PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 29, 2026 7:52 AM

PLUS ID: 2026-06-06

State Strategy Level: 1

PLUS Application Type - Rezoning

Title: West Denneys Road General Business Rezoning
County: Kent County **Municipality:** Unincorporated
Description of PLUS project/plan:
Application to rezone 17.968± acres located on West Denneys Road from Limited Industrial (IL) and General Industrial (IG) to General Business (BG).

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): 2-00-05700-01-1300-00001

Project Location: The subject property is located on the north side of West Denneys Road, approximately 0.35 miles west of the intersection of U.S. Route 13 and West Denneys Road, directly across from Delaware Technical Community College (Delaware Tech).

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

Section II: Project Contact Information

Owner Contact Information

John M Stoltzfus and Ruth R Stoltzfus
1203 College Park Dr, Suite 105
Dover, DE 19904
Phone: 302-672-0984
Email: Amy@stoltzfusm.com
Fax: 302-450-3128

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherSiteworks Engineering, LLC
Dave Heatwole
Phone: 302-841-7901
Email: dave.heatwole@siteworkseng.com
Fax: 302-450-3128

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

Section III: Project Details

Project Area (Acres): **17.968**
Type of Development: **Institutional**
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: **Limited Industrial (IL) and General Industrial (IG)**
Proposed Zoning for this project: **General Business (BG)**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Place of worship**

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:
Institution Type: **Religious**
Total Square footage: **60,000**

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? **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: **Other Tidewater Utilities, Inc.**

Will a new public well be located at this site? **Unknown**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other Kent County**
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)
Yes	3.5	Unknown	-

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?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **1.14**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Unknown
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Yes

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? **Unknown**
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)?
Unknown
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?
N/A

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

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	Unknown	-
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: **West Denneys Road General Business Rezoning**

Project ID (to be completed by OSPC): _____

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

_____ 5/29/26

Signature of Property Owner — Date

John M Stoltzfus

Property Owner (Please Print)

_____ 5/29/26

Signature of Additional Owner (if applicable) — Date

Ruth R Stoltzfus

Additional Owner (Please Print)

Published January 2022

SITEWORKS
ENGINEERING LLC

Memorandum to Reviewers

Re: West Denneys Road General Business Rezoning
Kent County, Delaware

On behalf of John and Ruth Stoltzfus, Siteworks Engineering, LLC respectfully submits this application requesting the rezoning of approximately 17.968± acres from Limited Industrial (IL) and General Industrial (IG) to General Business (BG). The property is located on the north side of West Denneys Road, approximately 0.35 miles west of U.S. Route 13.

The purpose of the rezoning is to allow the development of a permanent campus for UNITED Church, including an approximately 60,000-square-foot church building with a 1,300-seat auditorium and associated site improvements. UNITED Church has served the Dover area for more than eleven years and currently meets at Dover High School.

The subject property is currently vacant and is located within a State Investment Level 1 Area. The site is served by public water and sewer, is adjacent to the Delaware Technical Community College Terry Campus, fronts on a DelDOT Major Collector, and is located near U.S. Route 13. A Jurisdictional Determination completed by the U.S. Army Corps of Engineers confirmed that no jurisdictional wetlands are present on the site.

The applicant recognizes that the property is currently zoned IL and IG and that the Future Land Use Map in Kent County Comprehensive Plan identifies the area for industrial use. However, the property's location, available infrastructure, proximity to Delaware Technical Community College, and access to the regional transportation network make it well suited for a community-serving institutional use. The proposed rezoning is necessary because places of worship are not permitted within the existing zoning classifications.

As shown on Exhibit A, property boundaries reflect a proposed lot line adjustment currently under review by Kent County through a separate application.

The applicant respectfully requests agency review and comment regarding the proposed rezoning from IL and IG to BG.

Respectfully submitted,



Dave Heatwole, PE | Principal

Z:\PROJECTS\Stoltzfus, John\24-572 - Fork Branch Business Park\Record Documents\PLUS\260529 - Rezoning Submittal\West Denneys Road General Business Rezoning Memo.docx

PO Box 2, 39 Commerce Street, Harrington, DE 19952
Dave Heatwole, PE Principal || Edwin Tennefoss, PE Principal
Dave.Heatwole@siteworkseng.com • 302 841 7901 || Edwin.Tennefoss@siteworkseng.com • 302 542 0774

PUBLIC PRE CHECK Results for State Parcel(s): 2-00-05700-01-1300-00001

Wetlands: Issue Found

Soils - Kent County: Issues Found

SIRB Project Areas: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: 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

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

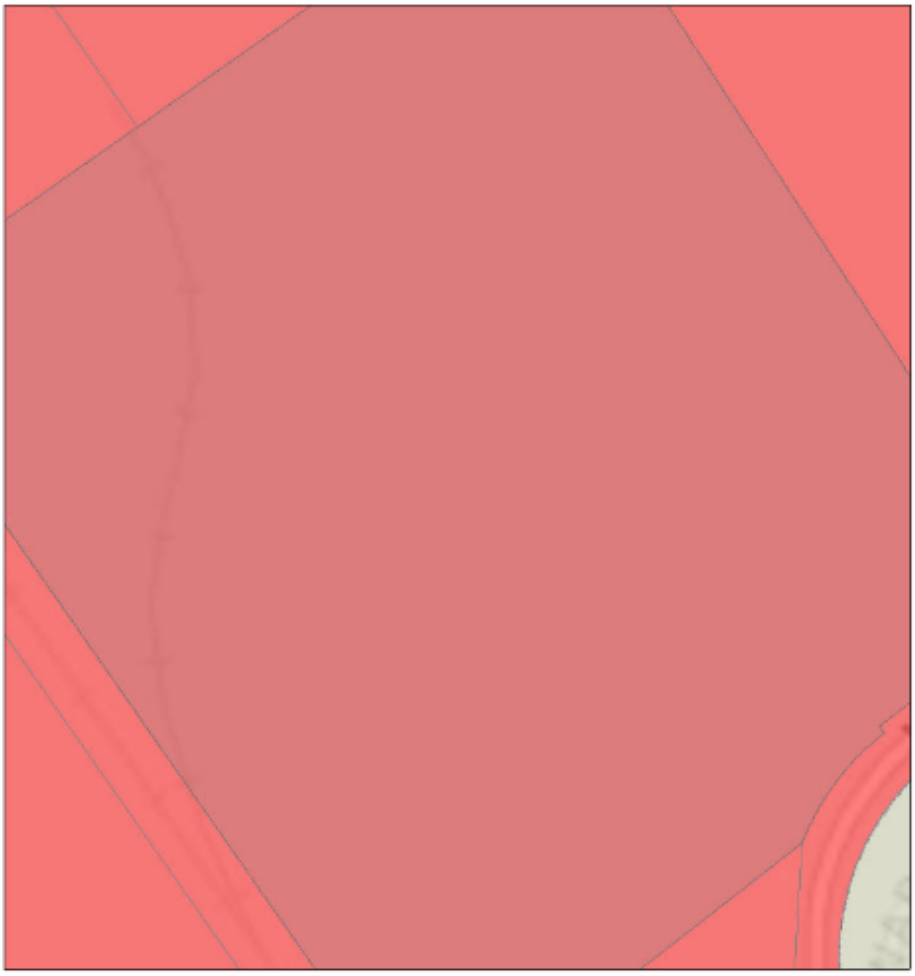
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,157,127.62 ft²

Jun 5 2026 12:01:40 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	1,157,127.62	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	1	11,873.14	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	6	1,157,125.56	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)	2	169,878.94	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	3	1,157,126.63	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2-00-05700-01-1300-00001	26.56	1,157,127.62

Delaware Ecological Network

#	ID	Area(ft²)
1	4,071.00	11,873.14

Soils Kent County

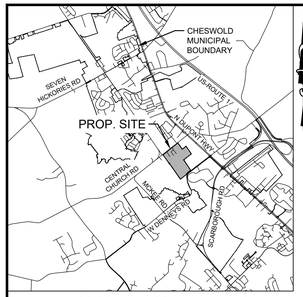
#	SOILNAME	Area(ft²)
1	Fallsington sandy loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	565.06
2	Woodstown loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	581.31
3	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	92,430.60
4	Urban land	113,297.07
5	Woodstown sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	420,274.32
6	Hambrook sandy loam, 2 to 5 percent slopes	529,977.19

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.02	43,111.82
2	4.47	126,767.12

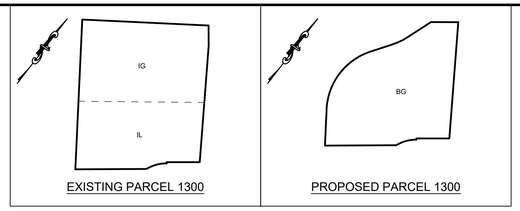
FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	1,157,126.63



LOCATION MAP

SCALE: 1" = 1 MILE

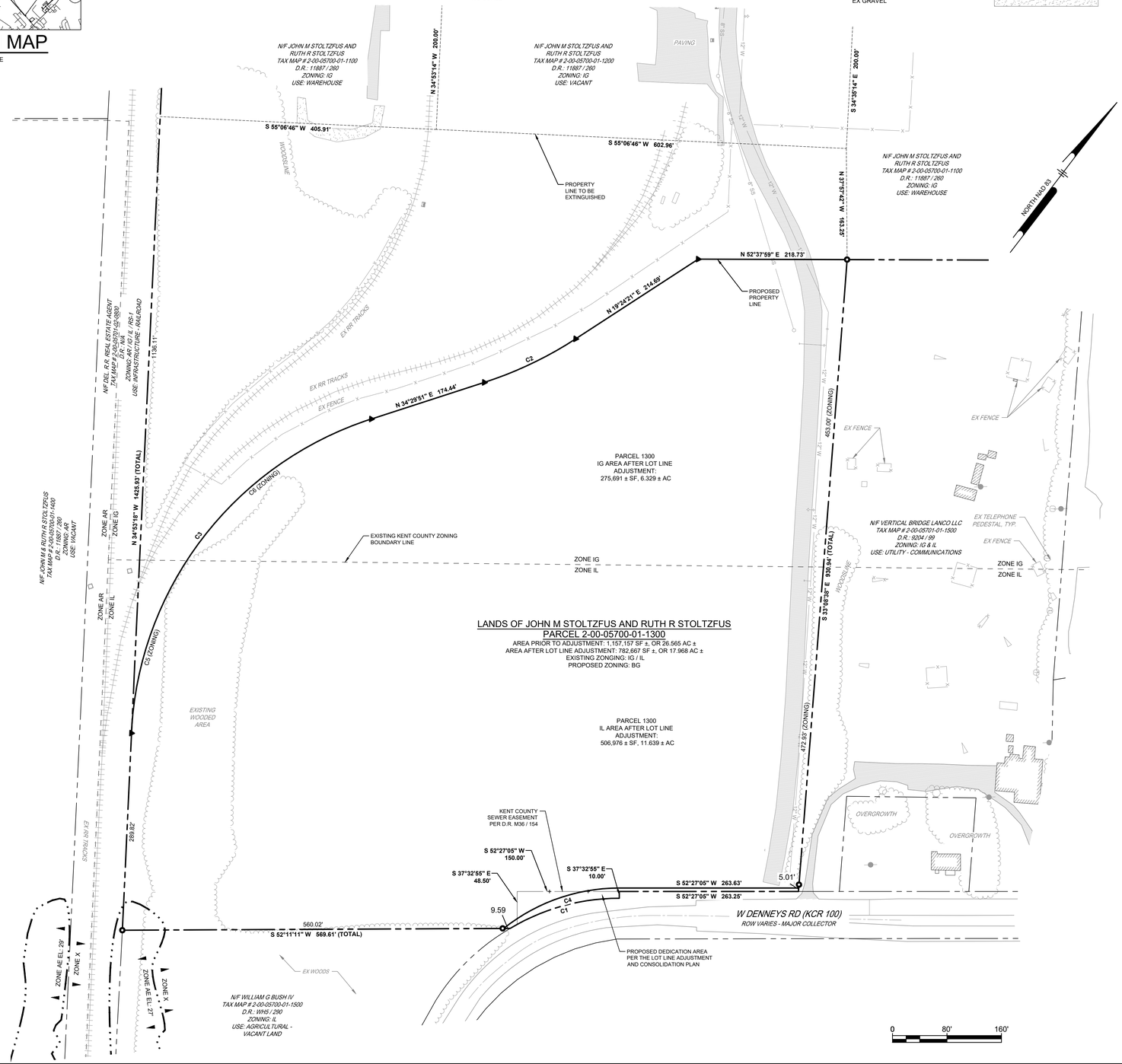


LOT CONFIGURATION & ZONING INSET

NO SCALE

LEGEND

- CAPPED IRON REBAR TO BE SET
- IRON PIPE FOUND
- CAPPED IRON REBAR FOUND
- UTILITY POLE
- PROPERTY LINE
- PROP. LINE ADJ.
- PROPERTY LINE TO BE EXTINGUISHED
- ZONING LINE
- FENCE
- WOODSLINE
- 100 YR FLOODPLAIN
- EX PAVEMENT
- EX GRAVEL



SITE DATA:

1.	TAX PARCEL NUMBERS:	ALL OF 2-00-05700-01-1300
2.	SOURCE OF TITLE:	DEED BOOK 11887 / 260
3.	PROPERTY OWNER OF RECORD:	JOHN M & RUTH R STOLTZFUS 1203 COLLEGE PARK DR SUITE 105 DOVER, DE 19904
4.	PROPERTY ADDRESS:	144 FORK BRANCH ROAD DOVER, DE 19904
5.	PARCEL AREA:	PRIOR TO LOT LINE ADJUSTMENT: 1,153,772 ± SF, 26.487 ± AC AFTER LOT LINE ADJUSTMENT: : 782,667 ± SF, 17.968 ± AC
6.	CURRENT ZONING:	LIMITED INDUSTRIAL (IL) / GENERAL INDUSTRIAL (IG)
7.	PROPOSED ZONING:	GENERAL BUSINESS (BG)
8.	EXISTING & PROPOSED ZONING:	EXISTING (ADJUSTED) / PROPOSED IL ZONING: 11.639 ± AC / 0.000 ± AC IG ZONING: 6.329 ± AC / 0.000 ± AC BG ZONING: 0.000 ± AC / 17.968 ± AC GROSS PROPERTY AREA: 17.968 ± AC / 17.968 ± AC
9.	TOTAL LOTS / PARCELS	1 EXISTING, NO ADDITIONAL LOTS PROPOSED
10.	HUNDRED/COUNTY/MUNICIPALITY:	EAST DOVER HUNDRED / KENT COUNTY (KENT COUNTY IS RESPONSIBLE FOR LAND DEVELOPMENT APPROVAL)
11.	PRESENT USE:	VACANT
12.	PROPOSED USE:	PLACE OF WORSHIP
13.	REQUIRED SETBACKS (B.R.L.):	IL SETBACKS: FRONT: 40-FEET; SIDE: 25-FEET (50' ADJ. R.R) REAR: 40-FEET IG SETBACKS: FRONT: 60-FEET; SIDE: 50-FEET; REAR: 50-FEET BG SETBACKS: FRONT: 40-FEET; SIDE: 20-FEET (50' ADJ. R.R) REAR: 40-FEET
14.	RELATION TO GROWTH ZONE:	INSIDE
15.	WATER SUPPLIER:	TIDEWATER UTILITIES, INC.
16.	SANITARY SEWER PROVIDER:	KENT COUNTY
17.	ELECTRIC SERVICE PROVIDER:	DELMARVA POWER
18.	GAS SERVICE PROVIDER:	CHESAPEAKE UTILITIES, INC.
19.	DELAWARE STATE STRATEGIES:	LEVEL 1
20.	EASEMENTS:	KENT COUNTY SEWER EASEMENT, D.R.: M36 / 154 (PLOTTED ON THIS PLAN) - TIDEWATER UTILITIES, INC. EASEMENT - A 15' BLANKET EASEMENT OVER THE CENTER OF ALL WATER MAINS FOR THE PURPOSE OF MAINTAINING AND REPAIRING THE WATER MAINS PER THE EXECUTED WATER SERVICE AGREEMENT. (NOT PLOTTED ON THIS PLAN). - A 15' BLANKET SEWER EASEMENT FOR THE BENEFIT OF PARCELS 2-00-05700-01-1100 AND 2-00-05700-01-1300 OVER THE CENTER OF THE EXISTING SEWER - ESTABLISHED PER THIS PLAT (NOT PLOTTED ON THIS PLAN)
21.	FEMA FLOOD MAP:	A PORTION OF THE SITE IS IMPACTED BY THE 100-YEAR FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NUMBER 10001C0154H DATED MAY 5, 2003.
22.	LATITUDE AND LONGITUDE:	LATITUDE: N 39.199922 LONGITUDE: W 75.566447
23.	POSTED SPEED LIMIT:	W DENNEYS RD (KCR 100): 40 MPH
24.	PROXIMITY TO T.I.D.:	WITHIN THE CHESWOLD AREA TID
25.	LIMIT OF DISTURBANCE:	0.0 ACRES
26.	SURVEY DATUM	NAD 83 / NAVD 88
27.	WATERSHED:	UPPER SAINT JONES RIVER

GENERAL NOTES

1. SOURCE OF TITLE: DEED BOOK 11887 / 260.
2. LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY" STANDARDS
3. A PORTION OF THI SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA FLOOD MAP NUMBER 100010154H, EFFECTIVE DATE: MAY 5, 2003
4. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
5. A 15-FOOT WIDE BLANKET SANITARY SEWER EASEMENT, CENTERED ON THE EXISTING SEWER SERVICE MAIN SERVING PARCEL 2-00-05700-01-1100 AND 2-00-05700-01-1300, IS ESTABLISHED ON PARCEL 2-00-05700-01-1000 AS PER THIS PLAT. MAINTENANCE OF THE SEWER MAIN ON PARCEL 2-00-05700-01-1000 SHALL BE THE RESPONSIBILITY OF PARCEL 2-00-05700-01-1000.
6. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S EVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CORD DIST.	CORD BEARING
C1	168.21'	311.48'	030°56'29"	166.17'	S36° 58' 50"W
C2	149.09'	566.00'	015°05'31"	148.65'	N26° 57' 06"E
C3	617.62'	510.00'	069°23'09"	580.56'	N00° 11' 43"W
C4	183.26'	272.33'	038°33'24"	179.82'	S33° 10' 23"W
C5	269.34'	510.00'	030°15'30"	266.22'	N19° 45' 32"W
C6	348.28'	510.00'	039°07'39"	341.55'	N14° 56' 02"E

PURPOSE STATEMENT

THIS EXHIBIT HAS BEEN PREPARED IN SUPPORT OF THE WEST DENNEYS ROAD GENERAL BUSINESS REZONING APPLICATION. THE EXHIBIT DEPICTS THE PROPOSED REZONING OF APPROXIMATELY 17.968± ACRES FROM LIMITED INDUSTRIAL (IL) AND GENERAL INDUSTRIAL (IG) TO GENERAL BUSINESS (BG). PROPERTY BOUNDARIES SHOWN REFLECT A PROPOSED LOT LINE ADJUSTMENT CURRENTLY UNDER REVIEW BY KENT COUNTY AS A SEPARATE APPLICATION AND ARE INCLUDED FOR ILLUSTRATIVE PURPOSES TO DEPICT THE ANTICIPATED PARCEL CONFIGURATION UPON APPROVAL.

SITEWORKS ENGINEERING LLC
PO BOX 2 | 39 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

EXHIBIT A - ZONING MAP AMENDMENT EXHIBIT

LANDS OF JOHN M & RUTH R STOLTZFUS

TAX PARCEL NO. 2-00-05700-01-1300
KCR 100 (W DENNEYS RD) MAJOR COLLECTOR
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE

ISSUE / REVISION BLOCK
5/29/2026 - ZONING EXHIBIT

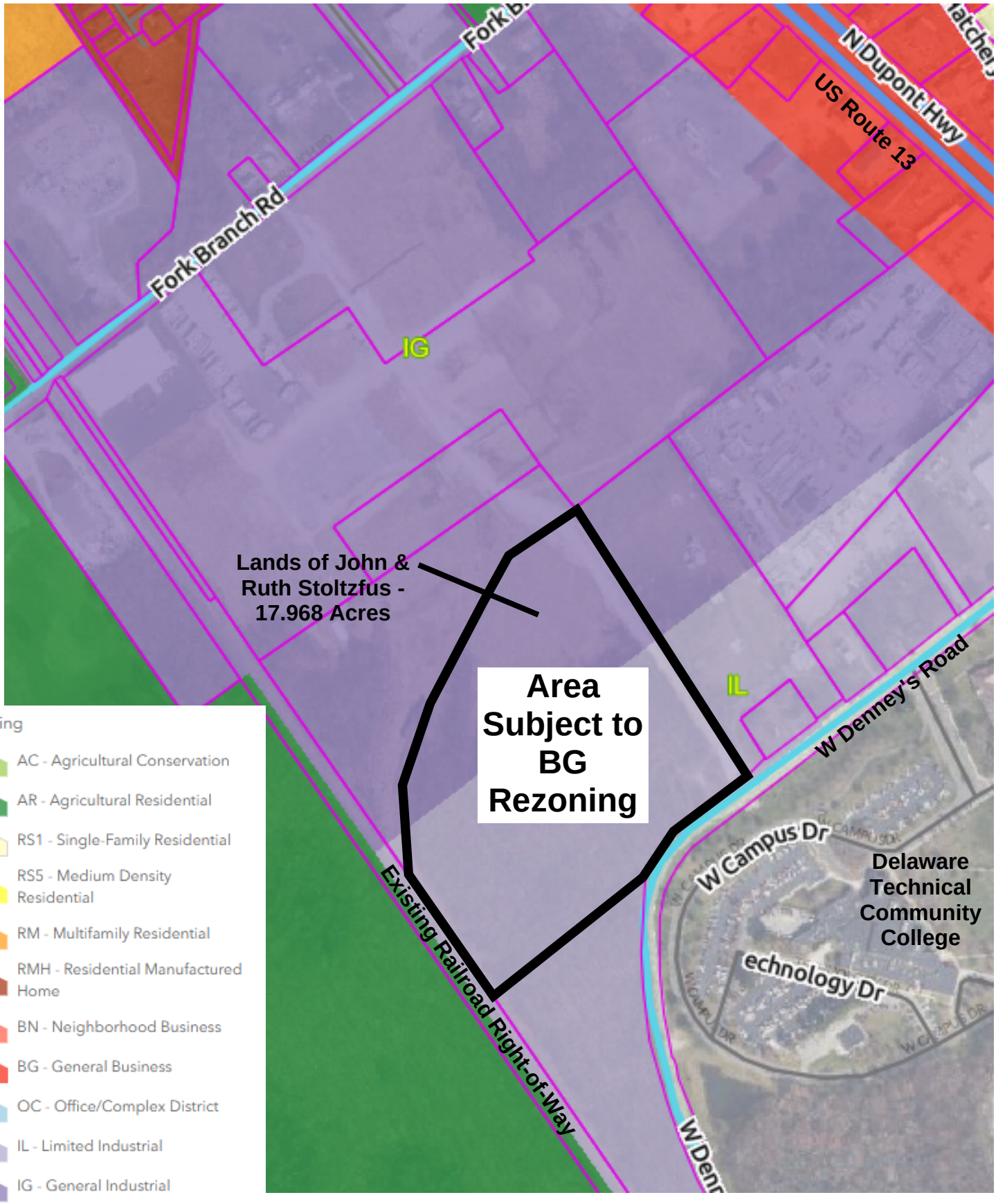
SCALE	PROJECT #	DRAWN BY
1" = 80'	24-572	DMH

DRAWING NUMBER

1

THIS DRAWING INCLUDING DESIGN AND CONSTRUCTION FEATURES ARE PROPRIETARY TO SITEWORKS ENGINEERING LLC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. © CONTENTS COPYRIGHT 2025 SITEWORKS ENGINEERING, LLC.

W Denneys Road - General Business Rezoning



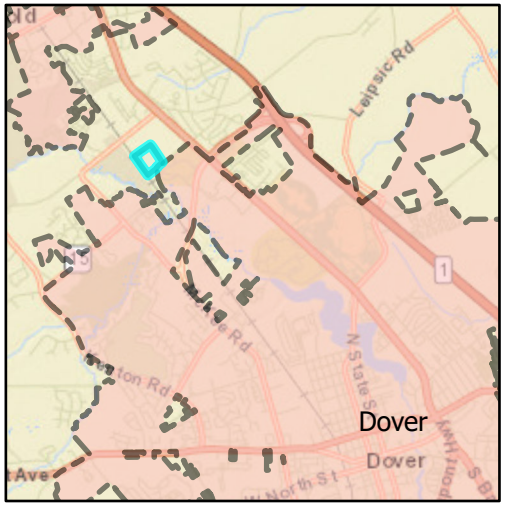
Preliminary Land Use Service (PLUS)

2026-06-06 West Denneys Road General Business Rezoning

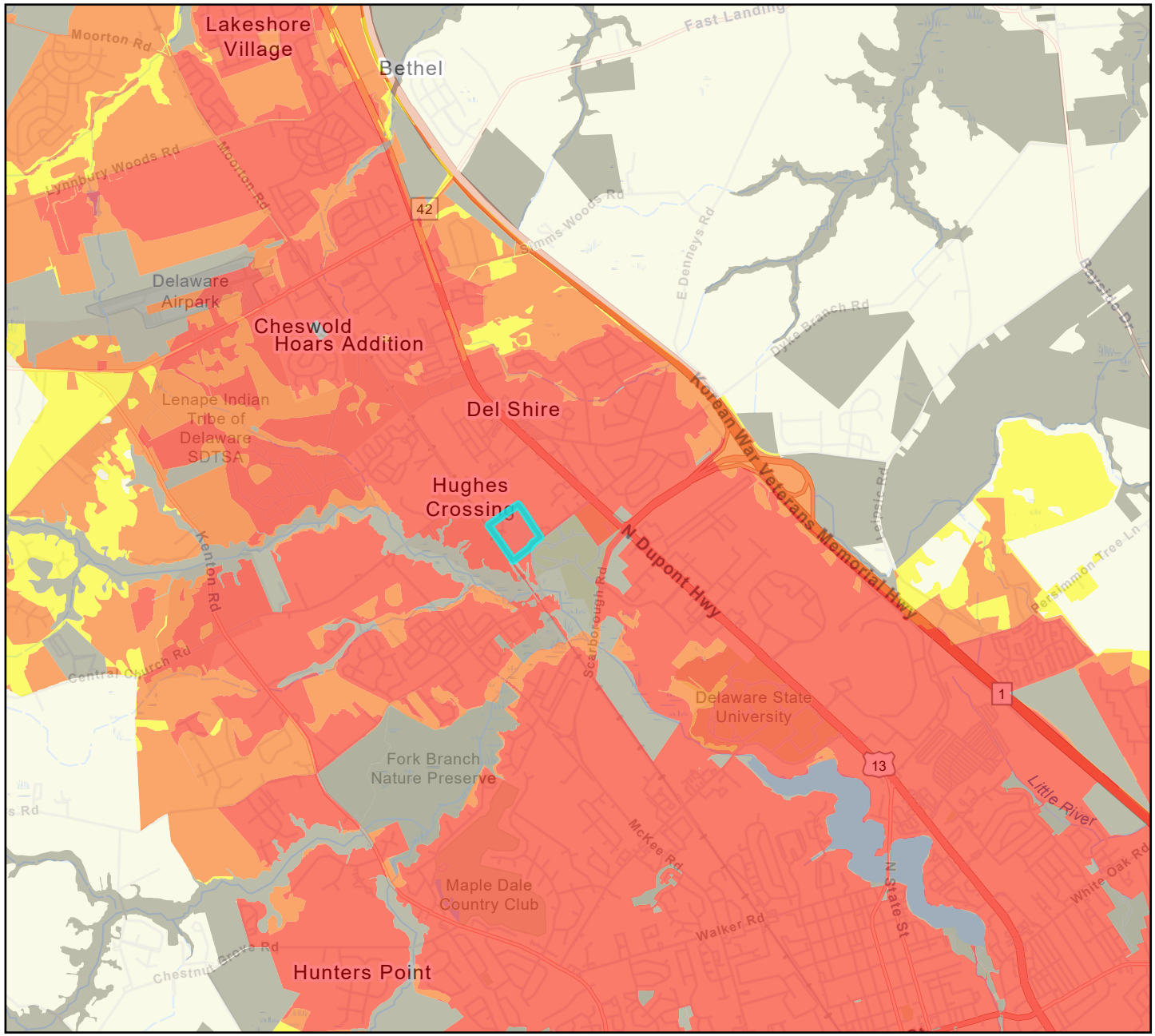


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-06-06 West Denneys Road General Business Rezoning



Legend

PLUS Project

Investment Level

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

