

**Preliminary Land Use Service (PLUS) Meeting
Facilities Management Conference Room
Thomas Collins Building, 1st floor
January 26, 2005**

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion:** Simons Corner Shopping Center (PLUS 2005-01-05)
Location: On the west side of Route 13, at the south end of Smyrna and across from the South Smyrna Exit from State Route 1 (Exit 114).
Project: Development of a 320,000 s.f. shopping center in the Town of Smyrna.
- III. 9:45 AM **Review and Discussion:** Diemicke Property (PLUS 2005-01-02)
Location: On the south side of Underwoods Corner Road, approximately 1,782 ft. east of the intersection with Alley Corner Road, and west of Clayton.
Project: Rezoning of 161.091 acres from AC to R-1 for a 410 unit residential subdivision and a possible future school site.
- Note: The Town of Clayton is considering annexing this property and the property between this farm and the current town boundaries. A comprehensive plan amendment will be required from Clayton, but has not yet been received.
- IV. 10:30 AM **Review and Discussion:** Tuscany Estates (PLUS 2005-01-07)
Location: On the southeast side of Carpenters Bridge Rd., across from Roesville Rd., southwest of Frederica, and adjacent to Ash Gut and the Murderkill River.
Project: Subdivision of 814 residential lots.
- Note: Across Carpenters Bridge Rd. from PLUS 2004-11-12 (Roseville Estates). Same Designer.
- V. 11:15 AM **Review and Discussion:** Frederica Land Development Ordinance (PLUS 2005-01-09)
Project: New land development ordinance, comp plan amendment and comprehensive rezoning for Frederica. Draft plan and maps are found at http://www.state.de.us/planning/comp_plans/draft_fredrica_zoning_ordinance_111704.pdf.
- 12:15 PM **LUNCH**
- VI. 1:15 PM **Review and Discussion:** Delaware Emergency Animal Center (PLUS 2005-01-06)
Location: On the north side of E. Lebanon Rd., west of the Dover Air Force Base.
Project: Commercial building of 5,000 s.f. for Animal Hospital.
- Note: Adjacent to LUPA 03-24-00-01 (Wawa, Inc.)
- VII. 1:45 PM **Review and Discussion:** Millwood Crossing (PLUS 2005-01-10)
Location: On the north side of Dyke Branch Rd., between the road and Dyke Branch, east of SR1 and northeast of Dover.
Project: Subdivision of 102 single family lots.
- Note: Adjacent to LUPA 11030301(Blue Heron). The application lists only parcel 60.00. It appears from the site plan that parcels 60.04, 60.05 and 60.06 are also included.