



BELLE MEAD

C/Z 2001

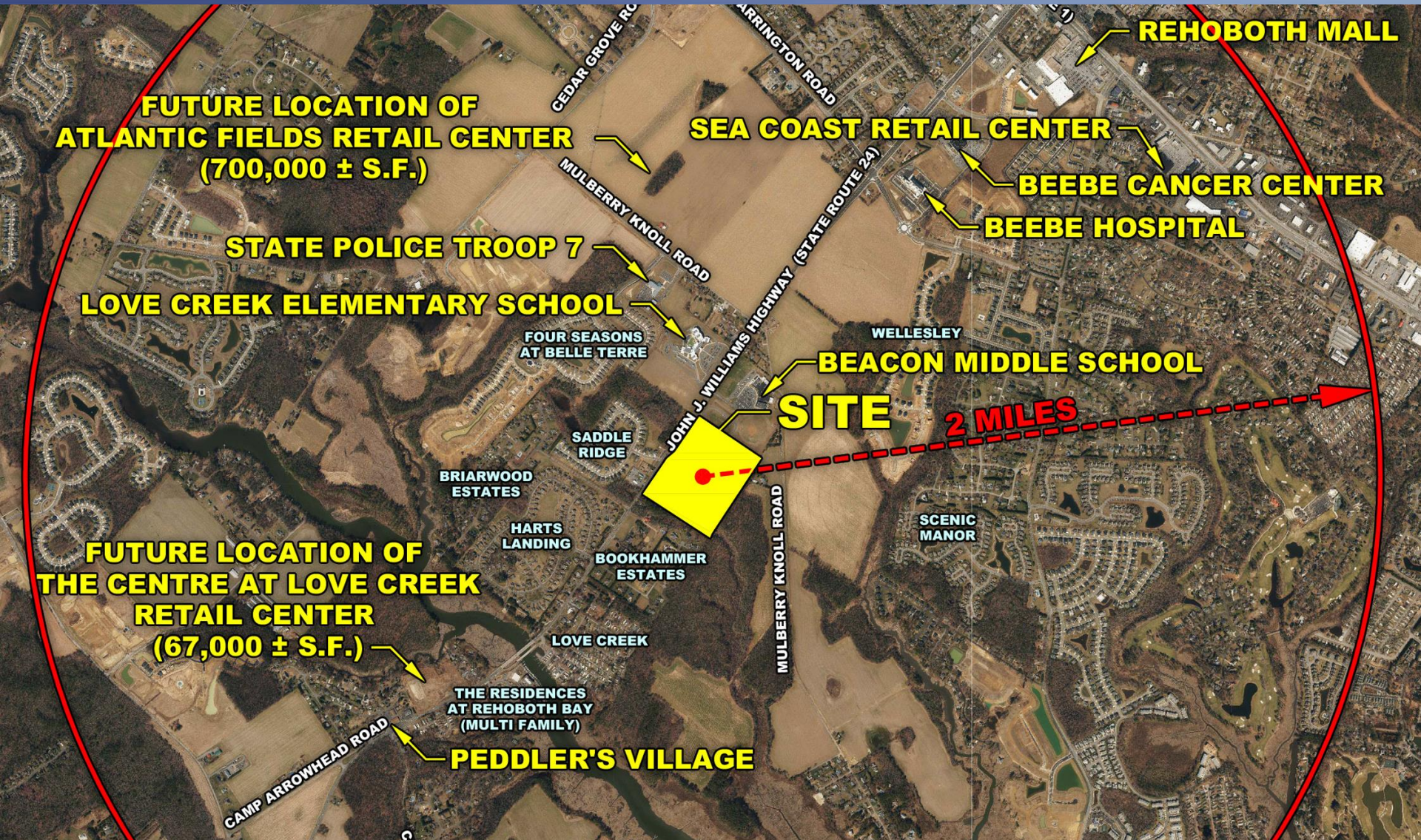
Purpose:

To encourage carefully planned large-scale commercial, retail, and mixed-use developments as a means of creating a superior shopping, working and living environment through unified developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan.

Minimum District Requirements for C-4 Zoning

- | | | |
|----|--|--|
| A. | The land area shall have access to an existing or planned arterial or collector road. | ✓ This site has immediate access to SR 24, which is an Other Principal Arterial. |
| B. | The land area shall be served by adequate existing or planned infrastructure. | ✓ This site will easily be served by nearby infrastructure, both onsite and offsite, as implemented in the master plan and by DelDOT's recent transportation improvements. |
| C. | The land areas may contain a single parcel or multiple parcels. The minimum district area is three acres. | ✓ This site contains two parcels and contains more than three acres. |
| D. | The land need not be under single ownership, provided that proper assurances are given, through the procedures contained in this section or elsewhere in these regulations, that the project can be successfully completed and maintained. | ✓ The land is under single ownership. |
| E. | The district may have a maximum of 40% of its developable area consist of duplexes, townhouses or multifamily dwellings. | ✓ This project provides roughly 35% of its developable land consisting of multifamily dwellings. |
| F. | Site plan review requirements. | ✓ All site plan requirements are being followed and will continue to be met. |

VICINITY MAP



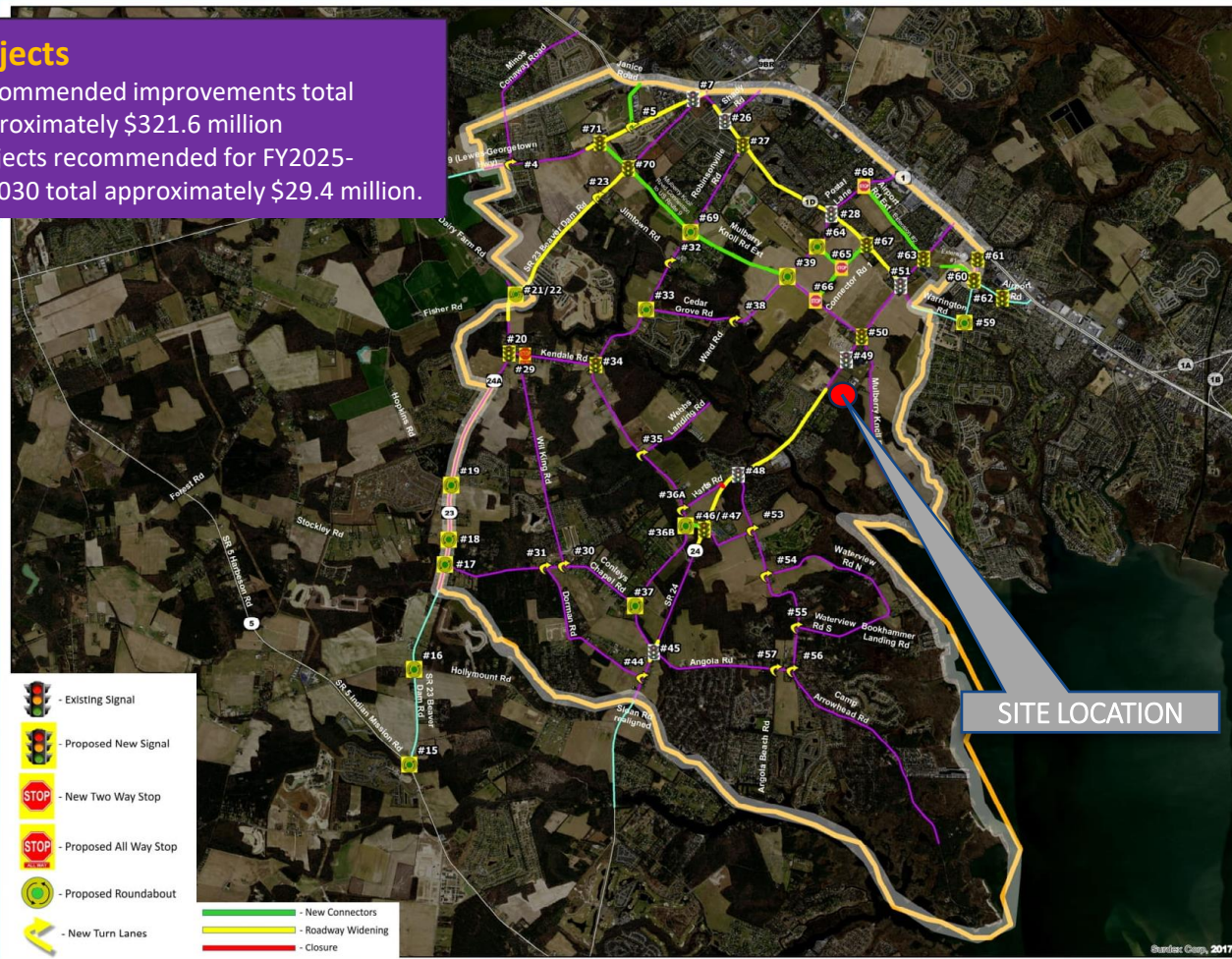
AERIAL



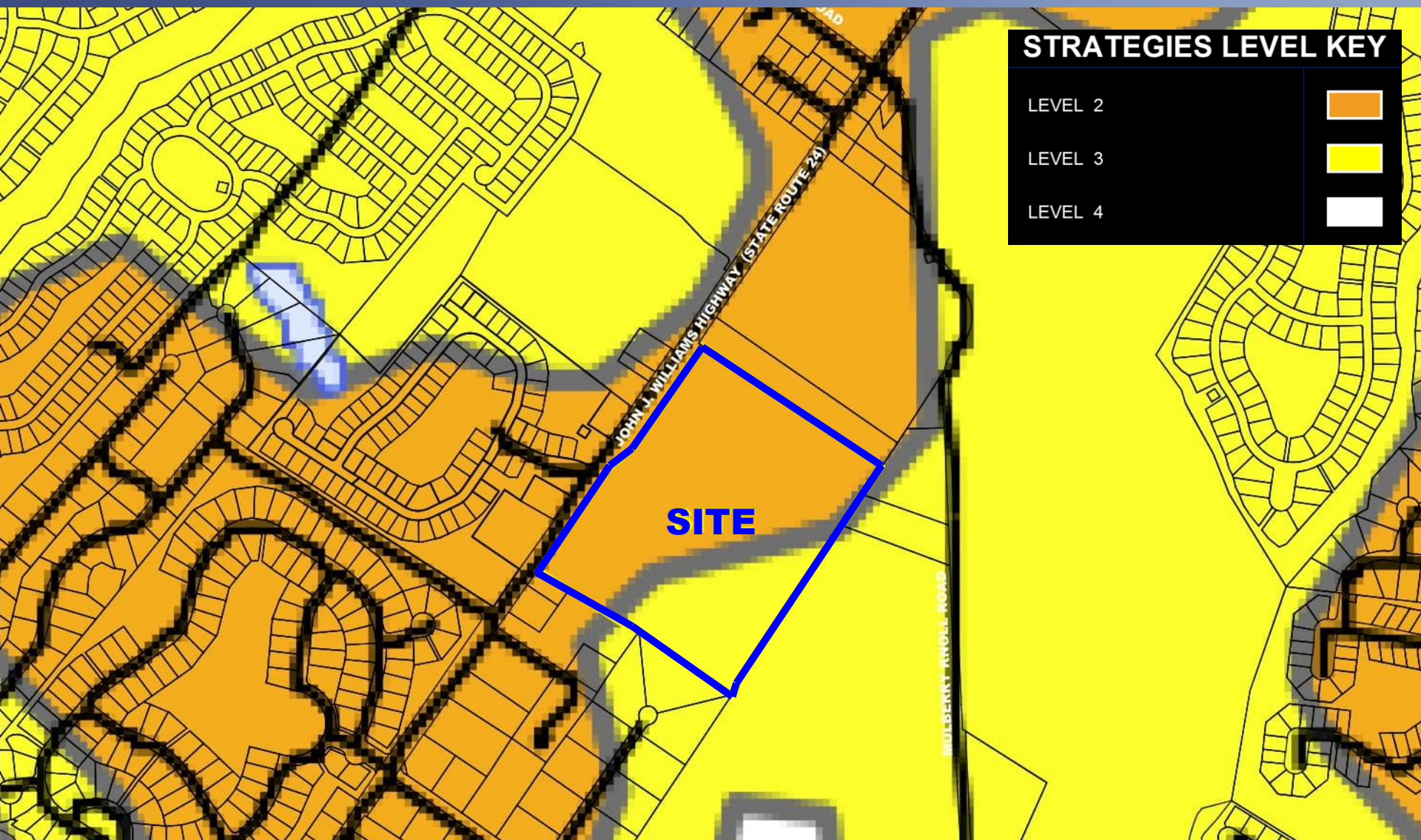
Proposed Improvement Type & Location

All Projects

- Recommended improvements total approximately \$321.6 million
- Projects recommended for FY2025-FY2030 total approximately \$29.4 million.



STATE STRATEGIES & SPENDING



EXISTING LAND USE



EXISTING LAND USE KEY

AGRICULTURE AND UNDEVELOPED LANDS

SINGLE FAMILY DWELLINGS

INSTITUTIONAL

MOBILE HOME PARKS / COURTS

COMMERCIAL

MULTI FAMILY DWELLINGS

UTILITIES

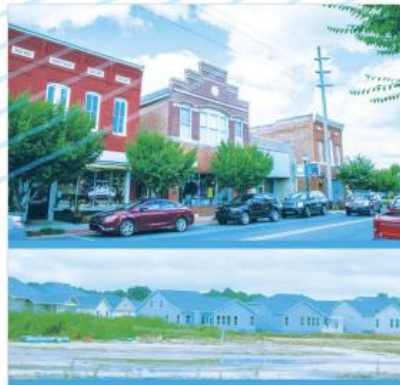
NONE



2018 SUSSEX COUNTY COMP PLAN



SUSSEX COUNTY COMPREHENSIVE PLAN FINAL MARCH 2019



FUTURE LAND USE



Sussex County
Comprehensive
Plan

2045 Future Land Use Map

Growth Areas

- Municipalities
- Town Center
- Developing Area
- Existing Development Area
- Coastal Area
- Commercial
- Industrial Area

Rural Areas

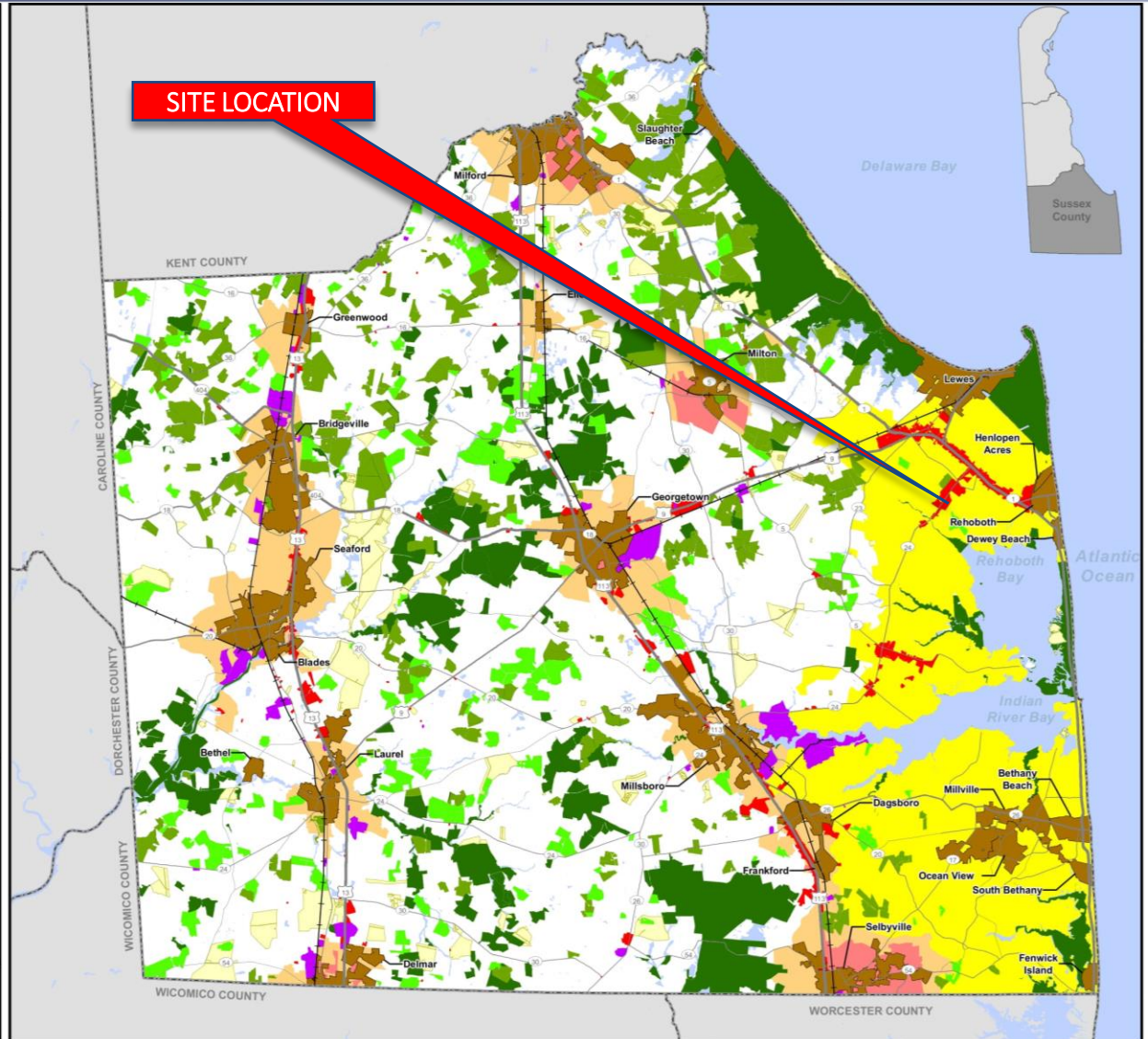
- Low Density
- Protected Land
- Ag. Preservation District
- Ag. Preservation Easement

Sources: DE FirstMap, Sussex County Mapping Dept.
Land Use Data from 2008, State Forest Data from 2013, Forest
Conservation Easements Data from 2016, Municipal Annexation
Areas 2016

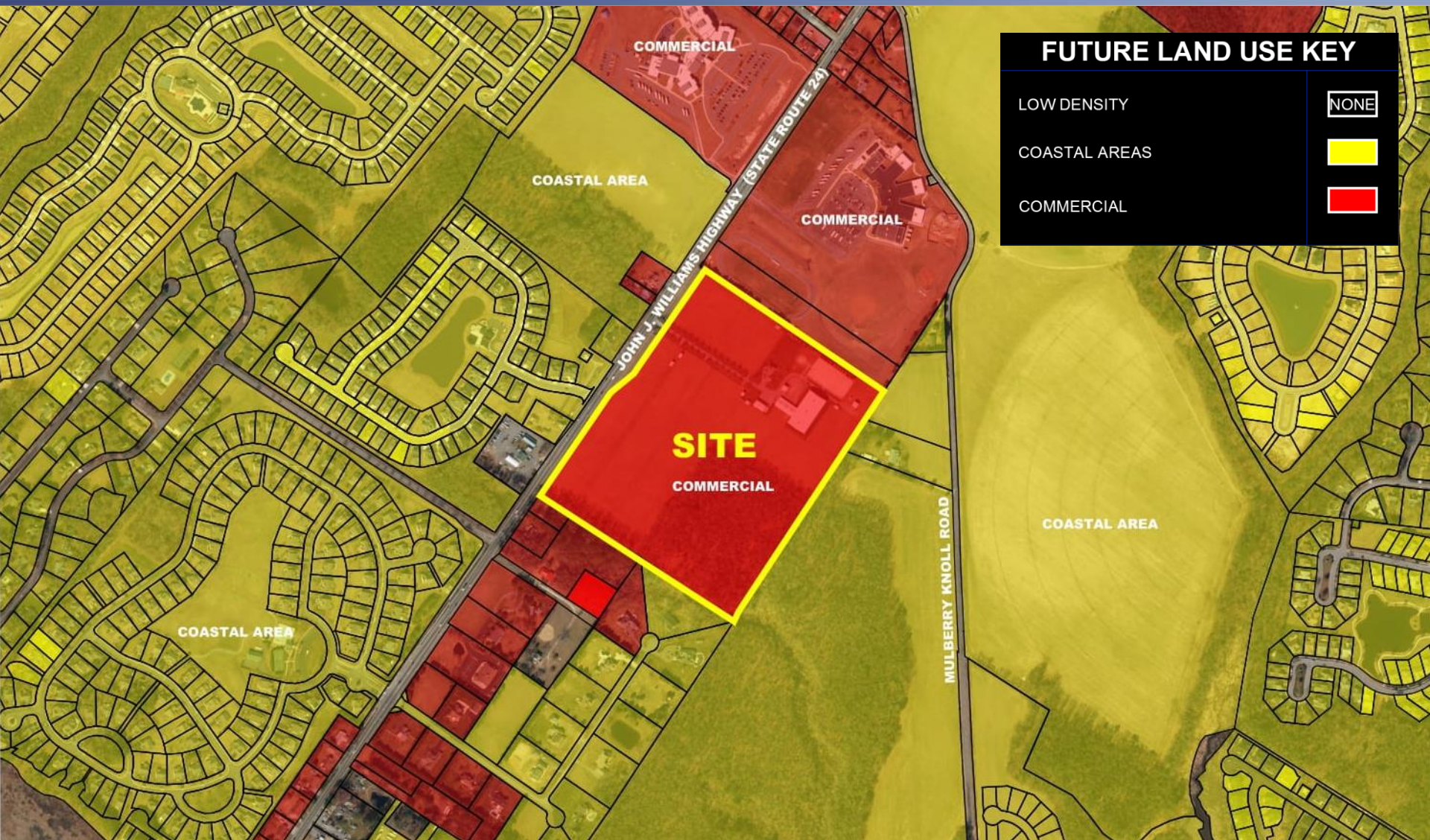
*The official depiction of the protected lands can be found on
the Protected Land Map (Figure 5.2-1)



0 2.5 5
Miles



FUTURE LAND USE



According to the Approved Version of the 2018 Sussex County Comprehensive Plan:

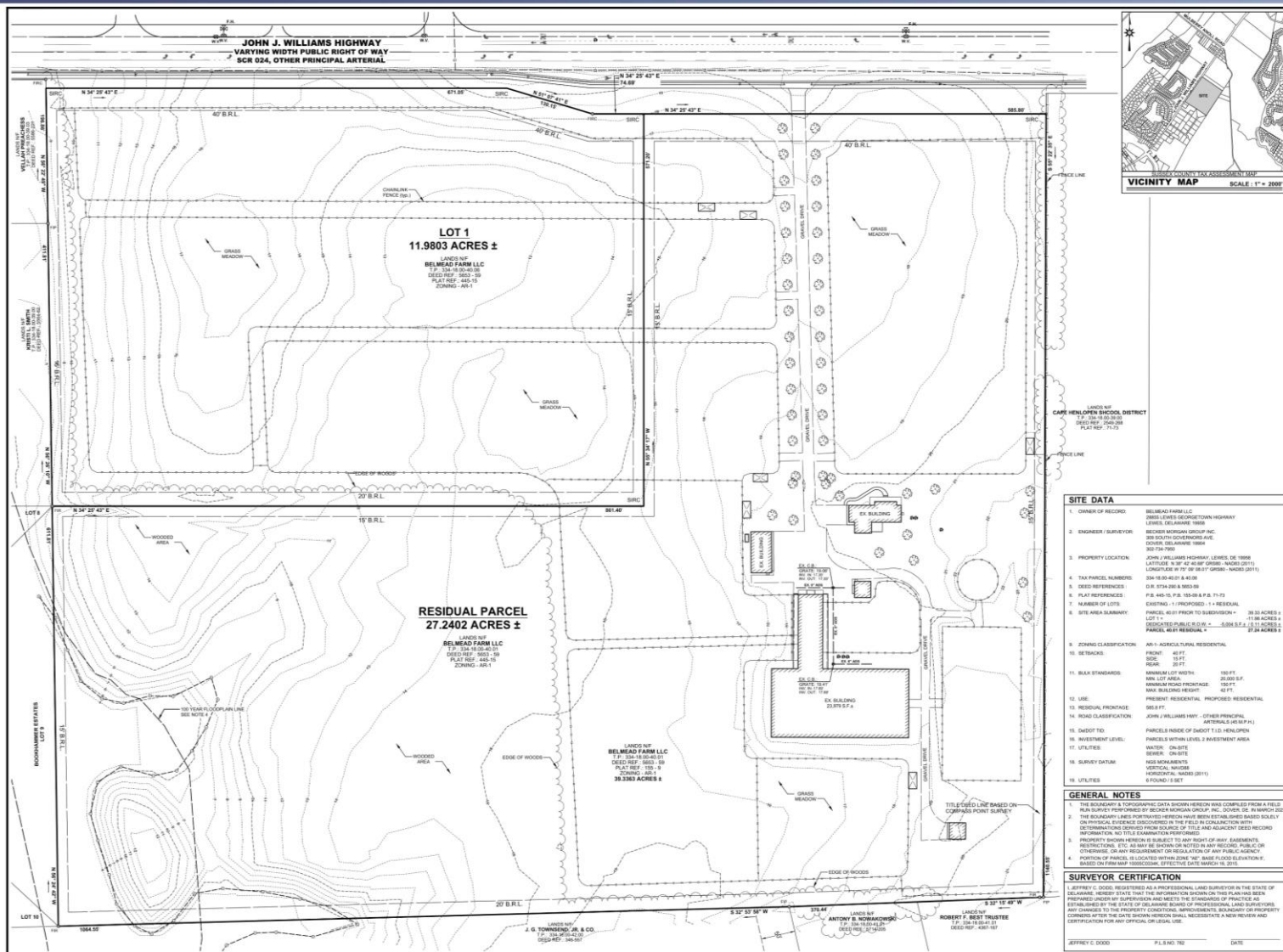
The following guidelines should apply to future growth in Commercial Areas:

Commercial Areas include concentrations of retail and service uses that are mainly located along arterials, and highways.Commercial Areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic.Mixed-use buildings may also be appropriate for these areas.

The following zoning districts shall be allowed within Commercial Areas:

Table 4.5-2 Zoning Districts Applicable to Future Land Use Categories	
FUTURE LAND USE PLAN CATEGORY	APPLICABLE ZONING DISTRICT
Commercial Area	Agricultural Residential District (AR-1) Business Community District (B-2) Business Research (B-3) Medium Commercial District (C-2) Heavy Commercial District (C-3) Planned Commercial District (C-4) Service/Limited Manufacturing District (C-5) Institutional District (I-1) Marine District (M) New Zoning Districts

SITE SURVEY PLAN



**BECKER
MORGAN**
GROUP

ARCHITECTURE
ENGINEERING
Delaware

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950

302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.760.7700

302.369.3700
Maryland
212 West Main Street, Suite 300

Salisbury, MD 21801
410.546.9100
North Carolina

3333 Jackle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

970.541.7830
www.beckermorgan.com



PROJECT TITLE

LANDS OF
**BELMEAD
FARM LLC**

JOHN J WILLIAMS HIGHWAY
LEWES, DELAWARE 19958
SUSSEX COUNTY

SUSSEX COUNTY
DEEDS TITLE

**BOUNDARY &
TOPOGRAPHIC
SURVEY**

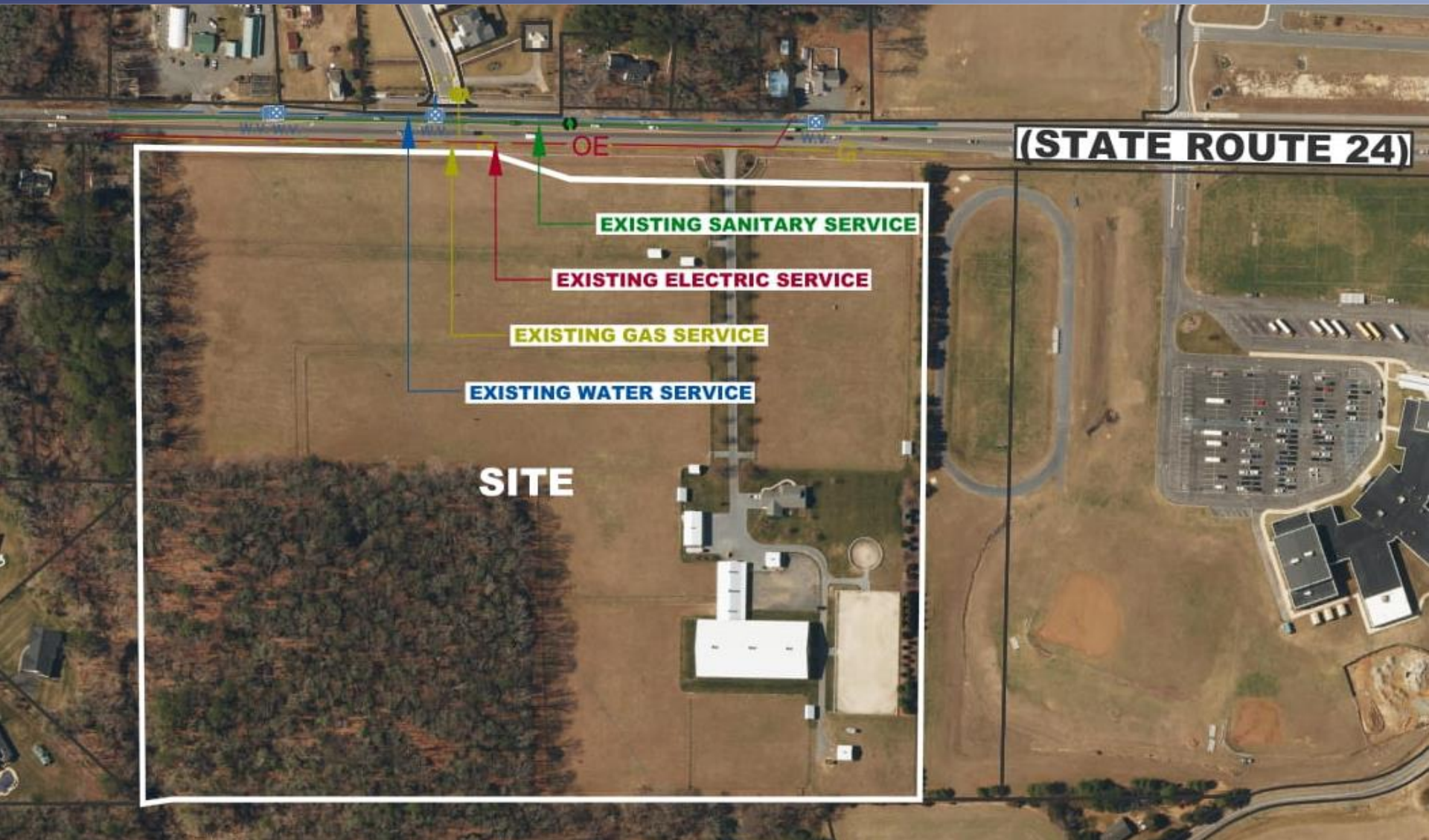


ISSUE BLOCK

[illegible]

BECKER
MORGAN
GROUP

UTILITY AVAILABILITY



MASTER PLAN



MASTER PLAN

JOHN J. WILLIAMS HIGHWAY / ROUTE 24



MASTER PLAN



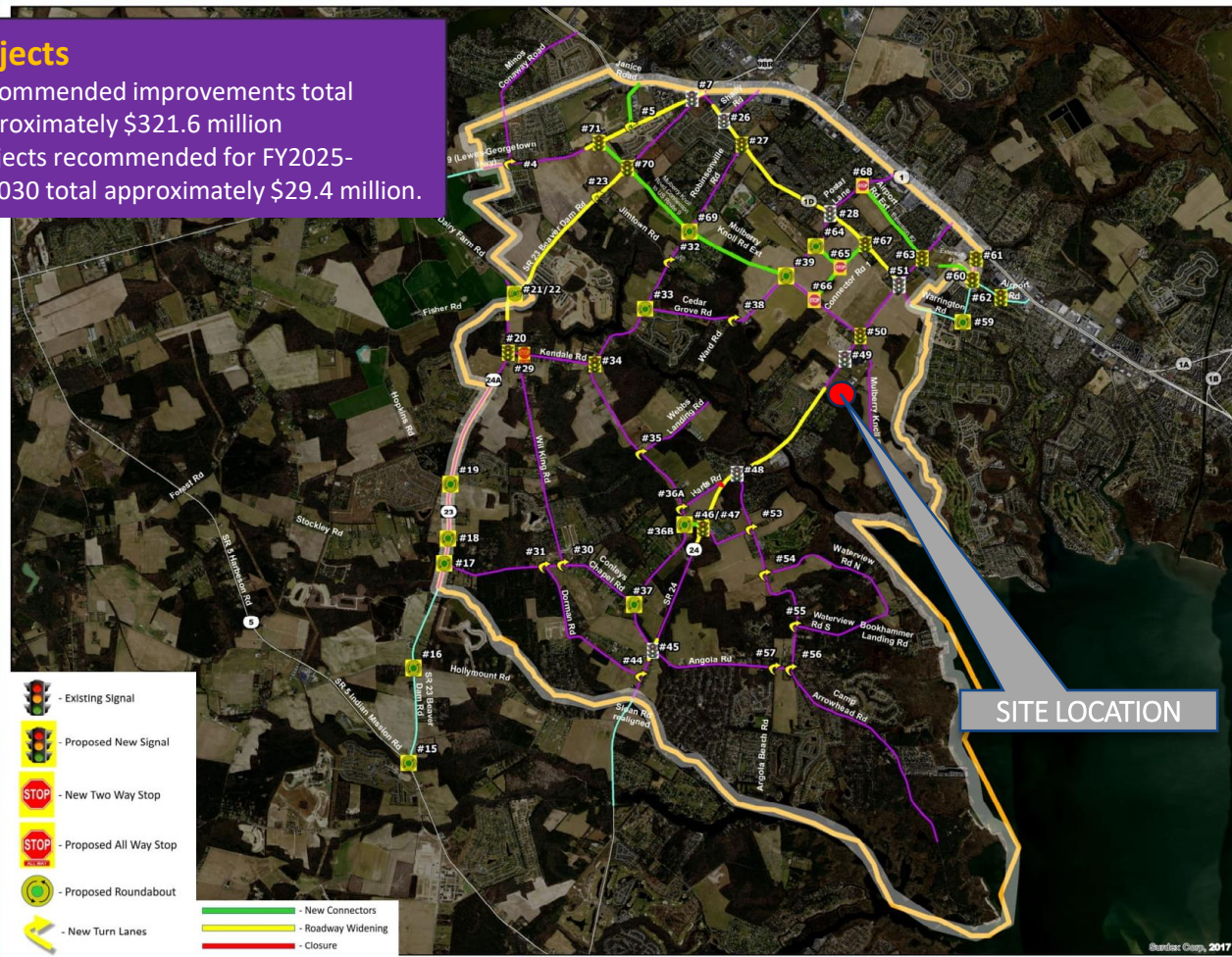
MASTER PLAN



Proposed Improvement Type & Location

All Projects

- Recommended improvements total approximately \$321.6 million
- Projects recommended for FY2025-FY2030 total approximately \$29.4 million.



TRAFFIC IMPACT STUDY COMPLETED

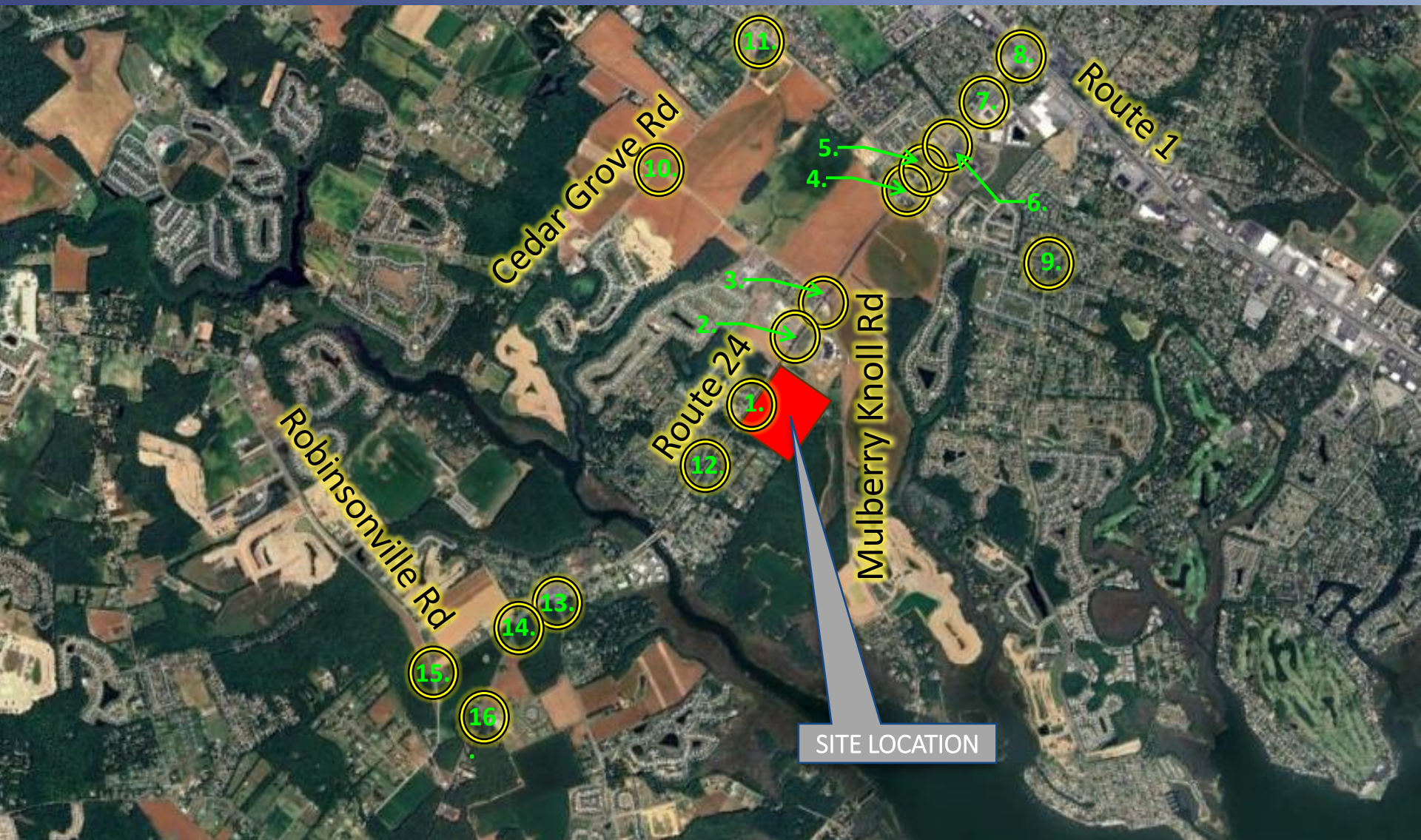
A Traffic Impact Study (TIS) was completed in 2024. The TIS studied the impacts of future traffic anticipated during the Weekday AM and PM peak hours as well as the Summer Saturday peak hour conditions. A total of 16 intersections were studied.

Subsequent improvements were then suggested for the surrounding intersections to supplement the Henlopen TID.

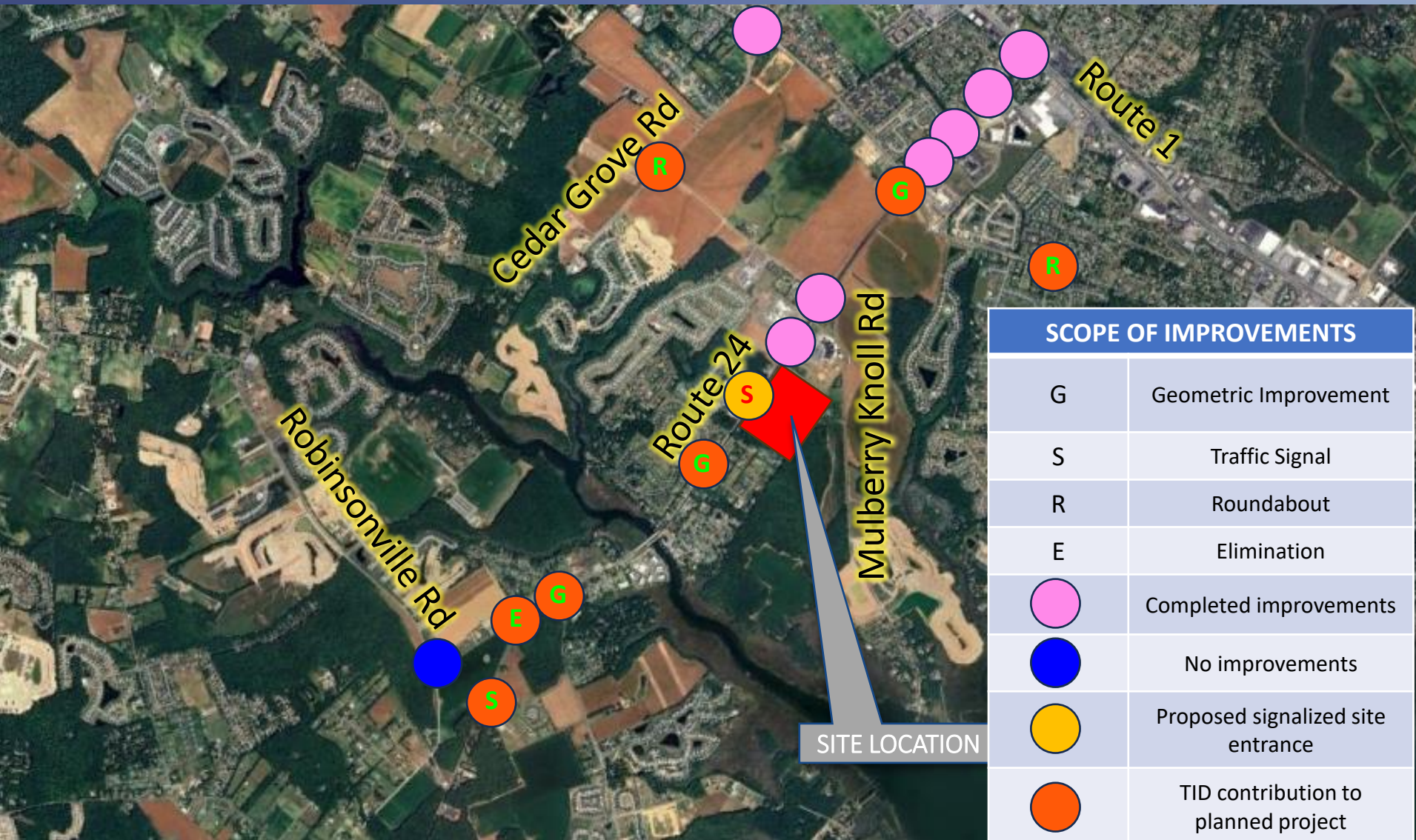
The following intersection were studied:

1. Delaware Route 24 / Lexington Avenue / Site Entrance
2. Delaware Route 24 / Love Creek Elementary School / Beacon Middle School
3. Delaware Route 24 / Mulberry Knoll Road (Sussex Road 284)
4. Delaware Route 24 / Plantation Road / Warrington Road (Sussex Road 275)
5. Delaware Route 25 / Lexus Way (Beebe Medical Center campus) / Colonial Oaks (Residence Inn) (backfill)
6. Delaware Route 24 / Bryn Mawr Drive (backfill)
7. Delaware Route 24 / Rehoboth Mall Service Road / Hudson Way (backfill)
8. Delaware Route 1 / Delaware Route 24
9. Warrington Road / Old Landing Road (Sussex Road 274)
10. Mulberry Knoll Road / Cedar Grove Road (Sussex Road 283)
11. Cedar Grove Road / Plantation Road
12. Delaware Route 24 / Spencer Lane / Williams Way (backfill)
13. Delaware Route 24 / Camp Arrowhead Road (Sussex Road 279)
14. Delaware Route 24 / Harts Road (Sussex Road 277C)
15. Robinsonville Road (Sussex Road 277) / Harts Road
16. Delaware Route 24 / Jolyns Way (Sussex Road 289)

TIS INTERSECTIONS STUDIED



TIS INTERSECTION IMPROVEMENTS



TRAFFIC IMPROVEMENT RESPONSIBILITIES

Contribution Rates for 2025

Valid through January 30, 2026

Monetary contributions will be required to be paid by the developer to the Henlopen TID to aid in DelDOT Projects.

A signalized intersection will also be required at the intersection of the proposed site entrance / Route 24 / Lexington Avenue.

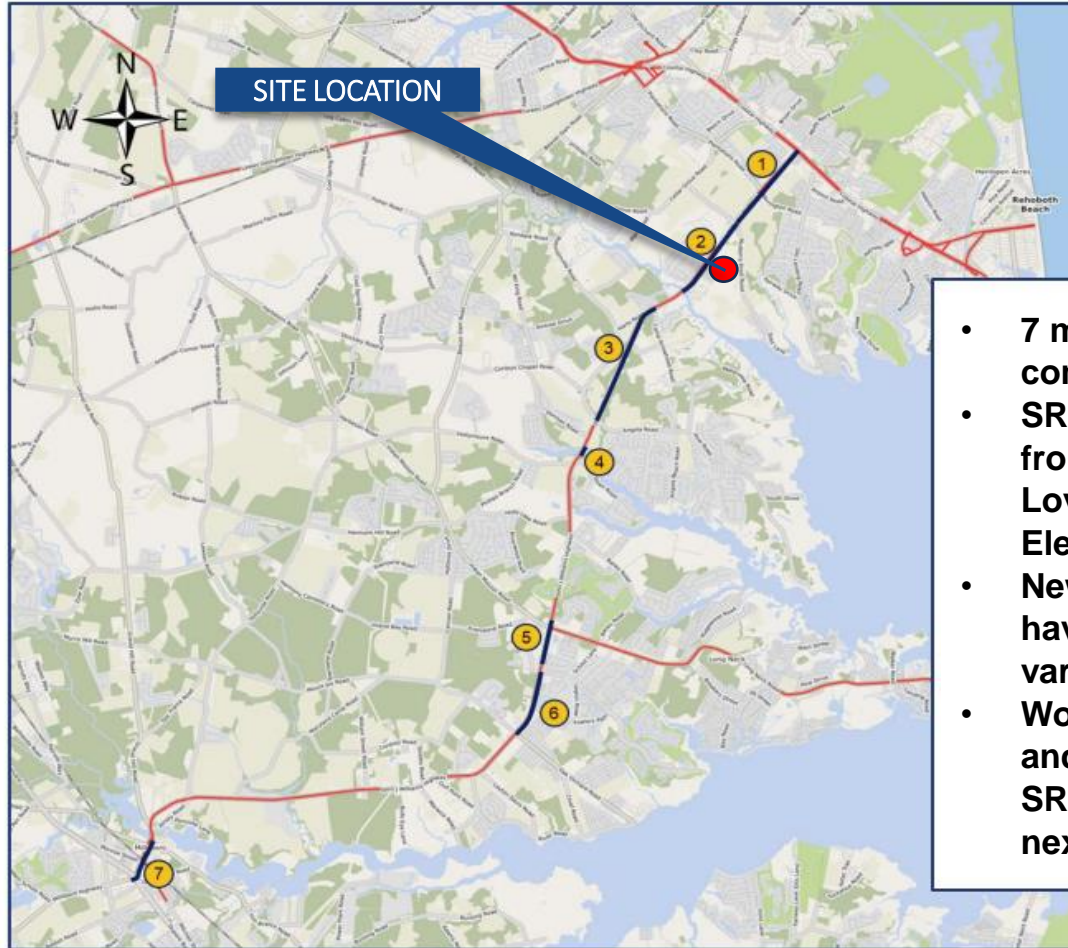
Henlopen TID 2025 Fee Schedule	
Residential Rates	
Single family detached residential	\$5,716 per unit by phase
	\$6,002 per unit by lot
Multi-family residential, low-rise, 1-2 floors	\$4,459 per unit by phase
	\$4,682 per unit by lot
Multi-family residential, mid-rise, 3 or more floors	\$3,314 per unit by phase
	\$3,480 per unit by lot
Non-Residential Rates	
Under 21 trips per 1,000 SF GFA	\$3.34 per sq ft
At least 21 but less than 34 trips per 1,000 SF GFA	\$3.92 per sq ft
At least 34 but less than 75 trips per 1,000 SF GFA	\$4.51 per sq ft
At least 75 but less than 200 trips per 1,000 SF GFA	\$5.09 per sq ft
200 or more trips per 1,000 SF GFA	\$5.68 per sq ft
Notes: Low-rise Multi-family rate is 78% of single-family detached rate. Mid-rise Multi-family rate is 58% of single-family detached rate. Townhomes are considered low-rise multi-family. All non-residential rates are based on the number of trips per 1,000 square foot of gross floor area. This is based on ITE Trip Generation Manual, 10th Edition.	

TIS ESTIMATED FEE: \$2,704,070.00

**FIREMEN'S ENHANCEMENT FUNDING PROGRAM – BUILDING PERMIT
SURCHARGE OF 0.25% OF CONSTRUCTION VALUES.**

DELDOT IMPROVEMENTS ALONG SR 24

SR 24 Capital Project Coordination



- 7 major projects completed since 2021.
- SR 24 was widened from 1500 ft west of Love Creek Elementary to SR 1.
- New traffic signals have been installed in various locations
- Work is continuing and proposed along SR 24 going into the next 5 years.

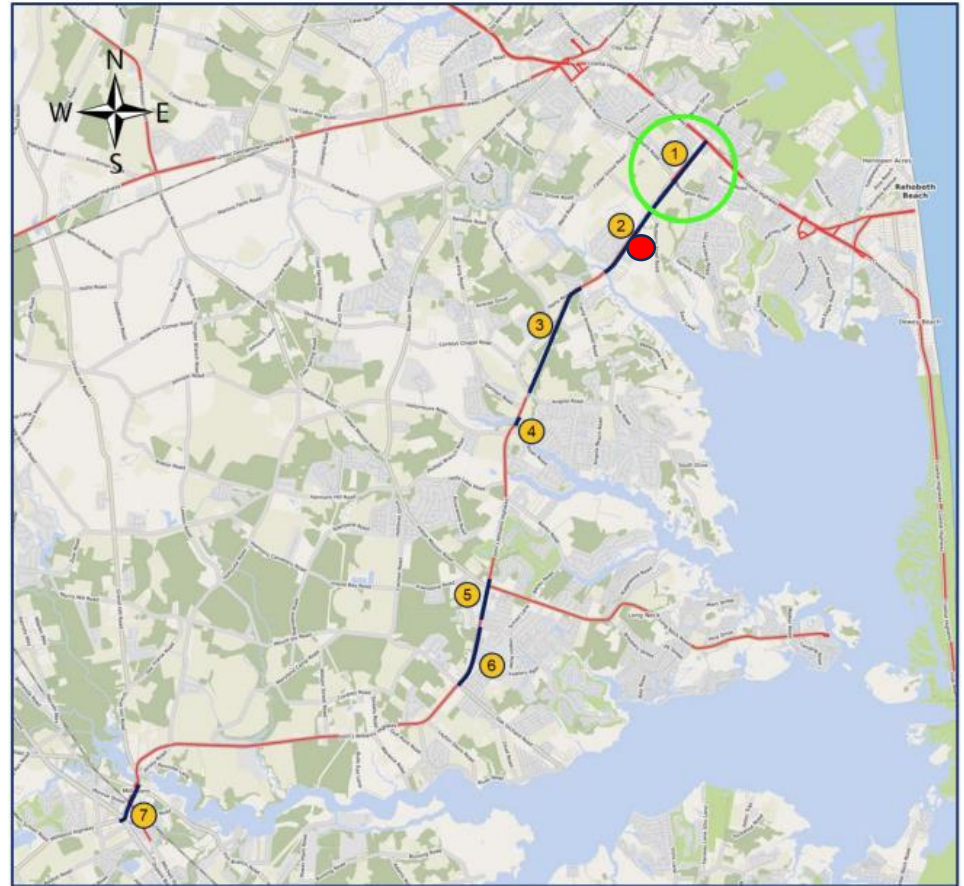


DELDOT ROAD IMPROVEMENTS

SR 24, MULBERRY KNOLL TO SR 1

(Contract No. T200411209)

- Safety and operational improvements are currently being constructed throughout the limits of the project
 - Two through lanes in each direction
 - Center left-turn lane – Right-turn lanes at intersections
 - Side-street upgrades at key intersection
- Multi-modal improvements will be made throughout the project limits as well as traffic signal upgrades



COMPLETED

COMPLETED CONSTRUCTION

IMAGERY DATE 2/11/2025



State Route 24

State Route 1

Warrington / Plantation
Road Intersection

SR 1 Intersection

State Route 24

COMPLETED CONSTRUCTION

IMAGERY DATE 2/11/2025

Project Location

State Route 24

Warrington Road

Plantation Road

State Route 24

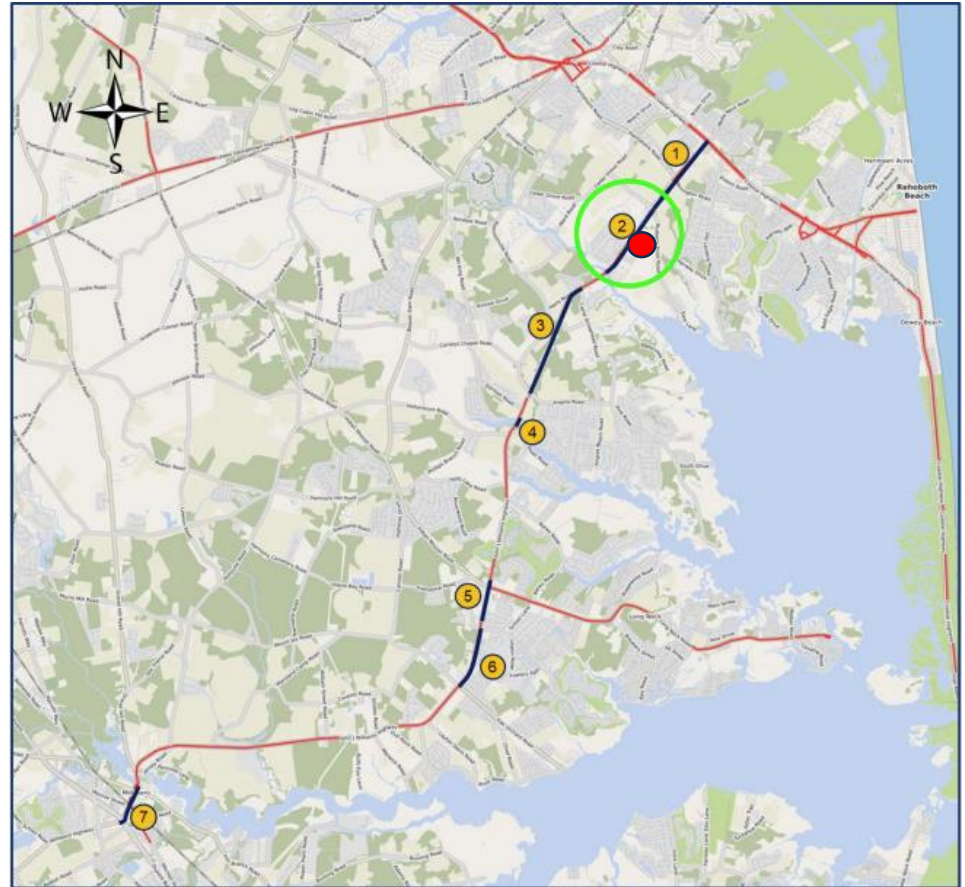
DELDOT IMPROVEMENTS ALONG SR 24

SR 24, LOVE CREEK TO MULBERRY KNOLL

(Contract No. T201212201)

- SR 24 will be widened to include two lanes in each direction from 1500' west of Love Creek Elementary to connect with ongoing improvements east of Mulberry Knoll
- New signal installed at SR 24 and Mulberry Knoll Road
- New bus stops, bike lanes, sidewalks, and pedestrian crossings at both the Love Creek Elementary and Mulberry Knoll intersections

COMPLETED



COMPLETED CONSTRUCTION

IMAGERY DATE 2/11/2025

Beacon Middle
School

Love Creek
Elementary School

State Route 24

State Police Troop 7

Mulberry Knoll Road

Mulberry Knoll Road

State Route 24

COMPLETED CONSTRUCTION

IMAGERY DATE 2/11/2025

SR 1 / SR 24

Warrington / Plantation
Road / SR24

Beacon Middle
School

Love Creek
Elementary School

Recently Completed
Road Widening

Lexington Avenue

PROJECT SITE

State Route 24

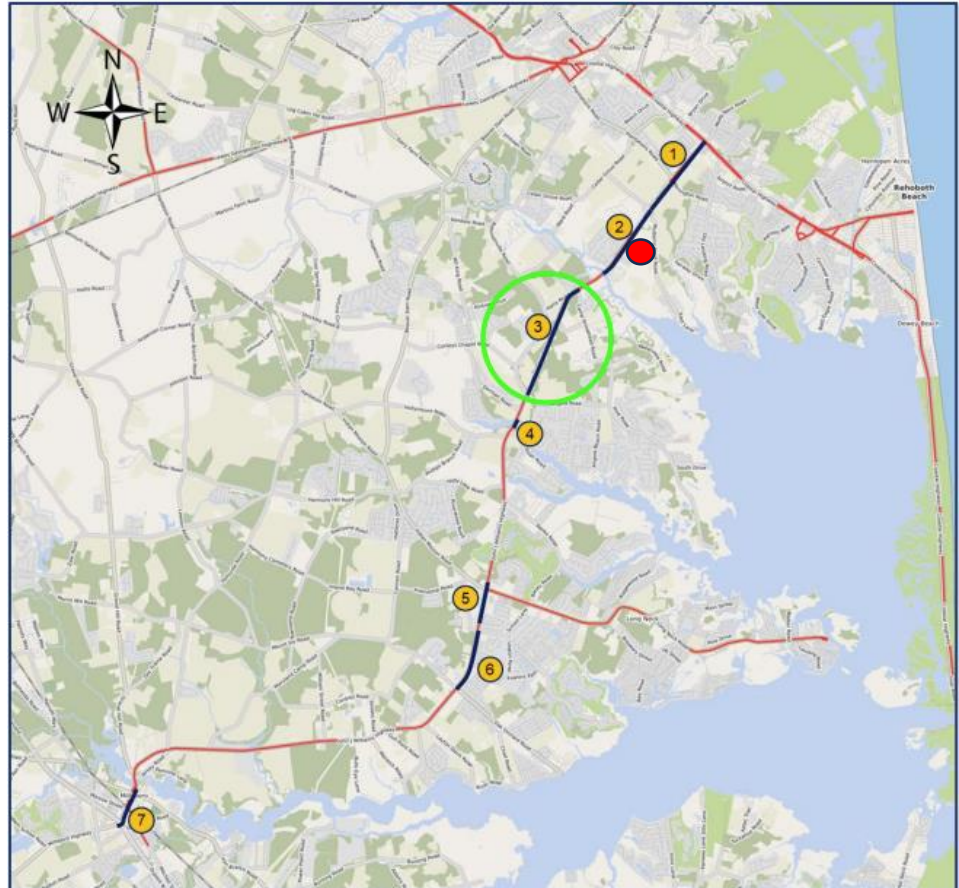
DELDOT IMPROVEMENTS ALONG SR 24

SR 24 at CAMP ARROWHEAD ROAD & ANGOLA ROAD

(Contract No. T201200902)

- Camp Arrowhead Road will be widened to include 11' travel lanes and 5' shoulders
- Right-turn and left-turn lanes will be extended / added on all approaches
- Bike lanes will be added on SR 24 and Camp Arrowhead Road
- New sidewalk and pedestrian crossings

COMPLETED



COMPLETED CONSTRUCTION

IMAGERY DATE 3/11/2025

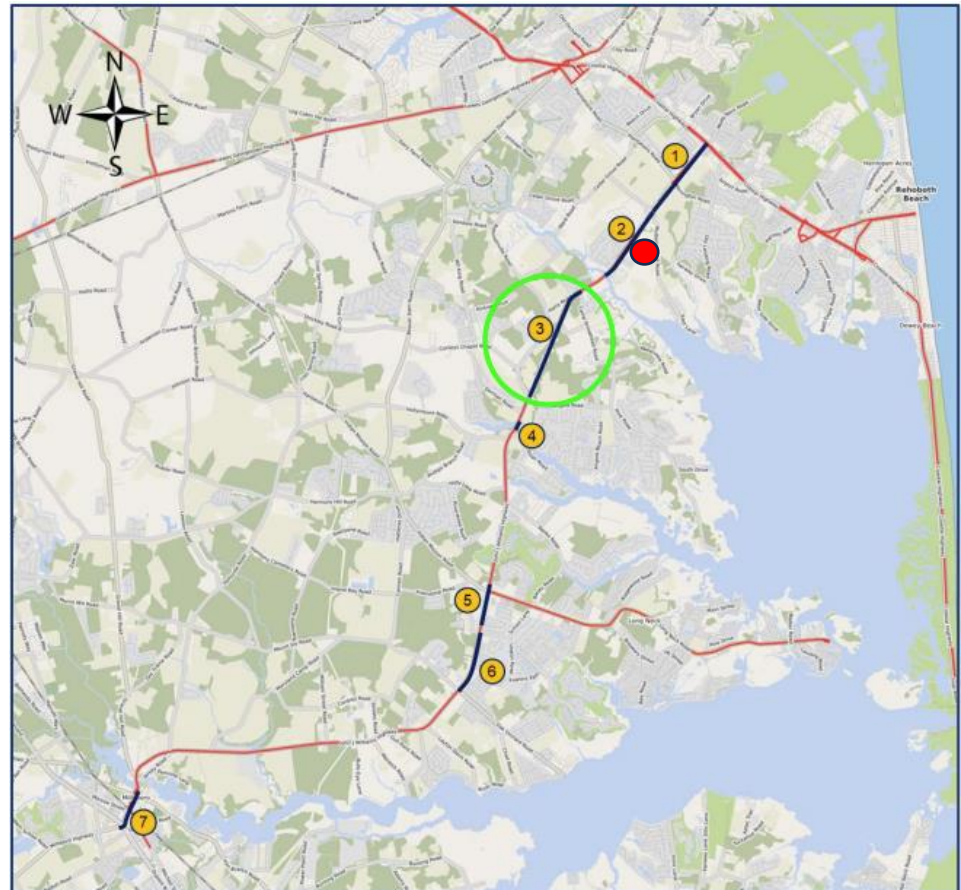


DELDOT IMPROVEMENTS ALONG SR 24

SR 24 at ANGOLA ROAD

(Contract No. T201200902)

- Angola Road and Robinsonville Road will be widened to include 11' travel lanes and 5' shoulders
- Robinsonville Road will be re-aligned to improve sight distance for drivers turning onto SR 24
- Right- and left-turn lanes will be extended/added on all approaches
- Bike lanes will be added on SR 24, Angola Road and Robinsonville Road



COMPLETED

COMPLETED CONSTRUCTION

IMAGERY DATE 3/11/2025



Robinsonville Road

State Route 24

Angola Road

State Route 24

RECENT DELDOT ROAD IMPROVEMENTS



SR 24 pavement
resurfaced

SR 24 widened to two
lanes in each direction
to SR 1

PROJECT SITE

UPCOMING DELDOT IMPROVEMENTS 2025 - 2030



HENLOPEN TID PUBLIC TRANSIT



MIXED USE BUILDING VIEW

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING



BECKER
MORGAN
GROUP

APARTMENT BUILDING VIEW

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING



BECKER
MORGAN
GROUP

AFFORDABLE HOUSING

Household Income as a Percentage of Area Median Income, by State and County, 2023

Percentage of AMI	Delaware	New Castle County	Kent County	Sussex County
30% AMI	\$23,450	\$26,800	\$19,720	\$21,350
50% AMI	\$39,100	\$44,650	\$32,700	\$35,600
60% AMI	\$46,920	\$53,580	\$39,240	\$42,720
80% AMI	\$62,550	\$71,400	\$52,300	\$56,900
100% AMI	\$78,200	\$89,300	\$65,400	\$71,200
120% AMI	\$93,840	\$107,160	\$78,480	\$85,440

Source: 2023 HUD Median Income Limits for a 2-Person Household

Maximum Affordable Housing Costs by Percentage of AMI, by State and County, 2023

Percentage of AMI	Delaware	New Castle County	Kent County	Sussex County
30% AMI	\$586	\$670	\$493	\$534
50% AMI	\$978	\$1,116	\$818	\$890
60% AMI	\$1,173	\$1,340	\$981	\$1,068
80% AMI	\$1,564	\$1,785	\$1,308	\$1,423
100% AMI	\$1,955	\$2,233	\$1,635	\$1,780
120% AMI	\$2,346	\$2,679	\$1,962	\$2,136

Source: 2023 HUD Median Income Limits for a 2-Person Household; Delaware State Housing Authority

Market Rate Rents for this project will be in the range of \$1,695 to \$2,295

This project will commit at least 10% of the units priced for 120% AMI or less

CONCLUSION – THE RIGHT PROJECT IN THE RIGHT PLACE

1. This project is located in the coastal development area.
2. This project is located in the Henlopen Transportation Improvement District.
3. This project is located in State Investment Levels 2 and 3.
4. This project is located along a DART bus route.
5. There are numerous road improvements completed or planned along Route 24.
6. Utilities and necessary infrastructure are easily accessible to the site.
7. Schools and a newly constructed police station are located within a half-mile of the site.
8. This project provides affordable housing for Delawareans.
9. This project is mixed use and provides retail for those living west of Route 1 along Route 24.
10. This project exceeds minimum code requirements and provides additional environmental protections.
11. This will be a pedestrian friendly, walkable community with a design focused on quality.
12. There are no objections from the Office of State Planning.
13. This project has recommendations from the Delaware State Housing Authority from its PLUS review.



SIGN BOARD

SCH

QUESTIONS