PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 25, 2025 3:03 PM

PLUS ID: 2025-09-02

State Strategy Level: 1

PLUS Application Type - Subdivision

Title: Cooper Farm - Residential Development
County: Kent County **Municipality:** Camden
Description of PLUS project/plan:
264 Unit Condominum Multifamily Development

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): 7-02-10300-01-06001000

Project Location: Upper King Road

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

Section II: Project Contact Information

Owner Contact Information

Peters Cooper Farm, LLC
6007 Chandelle Circle
Pensacola , FL 32507
Phone: (850) 492-9567
Email: cooperpp@juno.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Attar Enterprises
PO Box 21542
Pikesville, MD 21282
Phone: (703) 949-0366

Email: jay@attarenterprises.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Chad D. Carter
Phone: (302) 734-7950
Email: ccarter@beckermorgan.com
Fax: (302) 734-7951

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

Section III: Project Details

Project Area (Acres): **36.18**
Type of Development: **Residential**
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: **2004-10-09**

Zoning Information

Present Zoning for this project area: **R-3**
Proposed Zoning for this project: **R-3**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Condo**
Total number of Homeownership units: **264**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		264	

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

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:
Chad Carter - 302-734-7950

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Central Community System**
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? **Central Community System**
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:
Infiltration - BMP

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **7**
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.
1,961
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)?

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, open to discuss

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?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
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.

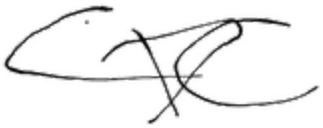
Section IX: Signatures

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

PLUS

Property 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: Cooper Farm

Project ID (to be completed by OSPC): 2025-09-02

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

P.R. Cooper — 8/26/25

Signature of Property Owner — Date

P. R. Cooper

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Property 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: Coopers Farm

Project ID (to be completed by OSPC): 2025-09-02

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)

Jay Attar 08/25/2025

Signature of Additional Owner (if applicable) Date

Jay Attar

Additional Owner (Please Print)

Published January 2022



TYPICAL MULTIFAMILY DETAIL

SCALE: 1" = 20'

TRASH PAD DETAIL

SCALE: 1" = 5'

SITE DATA

1.	OWNER OF RECORD:	THE PETERS COOPER FARM, LLC 6007 CHANDELLE CIRCLE PENSACOLA, FL 32507
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3.	PROPERTY LOCATION:	LATITUDE N39° 05' 26.80" WRS80 - NAD83 (2011) LONGITUDE W75° 33' 21.75" WRS80 - NAD83 (2011)
4.	PROPERTY MAP NUMBER:	7-02-10300-01-06001000
5.	DEED SUMMARY:	BOOK 5462 PAGE 294
6.	PRESENT USE:	AGRICULTURE
7.	PROPOSED USE:	PLANNED DEVELOPMENT - MULTIFAMILY
8.	SITE AREA:	**PARCEL 1** 36.1815 ACRES ± **TOTAL** **36.1815 ACRES ±**
9.	ZONING CLASSIFICATION:	TOWN OF CAMDEN PARCEL 1: R-3 MIXED RESIDENTIAL
10.	UTILITIES:	WATER: CAMDEN WYOMING SEWER AND WATER AUTHORITY WASTEWATER: KENT COUNTY
11.	ROAD CLASSIFICATION:	UPPER KING ROAD - MAJOR COLLECTOR (50 M.P.H.) SOUTH DUPONT HIGHWAY - OTHER PRINCIPAL ARTERIALS (55 M.P.H.)
12.	PARKING CALCULATIONS:	REQUIRED PARKING: FOR PLANNED DEVELOPMENT MULTI-FAMILY: 2 / DU + 0.5 SPACES / DU 2.5 x 264 DU = 660 SPACES REQUIRED TOTAL REQUIRED: 660 SPACES PROVIDED PARKING: **TOTAL PROVIDED: 660 SPACES** (ASSUMES 2 ON-LOT FOR EACH CONDO DRIVEWAY) 264 DRIVEWAYS x 2 = 528 SPACES ON STREET PARKING = 132 SPACES TOTAL PROVIDED: 660 SPACES

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

COOPER FARM RESIDENTIAL

UPPER KING ROAD
CAMDEN
KENT COUNTY, DE

SHEET TITLE

SITE PLAN

0 40 80 160

SCALE: 1" = 80'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: JMJR

PROJECT NO.: 2023224.00
DATE: 08/05/2025
SCALE: 1" = 80'
DRAWN BY: AJD | PROJ. MGR.: JMR

SHEET

CONCEPT

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F:\AutoCAD\Projects\2023\2023224\DWG\Misc\Condos\2023224-CONCEPT-CONDO-6.dwg, Aug 26, 2025 - 9:03am

PUBLIC PRE CHECK Results for State Parcel(s): 7-02-10300-01-0602-00001

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

Soils - Kent County: 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

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

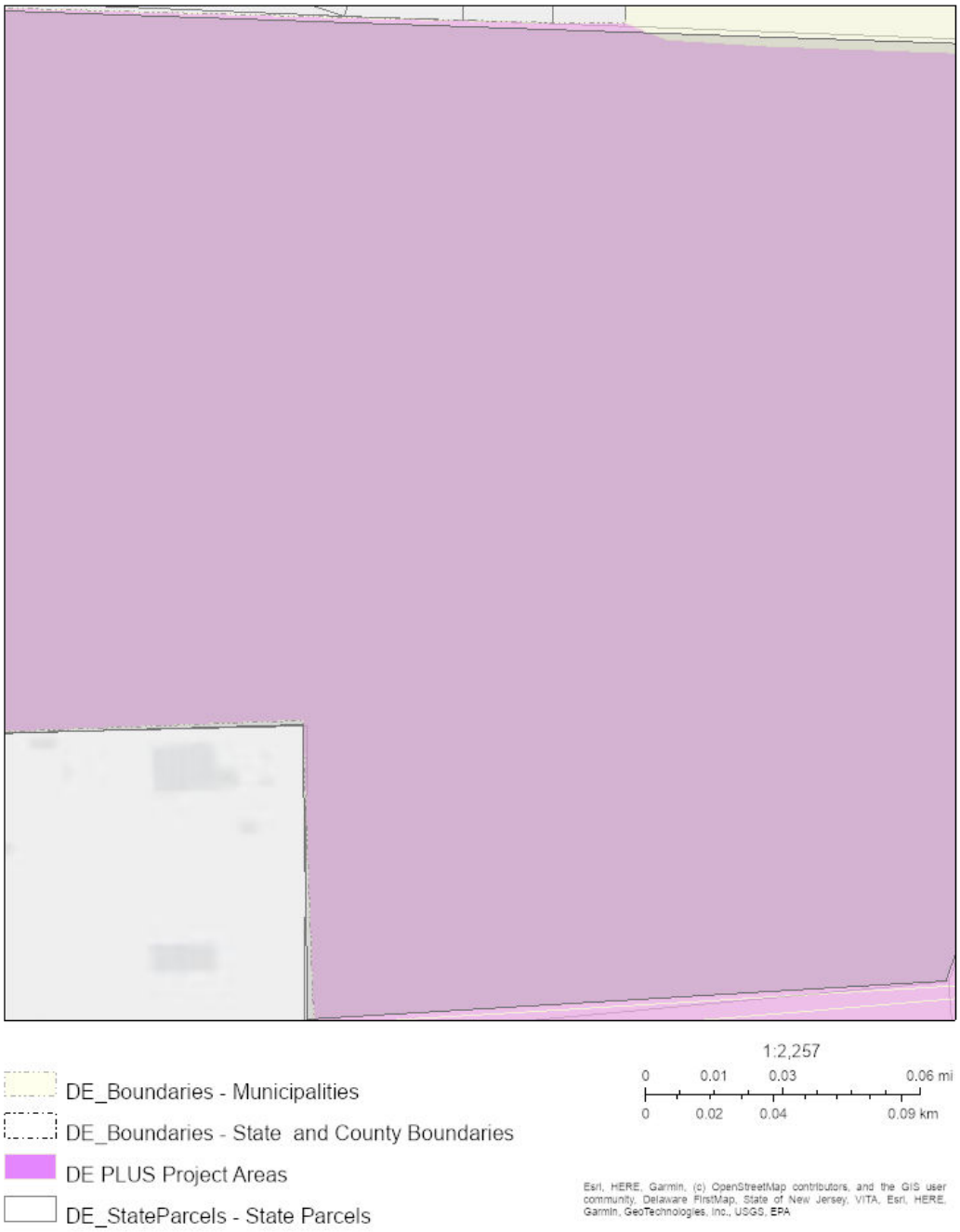
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,553,814.28 ft²

Aug 25 2025 14:45:15 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	1,543,246.94	N/A
DE_StateParcels - State Parcels	2	1,551,908.06	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	5	1,553,814.34	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	1,553,814.28	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-10-09	1,543,246.94

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	7-02-10300-01-1600-00001	5.65	1,174.04
2	7-02-10300-01-0602-00001	36.18	1,550,734.02

Soils Kent County

#	SOILNAME	Area(ft²)
1	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	7,131.28
2	Zekiah sandy loam, frequently flooded	30,219.11
3	Sassafras sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	180,534.03
4	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	583,800.80
5	Hambrook sandy loam, 0 to 2 percent slopes	752,129.12

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	1,553,814.28

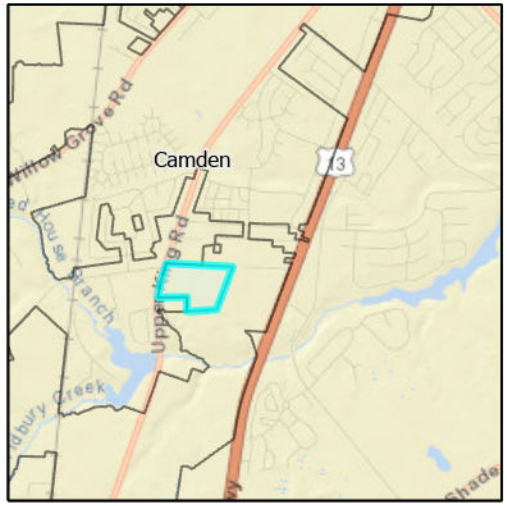
Preliminary Land Use Service (PLUS)

2025-09-02 Cooper Farm



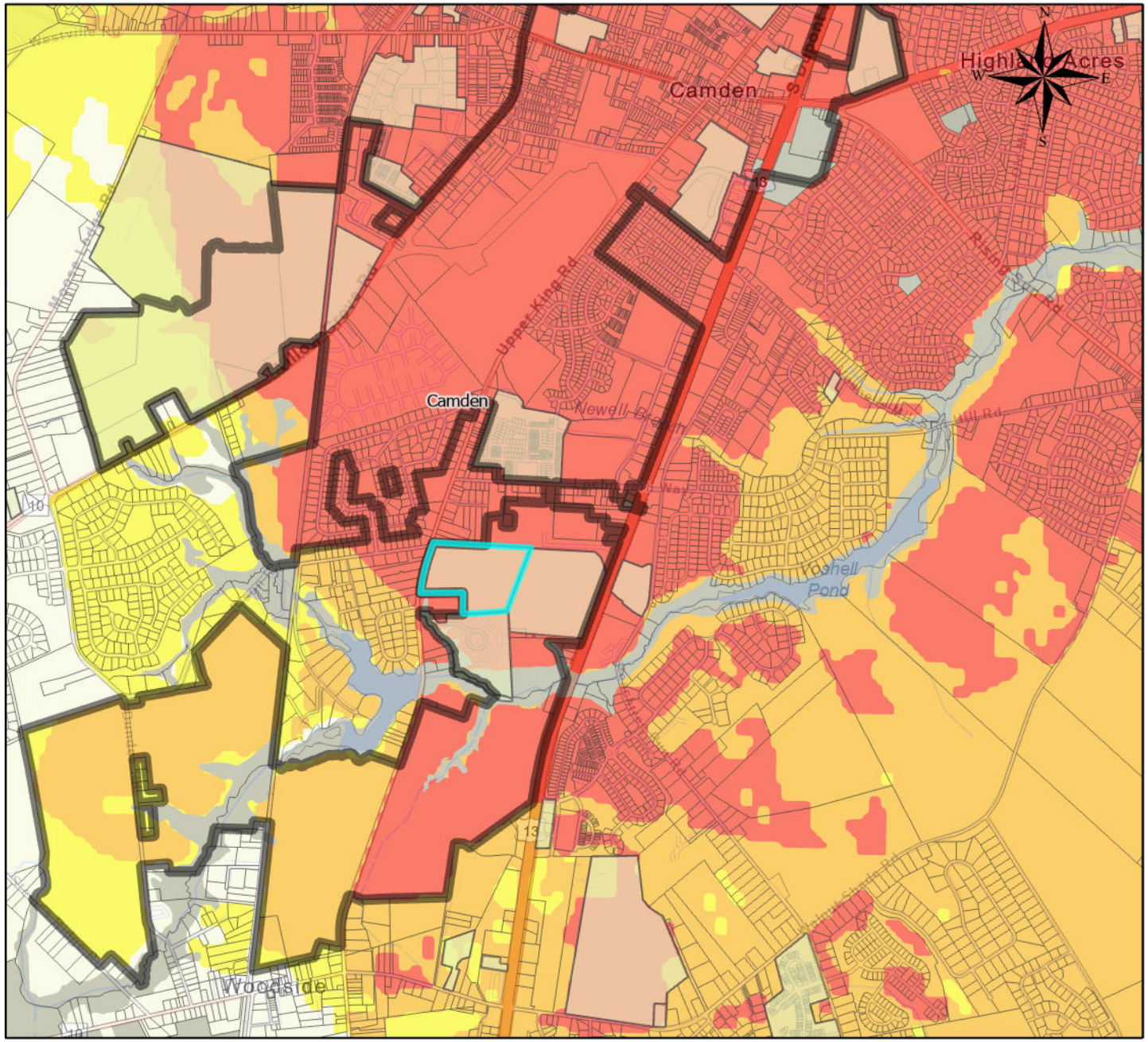
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-09-02 Cooper Farm



Legend

2020 State Strategies

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

