

## Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**Purpose of PLUS** - The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions **must** be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): \_\_\_\_\_  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name: *LOT 2 Levels Business Park*

2. Location ( please be specific): *Corner of Levels Road and Patriot Drive, Middletown*

3. Parcel Identification #: *23-041.00-002*

4. County or Local Jurisdiction Name: where project is located: *Town of middle town*

5. If contiguous to a municipality, are you seeking annexation: *NO*

6. Owner's Name: *Bluegrass Investments, LLC Richard C. Woodin, Authorized Agent*

Address: *2126 W. Newport PK, Suite 200*

City: *Wilmington* State: *DE* Zip: *19804*

Phone: *(302) 633-9134* Fax: *NONE* Email: *rwoodin@woodinassociates.com*

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): *Same as owner*

Address:

City: State: Zip:

Phone: Fax: Email:

8. Project Designer/Engineer: *Woodin + Associates (Jayme Baer)*

Address: *111 Patriot Drive, Suite D*

City: *Middletown* State: *DE* Zip: *19709*

Phone: *(302) 494-0082* Fax: *NONE* Email: *jbaer@woodinassociates.com*

9. Please Designate a Contact Person, including phone number, for this Project: *Richard Woodin (302) 420-5823*

|  |  |
|--|--|
| <b>Information Regarding Site:</b>   |  |
| 10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review<br><input type="checkbox"/> Subdivision   |  |
| 11. Brief Explanation of Project being reviewed: <i>To rezone and develop a 2.2 acre parcel into a retail and apartment building with associated parking.</i><br>If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.  |  |
| 12. Area of Project (Acres +/-): <i>2.2</i> Number of Residential Units: <i>24</i> Commercial square footage: <i>15,300</i>  |  |
| 13. Present Zoning:<br><i>23M-1 - manufacturing Industrial</i>   | 14. Proposed Zoning:<br><i>C-3 Regional Commercial</i> |
| 15. Present Use:<br><i>undeveloped lot</i>   | 16. Proposed Use:<br><i>Retail and apartments</i>      |
| 17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)<br>Service Provider Name:<br><i>Town of Middletown / Artesian Water Company</i><br>Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)<br>Service Provider Name:<br><i>Town of Middletown</i><br>Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |
| 19. If residential, describe style and market segment you plan to target (Example- Age restricted):<br><i>Apartments/Rental.</i>   |  |
| 20. Environmental impacts:<br><br>How many forested acres are presently on-site? <i>0</i> How many forested acres will be removed? <i>0</i><br><br>To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br>Are the wetlands: <input type="checkbox"/> Tidal Acres: _____<br><input type="checkbox"/> Non-tidal Acres: _____<br><br>If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No<br><br>Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No<br><br>Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts:<br><br>How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u><i>&gt; 200'</i></u> |  |
| 21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |
| 22. List the proposed method(s) of stormwater management for the site: <i>storm sewer connection to existing network discharging to existing stormwater management pond.</i>   |  |
| 23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? _____ Acres:   |  |
| What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?  |  |
| 24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 500

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 5%

26. Will the project connect to state maintained roads?  Yes  No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
Are there proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
Person to contact to arrange visit: \_\_\_\_\_ phone number: \_\_\_\_\_

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

[Signature]  
Signature of property owner

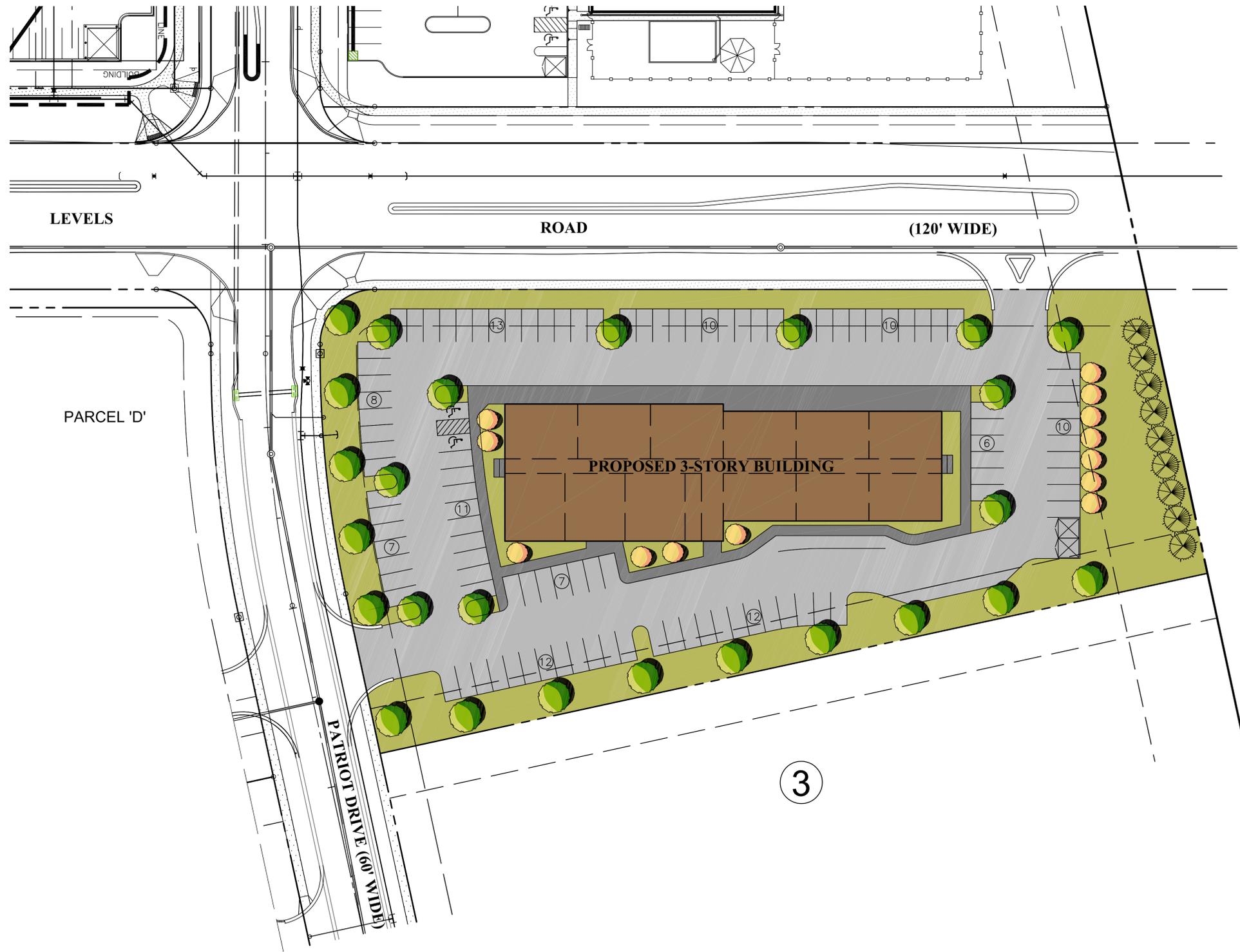
3/1/13  
Date

[Signature]  
Signature of Person completing form  
(If different than property owner)

3/1/13  
Date

**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an **electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



**PLAN DATA:**

|                       |   |
|-----------------------|---|
| 1. TAX PARCEL NUMBER: | 23-041.00-002                                     |
| 2. GROSS ACREAGE:     | 2.2± ACRES  |
| 3. EXISTING ZONING:   | M-1   |
| PROPOSED ZONING:      | C-3   |
| 4. PROPOSED USE:      |   |
| RETAIL:               | 15,300 S.F. (1st FLOOR LEASEABLE AREA)            |
| APARTMENTS:           | 24 UNITS (2nd & 3rd FLOOR)                        |
| 5. LOT COVERAGE:      |   |
| BUILDING              | 16,200 S.F. (17%)                                 |
| IMPERVIOUS AREAS      | 55,082 S.F. (58%)                                 |
| OPEN SPACE            | 30,535 S.F. (25%)                                 |
| 6. PARKING REQUIRED:  |   |
| RETAIL CENTER:        | 3 SPACES/1,000 S.F. OF LEASEABLE AREA = 46 SPACES |
| APARTMENTS:           | 1/2 SPACE/EMPLOYEE = 12 SPACES                    |
|                       | 24 EMPLOYEES = 12 SPACES                          |
|                       | 2 SPACES/UNIT = 48 SPACES                         |
|                       | 24 UNITS = 48 SPACES                              |
|                       | TOTAL = 106 SPACES                                |
| PARKING PROVIDED:     | TOTAL = 106 SPACES                                |

**WOODIN + ASSOCIATES**  
 Civil & Geotechnical Engineers  
 Land Planners & Land Surveyors  
 Layle Business Park  
 111 Patriot Drive  
 Suite D  
 Middletown, DE 19709  
 Tel: 302-378-7300  
 Fax: 302-378-1134



**CONCEPT PLAN - LOT 2**  
 LANDS OF  
**MIDDLETOWN - LEVELS BUSINESS PARK**  
 SITUATE IN  
 TOWN OF MIDDLETOWN  
 NEW CASTLE COUNTY - STATE OF DELAWARE

| DATE | REVISION | BY |
|------|----------|----|
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |
|      |          |    |

| DESIGN   | JLB      |
|----------|----------|
| DRAFT    | LEH      |
| APPROVED | RW       |
| DATE     | 12/05/12 |
| SCALE    | 1" = 30' |

|       |   |
|-------|---|
| SHEET | 1 |
| OF    | 1 |

FILE NO.: S:\WORK\Town of Middletown\New Castle Rendering\Concept Plan\_Lot 2.dwg



# Preliminary Land Use Service (PLUS)

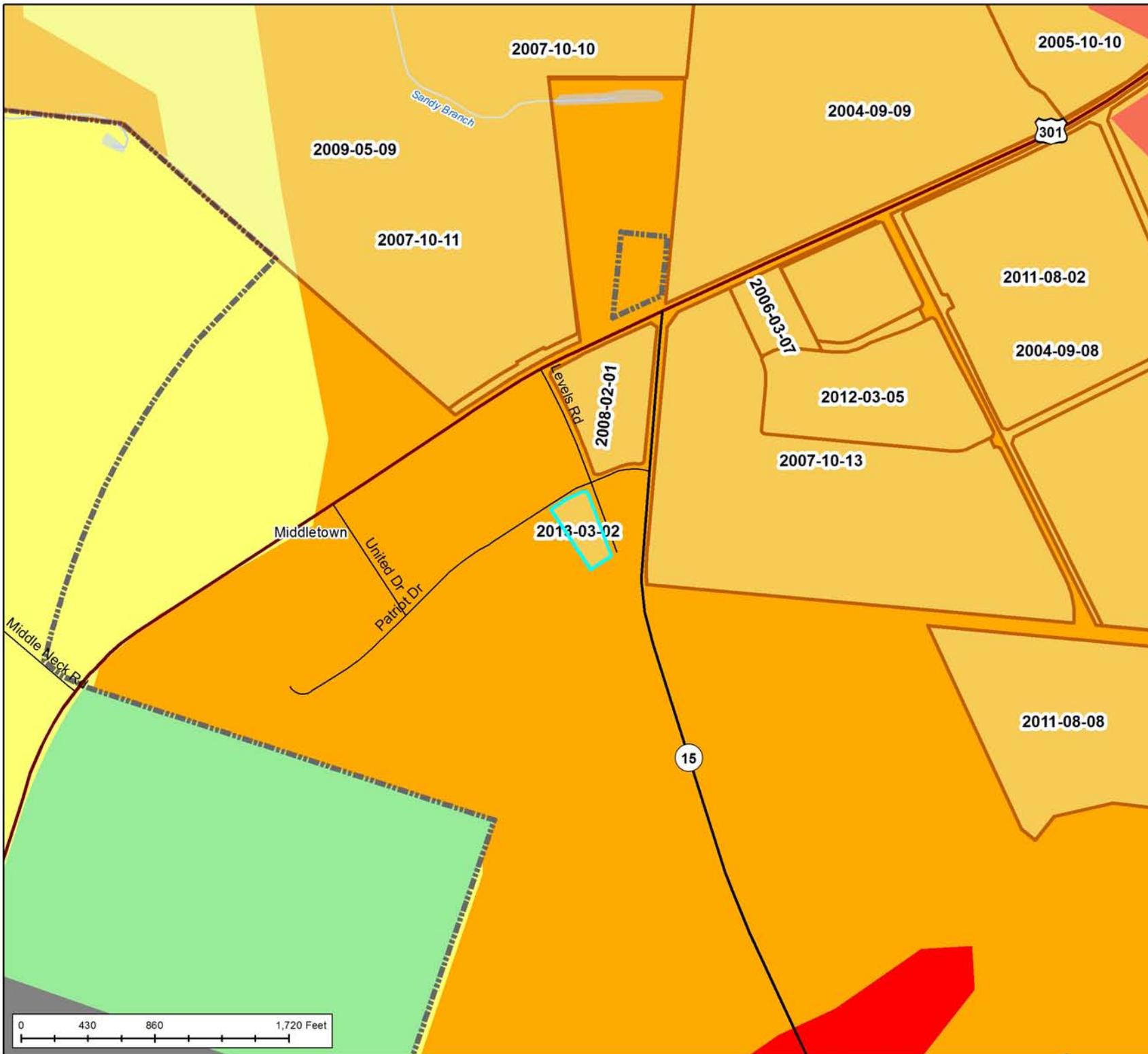
## Levels Business Park 2013-03-02

- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
  - Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play
  - Nat. Res. & Rec. Priorities
  - Working Forests
  - Highest Value Agriculture

1:10,000



Produced by the Delaware Office of State Planning Coordination.  
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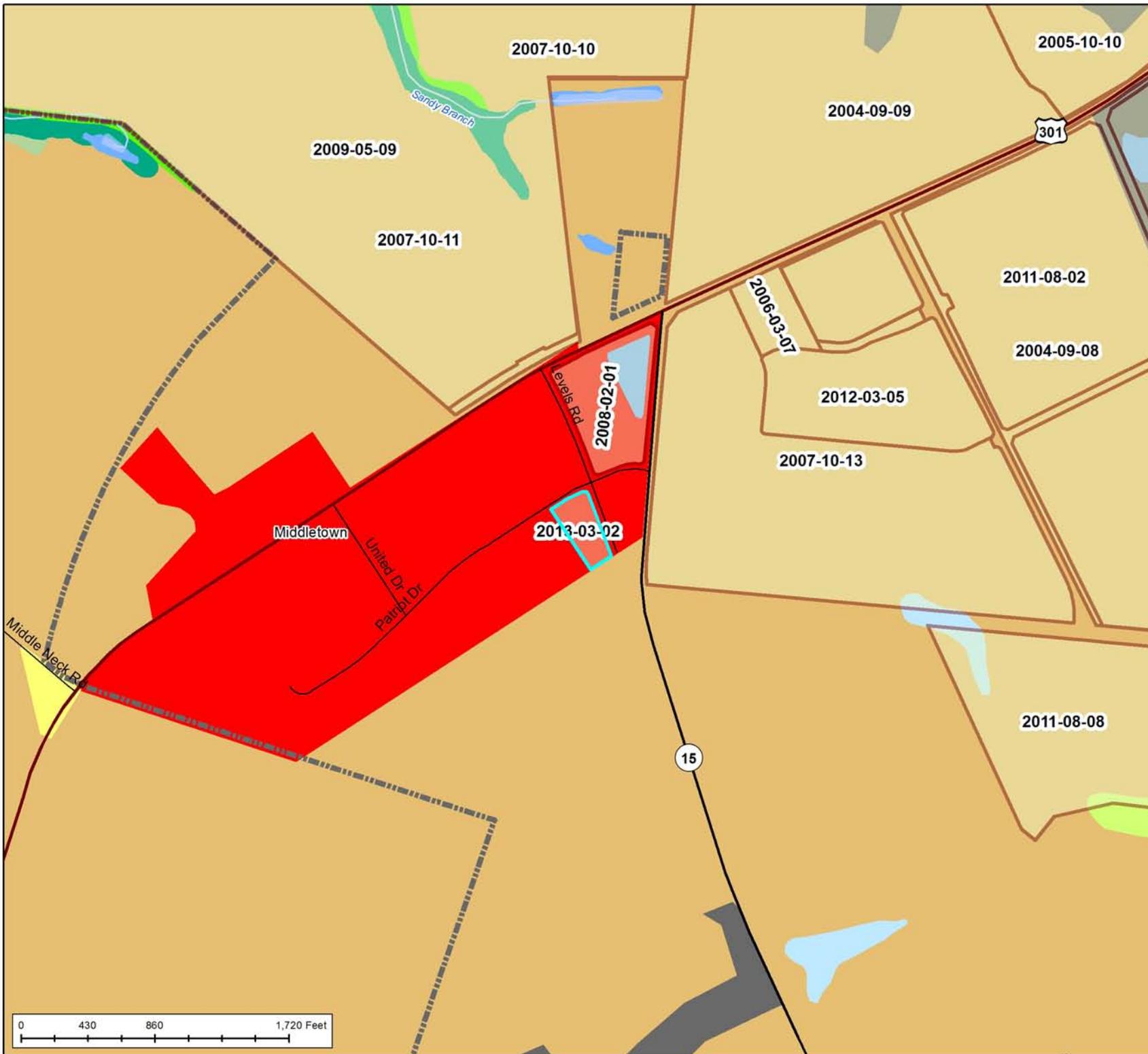
Levels Business Park  
2013-03-02

- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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301

2008-02-01

2007-10-13

2013-03-02

Middletown

Levels Rd

Patriot Dr

15

# Preliminary Land Use Service (PLUS)

Levels Business Park  
2013-03-02

-  Project Areas
-  Municipalities

2012 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget

1:2,392



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