PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 3, 2026 4:49 PM

PLUS ID: 2026-08-10

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: ChristianaCare Camden Hospital
County: Kent County **Municipality:** Camden
Description of PLUS project/plan:
2-Story building with hospital use on first floor and medical offices on second floor.

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): 7-02-10300-01-0600-00001

Project Location: South Dupont Hwy (Cooper Farm)

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

Section II: Project Contact Information

Owner Contact Information

ROJAN GT 724 LLC / Bob Aerenson
2213 Concord Pike
Wilmington, DE 19803
Phone: 302-494-6000
Email: robert@aerenson.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
CHRISTIANA HEALTH CARE SYSTEM, INC. / Jeff Miller
4755 Ogletown-Stanton Road
Newark, DE 19718
Phone: 302-545-5487

Email: JMiller@Christianacare.org
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Bohler Engineering, LLC
Jena Cooper
Phone: 302-644-1155
Email: jcooper@bohlereng.com
Fax: 302-703-3184

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

Section III: Project Details

Project Area (Acres): **6**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Institutional**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **C-2 Highway Commercial**
Proposed Zoning for this project: **C-2 Highway Commercial**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Mini Hospital with Medical Offices**

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: **Health Care**
Total Square footage: **44,093**

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:
Sam Mitrani (305) 746-0748

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:

This site is currently still within the conceptual phase of design, however Bohler anticipates providing quality and quantity management by proposing a stormwater management pond on-site.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **0.5**
What kind of Open Space? **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? **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)?
TBD

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.
Inter-parcel connection to adjacent project; LL Engineer processing through DelDOT

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	No
Type existing			
Proposed to add?	Unknown	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?
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**
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: ChristianaCare Camden Hospital

Project ID (to be completed by OSPC): _____

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

_____ 7-31-26

Signature of Property Owner Date

Bob Aerenson

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

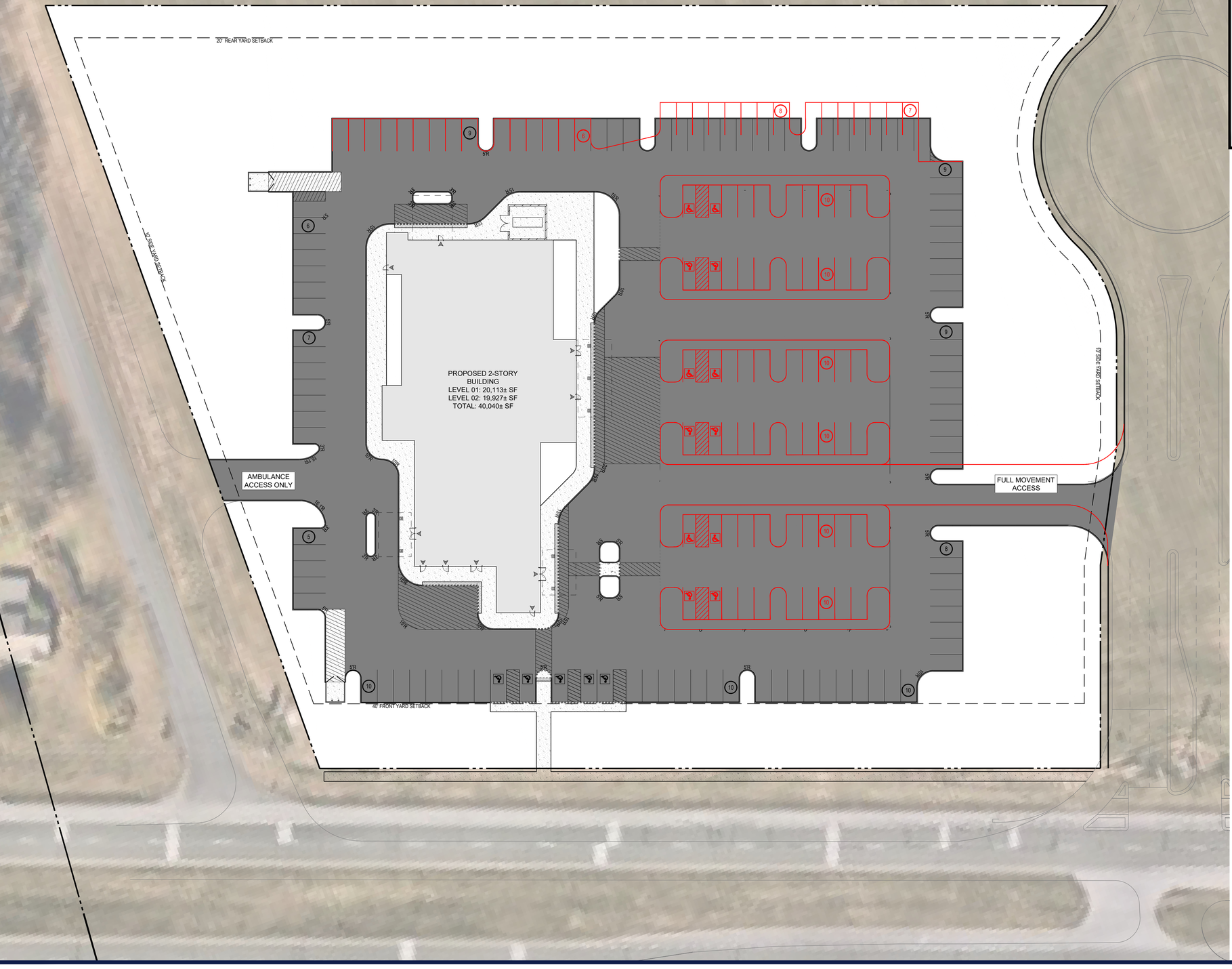
Additional Owner (Please Print)

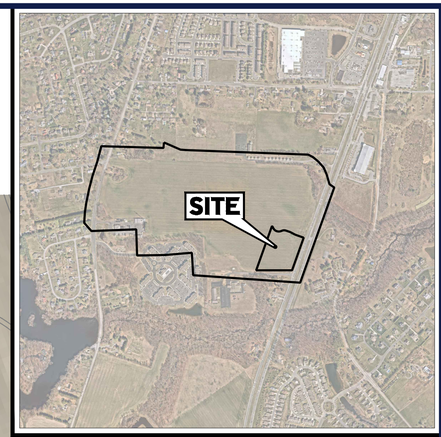
Published January 2022

CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.





LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: NEARMAPS

ZONING TABLE

ZONE: C-2 - HIGHWAY COMMERCIAL DISTRICT
USE: MEDICAL FACILITY
PARCEL: 7-02-10300-01-0600-00001

APPLICANT/ OWNER INFORMATION

APPLICANT:	CHRISTIANA CARE SYSTEM INC. 4755 OGLETOWN-STANTON ROAD NEWARK, DE 19718
PROPERTY OWNER:	THE PETERS COOPER FARM LLC 6007 CHANDELLE CIR PENSACOLA, FL 32507

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN LOT AREA	9,000 SF (0.21 AC)	261,796± SF (6.01± AC)
MIN LOT WIDTH	60'	±483.26'
MIN LOT DEPTH	100'	±472.19'
MIN YARD SETBACKS		
FRONT YARD	40'	±40'
SIDE YARD	10'	±97.45'
REAR YARD	20'	±140.50'
MAX PERMITTED HEIGHT	<45'	±44'
MAX BUILDING COVERAGE	40%	±7.68%
MAX LOT COVERAGE	80%	±53.49%
MIN ACCESS DRIVEWAY WIDTH	24'	±25'

PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN STALL SIZE	10' X 20'	10' X 20'
LOADING REQUIREMENTS	2 SPACES	3 SPACES
MIN LOADING SIZE	12' X 45'	12' X 45'
MIN NUMBER OF STALLS	TBD	164
MIN NUMBER OF ADA STALLS	5 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)	17 SPACES (ALL VAN ACCESSIBLE)

MEDICAL CLINIC:
4 SPACES PER DOCTOR + 1 SPACE PER EACH 2 EMPLOYEES ON LARGEST SHIFT
(4 SPACES / 1 DOCTOR) * (XX DOCTORS) +(1 SPACE / 2 EMPLOYEES) * (XX EMPLOYEES) =
XX SPACES

OFFICE SPACE:
1 SPACE PER EACH 200 SF = (1 SPACE / 200 SF) X (19,927 SF) = 100 SPACES

TOTAL SPACES REQUIRED: XX

30 15 7.5 0 30
1"= 30'

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO AND CONTENT OF THIS PLANSET (DRAWINGS AND DOCUMENTS) ARE COPYRIGHTED WORKS OF BOHLER AND MAY NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANSETS MARKED AS "RELEASED FOR CONSTRUCTION" OR "RELEASED FOR PERMIT" SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	DEA260013.00-0A
DRAWN BY:	PMD
CHECKED BY:	DMK
DATE:	07/07/2026
CAD I.D.:	P-CPTB-SITE

PROJECT:

CONCEPTUAL SITE PLAN

FOR

Christiana Care Health System Inc.

NEIGHBORHOOD HOSPITAL

4800 S DuPont Hwy
Town of Camden
Dover, DE

BOHLER™
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
www.BohlerEngineering.com

SHEET TITLE:

CONCEPT PLAN OPTION 2

SHEET NUMBER:

1B

ORG. DATE - 07/07/2026

Jul 15, 2026
P:\DEA\2026\DEA260013.00\CAD\DRAWINGS\CONCEPTS\CONCEPT PLAN "B"\P-CPTB-SITE-0B.dwg

PUBLIC PRE CHECK Results for State Parcel(s): 7-02-10300-01-0600-00001

Wetlands: Issue Found

DE FIRM: Issues Found

Land and Water Conservation Fund: No Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: 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

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Delaware Ecological Network: No Issues Found

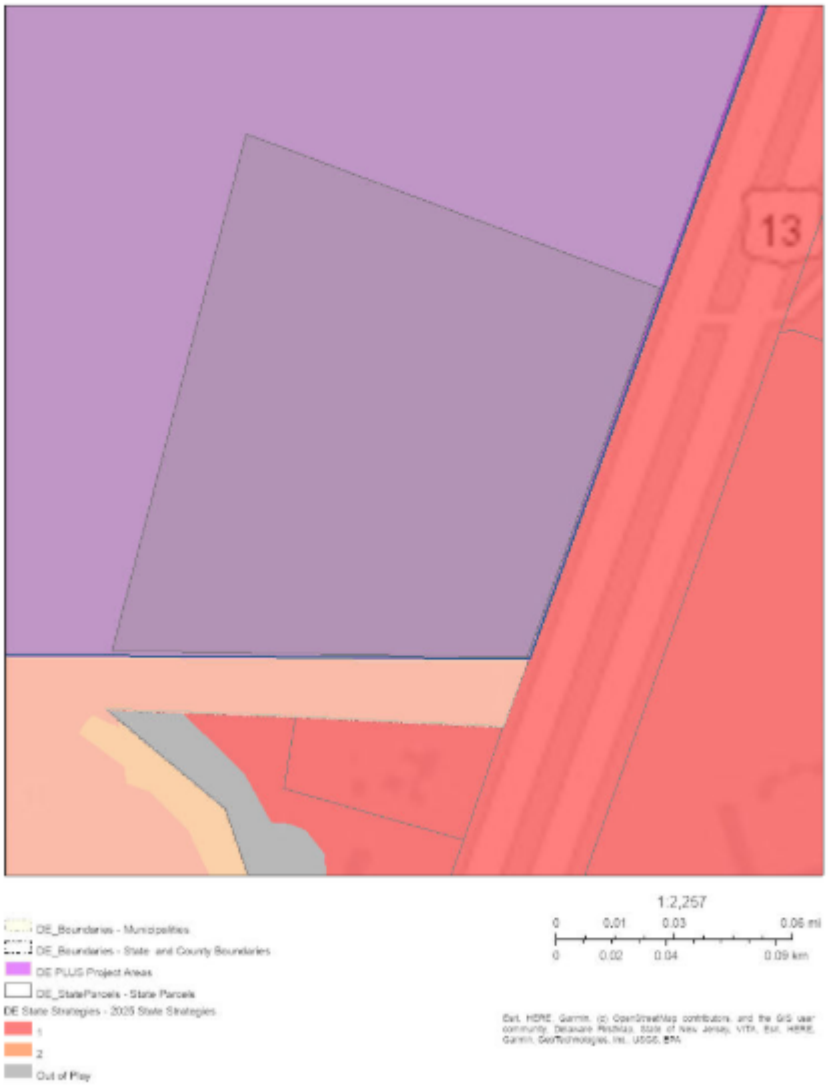
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 348,474.3 ft²

Aug 7 2026 13:48:02 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	684,605.31	N/A
DE_StateParcels - State Parcels	1	348,474.28	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	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	4	348,474.73	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	348,474.28	N/A
Preliminary FEMA Flood Maps	2	348,474.28	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-10-09	336,131.02
2	2026-08-10	348,474.28

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	7-02-10300-01-0600-00001	45.80	348,474.28

Soils Kent County

#	SOILNAME	Area(ft²)
1	Ingleside sandy loam, 2 to 5 percent slopes	5,384.41
2	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	6,496.67
3	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	146,958.24
4	Hambrook sandy loam, 0 to 2 percent slopes	189,635.40

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	348,474.28

Preliminary FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	348,474.28

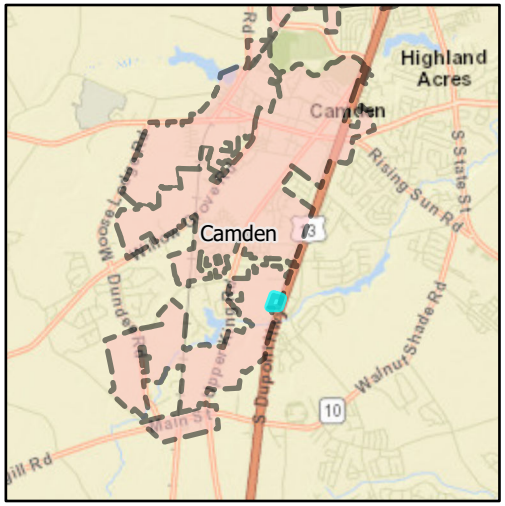
Preliminary Land Use Service (PLUS)

2026-08-10 ChristianaCare Camden Hospital

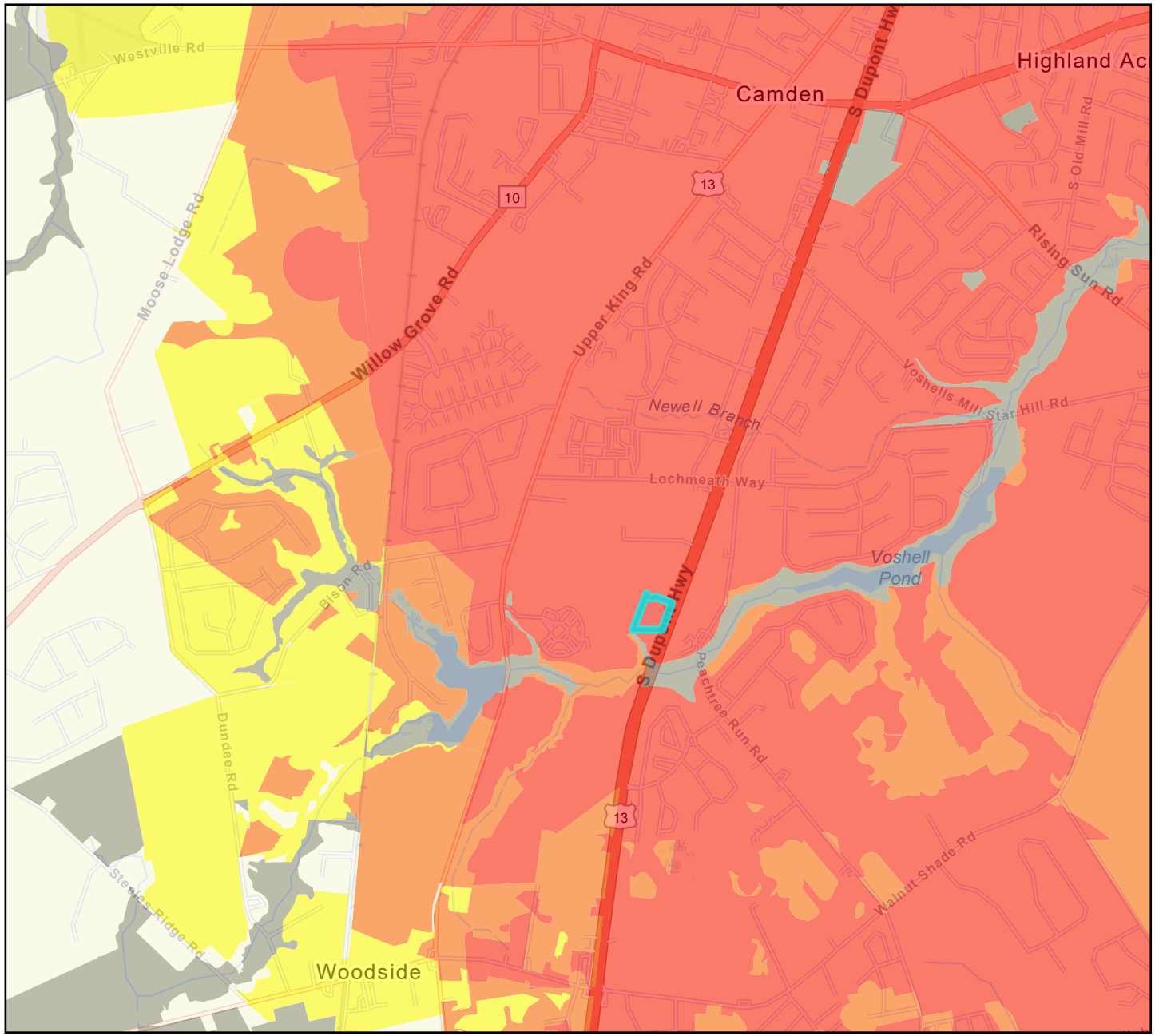


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-08-10 ChristianaCare Camden Hospital



Legend

PLUS Project

Investment Level

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

