



Minor Development Plan Sketch Plan Application Narrative

Owner Information

Mike Kostis
5450 Royal Mile Blvd.
Salisbury, MD 21801

Applicant

Casey Rauch
Rauch inc.
106 N. Harrison St.
Easton, MD 21601

The owner is proposing to redevelop a property that currently consists of 4 parcels. The 4 parcels will be combined into 2 lots. Since this property will contain fewer than 4 lots, a minor development plan approval is required. The current developed parcels include residential houses, a restaurant, and associated parking lot. All buildings will be demolished in preparation of the new development. The existing entrances will be retained for the new development.

Lot #1 will include 4 mini-storage buildings, 2 of which will be climate controlled. The current Town of Bridgeville C-1 Zone doesn't recognize mini-storage as approved use, so conditional use approval is needed. Lot #2 will have 2 restaurants sharing one building. Lot #1 will provide 6 parking spaces and Lot #2 will provide 67 spaces. Both lots will handle stormwater runoff by expanding the existing stormwater ponds. The ponds will be sized to handle the proposed impervious area. Both lots will share a water and sewer main that will connect into the existing Town of Bridgeville's service. Each lot will have its own dedicated electric meter and transformer.