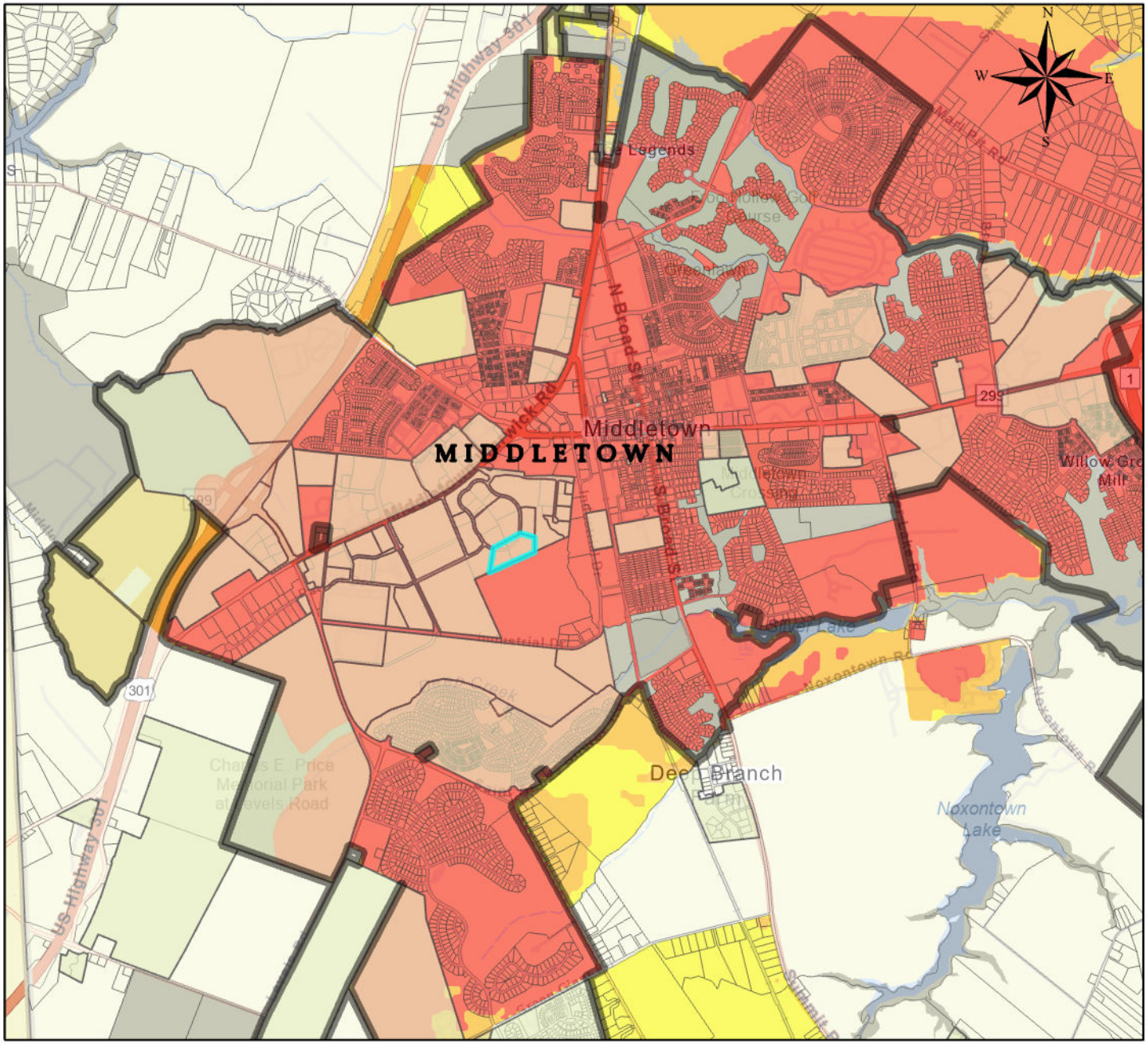
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-07-03 Project Diamond-Middletown



Legend

2020 State Strategies

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

