UTILITY COMMITTEE

A G E N D A

June 28, 2004 - 5:30 P.M. - Council Chambers - City Hall - City of Dover

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk** (736-7008 or e-mail at Jgreen@dover.de.us) **should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. Annexation Request - 2507 and 2521 Chestnut Grove Road

2. Adjournment by 6:00 P.M.

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THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

ACTION FORM

PROCEEDING: Utility Committee **AGENDA ITEM NO.:**
DEPARTMENT OF ORIGIN: Department of Planning & Inspections **DATE SUBMITTED**: **1/22/04**
PREPARED BY: James Galvin, AICP and Dawn Melson, AICP
SUBJECT: Annexation Request – Lands of Robert & Irene Sadusky (Woodbrook Development LLC)
REFERENCE: Application file AX-04-01
RELATED PROJECT: N/A
APPROVALS: Planning Commission recommendation on May 17, 2004
EXHIBITS: See atttached
EXPENDITURE REQUIRED: $ ----- **AMOUNT BUDGETED**: $----- **FUNDING SOURCE (Dept./Page in CIP & Budget)**: N/A
TIMETABLE: Utility Committee Meeting 6/28/04, Annexation Referendum to be set for 7/29/04, and City Council Meeting consideration to be set for 8/9/04
RECOMMENDED ACTION: Utility Committee Recommendation to City Council

BACKGROUND AND ANALYSIS

Attached is the information for Annexation application AX-04-01 Lands of Robert & Irene Sadusky (equitable owner – Woodbrook Development LLC). The following items are included:

- Petition to Annex and Zone Property report including Planning Commission recommendation
- Cost/Revenue Analysis for Subject Property (part of Module 2E.a)
- Plan of Services Report (without attachments). This will be submitted to the Office of State Planning Coordination on June 24, 2004.

PETITION TO ANNEX AND ZONE PROPERTY

Before The Utility Committee
June 28, 2004

Owner:	Robert & Irene Sadusky P.O. Box 1375 Dover, DE 19903
Equitable Owner:	Woodbrook Development LLC 2 North State Street Dover, DE 19901
Location:	Northwest corner of the intersection of Chestnut Grove Road (County Road #158) and Kenton Road
Tax Map #:	ED-00-066.00-02-36.00-000 ED-00-066.00-02-38.00-000 ED-00-066.00-02-39.00-000
Size:	2.647 Acres +/-
County Zoning:	AR – Agricultural Residential
Proposed Zoning:	RG-2 - General Residence Zone
Present Use:	Residential
Proposed Use:	Residential condominiums
Sanitary Facilities:	proposed City of Dover
Water Supply:	proposed City of Dover
File Number:	AX-04-01

Findings and Recommendations of the Dover Planning Commission
And Annexation Report Information

The Planning Commission at its meeting of Monday, May 17, 2004 considered this petition. The following members were present: Chairman Friedman, Mr. Nichols, Ms. Ann Horsey, Mr. Holt, Col. Welsh, and Mr. Von Reider.

The Planning Commission recommends that this request for annexation be approved and that the property known as Lands of Sadusky at 2507 and 2521 Chestnut Grove Road be zoned RG-2 (General Residence Zone) upon annexation. As part of the motion, the Planning Commission included the suggestion to the applicant that when a Site Plan (for development) is brought forth that it include recommendations from DelDOT for future improvements to the intersection (at Chestnut Grove and Kenton Roads) in keeping with the increased traffic in the area. The Planning Commission recommendation also recognizes the comments compiled as part of the Development Advisory Committee (DAC) report. These comments include the notation that final City Council approval of the annexation/rezoning should be subject to the acceptance of the Plan of Services document and with the understanding that the Cost/Revenue Analysis for the property will take place. It is noted that the property is identified as a Category 2 – Lands Desirable for Annexation in the Comprehensive Plan Update 2003. The motion for approval passed 6-0 of the members present. In taking this position, the Commission considered the following points:

The subject annexation area consists of multiple parcels of land totaling 2.64 acres +/-. The property is located on the north side of Chestnut Grove Road at the intersection with Kenton Road. The Kent County zoning for the properties is A-R (Agricultural Residential Zone). The proposed zoning classification upon annexation is RG-2 (General Residence Zone).

The Planning Commission reviews the annexation/rezoning application and makes a recommendation to City Council regarding the rezoning. An initial conceptual plan for the development of the property proposes the construction of two, 12-unit, three story residential condominiums for a total of twenty-four (24) units with the associated site improvements. This development and/or subdivision of the land is subject to the requirements of the Land Subdivision Regulations and Zoning Ordinance which includes future application and review by the Planning Commission.

Surrounding Land Uses:
A majority of the surrounding area to the north and west is under the jurisdiction of Kent County. To the west of the subject annexation area are several residences and further to the west across Cahoon Branch is agricultural land in the Bobola-Voshell's Cove District (Agricultural Lands Preservation Program – 10 year district). There are some scattered single family residences in this area. Lands to the east and south are within the City of Dover. To the south of the annexation area is Westfield, a single family residential subdivision zoned R-8. To the northeast of the annexation area are the

Maple Dale Country Club and other residential developments (Retreat and Baltray) which are zoned R-10, R-15, and R-20 (One Family Residence Zones) and RM-2 (Medium Density Residence Zone).

Annexation Goals and Policies:
The Interim Annexation Policy dating to February 28, 1994 identified the subject property as a Category 2 property, which indicates that this property would be potentially desirable for annexation into the City of Dover. Category 2 properties are those areas that generally border the City in close proximity to existing City development and that are on the urban/suburban fringe.

Comprehensive Planning:
The *City of Dover 1996 Comprehensive Plan* did not reflect an anticipated land use for the subject property on the Land Use Plan Map. The Map focused only on the lands within the boundaries of the City of Dover at that time.

The *Kent County 2002 Comprehensive Plan Update* recommends that this property be utilized for Medium Density Residential development (3 to 5.8 dwelling units per acre). The property is located within the Kent County Growth Overlay Zone. The Land Subdivision Regulations adopted in June 2003 must be consulted for the subdivision development requirements for lands under the jurisdiction of Kent County.

The current *Strategies for State Policies and Spending* includes this area in the Community designation. The strategies indicate that the State will invest in infrastructure and public facilities in those areas designated as "Community." This strategy focuses on directing urban development to occur within and adjacent to existing towns and developed areas. At the present time, the State is updating this document. The *DRAFT State Strategies for State Policies and Spending Map* identifies this area as Investment Level 1. "In Investment Level 1 areas, state investments and policies should support and encourage a wide range of uses and densities, promote other transportation options, foster efficient use of existing public and promote investments, and enhance community identify and integrity." On the topic of Housing, the Level 1 areas are locations for compact development especially for redevelopment and infill projects. (See DRAFT Strategies document pages 35-40.)

The *City of Dover Comprehensive Plan Update 2003* was adopted by the Planning Commission on September 16, 2003 and adopted by the City Council on September 22, 2003. The Plan Update was certified by the State in accordance with Delaware Code on October 2, 2003. The *City of Dover Comprehensive Plan Update 2003* includes a chapter (Chapter 12) and plan map addressing annexation. It identifies these properties as a Category 2 – Lands Desirable for Annexation. The general land use of Residential is also indicated. It is noted that Category 2 areas are intended to be annexed by the City "within the five year planning period as development proposals or other factors allow it to consider such action."

The *Comprehensive Plan Update 2003* notes that additional analysis is to be completed regarding a detailed study of the City service capacities, City utility capacities, and population growth

projections. Currently, a separate Annexation Plan Study is in the final stages of completion by the consultant, Kise Straw & Kolodner.

The consultant for the purposes of the Annexation Plan Study divided the areas identified on the Annexation Plan Map (Map 12-1) as Category 1, 2, and 3 lands into study modules. A Cost/Revenue Analysis will be conducted for the modules. Staff notes that this Cost/Revenue Analysis prototype is still under study and development. This information should be viewed cautiously and considered as one piece of information in evaluating an annexation application. Information on the Cost/Revenue Analysis for this area will be made available when completed.

Request for RG-2 Zoning:
The types of permitted uses for RG-2 are outlined in Article 3 §2 General Residence Zones (RG-1 and RG-2). Within the RG-2 zoning, the housing types are single family detached dwellings and garden apartments. Other types of multiple dwellings, bed & breakfast inns, and student homes are permitted through a conditional use process.

Recommendation of the Planning Staff:
The Planning Staff recommends that the subject property be annexed into the City of Dover and that the subject property be zoned RG-2 (General Residence Zone) upon annexation.

In reviewing applicable sections of the City of Dover Comprehensive Plan 2003 as described above, Staff notes that the property is identified as an area for future annexation. City services (water, sewer, electric) are available in the vicinity of this property. The proposed zoning classification is compatible with the existing residential development within the vicinity. The RG-2 zoning district allows for single family dwellings and garden apartments as a first permitted use. The proposal for two buildings containing multiple units is an appropriate proposal for redevelopment of this location due to the land configuration and adjacent roadways. The proposal will offer another housing type option in the area.

As part of the municipal annexation process a Plan of Services for the property must be completed in accordance with Delaware Code Title 22 §101. This Plan of Services must be completed for review and acceptance prior to final legislative action on the annexation. A Plan of Services indicates the services that the City expects to provide to the annexed area and how the services will be provided. The Department of Planning and Inspections is currently working with other City Departments to complete this task for submittal to the Office of State Planning Coordination for review and approval.

Public Comments:
The application was represented by Joseph Petrosky, principal for Woodbrook Development LLC. The following members of the public appeared and spoke in regards to the annexation/rezoning application.

- George Fortner, 9 Turnberry Drive & President of Turnberry Association - Spoke in regards to traffic exiting Turnberry (and a summary of its population) onto Kenton Road and the need for DelDOT to improve the intersection. He noted that they were not against the project but just concerned about the area roads.
- Jill McKinney, 35 Arbor Drive & on the Board of the Westfield Maintenance Corporation - Spoke in regards to Mr. Sadusky's previous testimony regarding other area annexation, traffic concerns and congestion in the area, and density. She stated that this might qualify as "Livable Delaware" but as far as she is concerned it is not "Livable Dover." She does not feel that apartments are appropriate for that area.

Agency Comments from DAC Report:

- DelDOT has no objection regarding the annexation. As advisory comments, they noted that land is needed for the re-alignment of Chestnut Grove Road (at intersection with Kenton Road) and identified dedication areas along both roads.

Advisory Comments to the Applicant:

1. The Planning Commission recommendation pertaining to the annexation and concurrent rezoning of the property is the first step of the annexation process. The process also includes consideration by City Council, an annexation election, and formal resolution to annex the property in to the City of Dover. The annexation process is outlined in the City Charter.

2. At the City Council meeting of April 26, 2004, the City Council took action to refer this annexation application to the Planning Commission for review on May 17, 2004. The dates for the consideration of this annexation by the Utility Committee, annexation election, and City Council action will be set in the future.

3. A Cost/Revenue analysis will be completed for this annexation area.

4. The City of Dover is completing the Plan of Services documentation for submittal to the Office of State Planning Coordination. Final legislative action to annex the property into the City of Dover will not occur until the Plan of Services is accepted.

5. The applicant shall be aware that approval of the Annexation (and Rezoning) does not represent Subdivision or Site Plan approval. A separate application process for Subdivision or Site Plan approval is required for the development of this property. During that process, a complete review of the development for code compliance will be completed.

6. The location of the subject annexation area at the intersection of Kenton Road and Chestnut Grove Road will require consideration of the transportation infrastructure such as the location of the entrance access to this property, potential for additional right-of-way dedication, and other roadway improvements. The applicant is encouraged to discussion

these transportation aspects with the Delaware Department of Transportation.

Cost/Revenue Analysis Summary

Lands of Sadusky, AX-04-01
2507 and 2521 Chestnut Grove Road
Part of Module 2E.a

The Cost/Revenue Analysis was completed as part of the Annexation Plan Study by the consultants Kise, Straw & Kolodner and Urban Partners for the Category 1 and Category 2 Annexation areas identified in the Comprehensive Plan Update 2003. This subject annexation area is in the Category 2 area. The annexation areas were divided into Modules for study purposes. The subject annexation area is located within Module 2E.a. However, the subject annexation area of 2.647 acres is a small portion of the total Module 2E.a which consists of 29.14 acres.

The Cost/Revenue Analysis Findings for Module 2E.a are provided as a reference (See Exhibit A).

Planning Staff has also provided a Summary Cost/Revenue Analysis focusing on the subject annexation area (See Exhibit B). It utilizes the methods of calculation for the cost of services and revenue sources found in the Calculations section of the Findings and development plan for this annexation area. This summary does not attempt to provide costs and revenue by development and post development years.

As cautioned by the consultants in the Technical Memorandum on the Cost/Revenue Analysis, these analysis findings are one of several variables to be considered with annexations.

Exhibit A

APPENDIX 2
COST/REVENUE ANALYSIS FINDINGS

Module 2E.a

Development Program

Calculations

Module Table(s)

Impact by Fund Table

City of Dover Annexation Plan
Cost/Revenue Analysis
Module 2E.a

DEVELOPMENT PROGRAM

NOTE		
	Module:	**2E.a**
	Location:	Kenton Road / Chestnut Grove Road
	Size (acres):	29.14
	Proposed Zoning:	R-8
	Residential	
1	Existing Housing Units:	23
2	New Housing Units Proposed:	68
	Total Units:	91
3	Estimated Development Site Land Sales Price:	$1,360,000
4, 4a	Estimated Value per Existing Unit	$12,809
	Total Value Existing Units	$294,607
5	Estimated Value per New Unit	$200,000
	Total Value New Units	$13,600,000
	Total Value Residential	$13,894,607
6	Persons per Household:	2.35
7	Existing Population:	58
8	Estimated Additional Population in New Units:	160
	Total Population:	218
9	Kent County Residents:	58
	Non-Residential	
10	Existing SF:	0
11	Proposed SF:	0
	Total Non-Residential:	0
12	Estimated Development Site Land Sales Price:	$0
	Electric Circuit Extension Required?	
13	For Residential (add $1,800):	$0
13	For Non-Residential (add $1,800):	$0
14	Estimated Development Period:	4 years
15	Existing Miles of Streets Residential	0.78
15	Proposed Miles of Streets Residential	0.00
15	Existing Miles of Streets Non-Residential	0.00
15	Proposed Miles of Streets Non-Residential	0.00
16	City of Dover Population Estimate	33,829
	Percent Additional Non-Residential Base Calculation	
17	Total Property Tax Paid	$6,982,470.00
17	Percent Commercial/Industrial	0.52
	Total Commercial/Industrial Property Tax Paid	$3,630,884.40
18	Existing Appraised ($60/SF)	$0.00
	Existing Taxed at $0.411 per $100	$0.00
	Existing Percent Additional	0.00000%
19	Proposed Appraised ($110/SF)	$0.00
	Proposed Taxed at $0.411 per $100	$0.00
	Proposed Percent Additional	0.00000%
	Total Percent Additional	0.00000%

City of Dover Annexation Plan
Cost/Revenue Analysis
Module 2E.a

Residential Costs

Note

1. Water/Sewer Costs - Residential

a	Water/Wastewater		$6,627,093.00
b	Percent Residential	*	0.45
			$2,982,191.85
c	Service Area Population	/	33,642
	Per Person		$88.64
	Existing Population		58
Total Cost Existing			$5,141
	Estimated Additional Population		160
Total Cost New			$14,165

2. Sanitation Costs - Residential

a	Sanitation		$1,992,851.00
b	Tons to Landfill / Year	/	19,169
	Cost per Ton		$103.96
b	Annual lbs/person		993
	Persons/unit	*	2.35
	Lbs per Unit		2,333.55
	Annual tons/Unit (2,000 lbs/ton)		1.17
	Cost per Ton	*	$103.96
	Annual cost/unit		$121.30
	Existing Units	*	23
Total Cost Existing			$2,790
	New Units		68
Total Cost New			$8,248

3. Police Costs - Residential

a	Dispatcher Cost		$44,200.00
b	Percent Residential	*	0.60
			$26,520.00
c	10% population increase	/	3,383
	Dispatcher/additional resident		$7.84
	Additional Population	*	218
Cost Addional Dispatcher (Residential)			$1,707 (Development Year 1)
d	Patrol Officer Cost		$0
e	Police		$9,365,435.00
b	Percent residential	*	0.60
			$5,619,261.00
	City of Dover Population	/	33,829
	Per Capita		$166.11
	Existing Population	*	58
Total Cost Existing			$9,634
	Additional Population	*	160
Total Cost New			$26,544

4. Fire Costs - Residential

The Dover Fire Company indicated there are no incremental costs associated with this annexation.

5. Planning & Inspections Costs - Residential

a	Planning & Inspections		$1,032,715.00
b	Percent Residential	*	0.66
			$681,591.90
	City of Dover Population	/	33,829
	Per Capita		$20.15
	Existing Population	*	58
Total Cost Existing			$1,169
	Additional Population	*	160
Total Cost New			$3,220

6. Streets Costs - Residential

a	Streets		$1,024,013.00
b	Capital Maintenance	-	$308,700.00
			$715,313.00
a	Miles maintained	/	90
	Cost per Mile		$7,947.92
c	Existing Residential Streets		0.7800
Existing Cost			$6,199
c	Proposed Residential Streets		0.0000
Proposed Cost			$0

7. Library Costs - Residential

a	Library		$856,472.00
b	Percent city residents served	*	0.67
			$573,836.24
b	City population served	/	22,616
	Cost per city resident		$25.37
	Existing Population * % Served	*	39
Total Cost Existing			$986
	Additional Population * % Served	*	107
Total Cost New			$2,717

8. Parks & Recreation Costs - Residential

a	Parks & Recreation		$545,563.00
	City of Dover Population	/	33,829
	Cost per person		$16.13
	Existing Population	*	58
Total Cost Existing			$935
	Additional Population	*	160
Total Cost New			$2,577

9. Electric Costs - Residential

a	Electric		$44,303,457.00
b	Percent Residential	*	0.244
			$10,810,043.51
c	Service Area Population	/	46,794
	Cost per person		$231.01
	Existing Population	*	58
Total Existing Cost			$13,399
	Additional Population	*	160
Total New Cost			$36,916

Circuit Extension (if required)

	Cost for Circuit Extension	$0

10. General Administrative Costs - Residential

a	General Administrative		$5,037,452.05
b	Percent residential	*	0.66
			$3,324,718.35
	City of Dover Population	/	33,829
			$98.28
	Existing Population	*	58
Total Cost Existing			$5,700
	Additional Population	*	160
Total Cost New			$15,705

Residential Revenue

11. Property Tax Revenue - Residential

	Existing Total Value		$294,607.00
a	Property Tax ($0.411/$100)	*	0.00411
Total Annual Revenue - Existing			$1,211
	New Total Value		$13,600,000.00
a	Property Tax ($0.411/$100)	*	0.00411
Total Annual Revenue - New			$55,896

12. Transfer Tax Revenue - Residential

Formulas:

	Development Site Land Sales Price		$1,360,000.00
a	Transfer Tax	*	0.015
Initial Revenue			$20,400 (Development Year 1)
	Total Value New Housing Units		$13,600,000.00
a	Transfer Tax	*	0.015
Revenue Over Development Period			$204,000
	Total Value Existing Units		$294,607.00
b	Percentage Units Re-sold per Year	*	0.0522
	Annual Value Existing Units Resold		$15,378.49
a	Transfer Tax	*	0.015
Total Annual Revenue - Existing			$231
	Total Value New Housing Units Once Developed		$13,600,000.00
b	Percentage Units Re-sold per Year	*	0.0522
	Annual Value New Housing Units Resold		$709,920.00
a	Transfer Tax	*	0.015
Total Annual Revenue - New			$10,649

13. Municipal Street Aid Fund Revenue - Residential

a	Distribution per Mile		$5,093.31
b	Miles Existing Streets	*	0.7800
	Total Existing Streets Distribution		$3,972.78
b	Miles Proposed Streets	*	0.0000
	Total Proposed Streets Distribution		$0.00
a	Distribution per Capita		$10.15
	Existing Population	*	58
	Total Existing Per Capita Distribution		$588.70
	Additional Population	*	160
	Total Per Capita Distribution		$1,621.97
	Total Distribution from Existing Development		$4,561.48
	Total Distribution from Proposed Development		$1,621.97
Total Annual Revenue - Residential			$6,183

14. Electric Revenue - Residential

a	Total Revenue		$56,058,789.00
b	Percent Residential Users	*	24%
	Total Residential Revenue		$13,695,162.15
c	Service Area Population	/	46,794
	Revenue per Person		$293
	Existing Population	*	58
Total Revenue Existing			$16,975
	Additional Population	*	160
Total Revenue New			$46,769

15. Sewer & Water Revenue - Residential

a	Average Annual Residential Bill		$336.00
	Existing Units	*	23
Total Revenue Existing			$7,728
	Number of New Units	*	68
Total Revenue New			$22,848

16. Sanitation Revenue - Residential

a	Annualized Fee per Unit		$60.00
	Existing Units	*	23
Total Revenue Existing			$1,380
	New Units	*	68
Total Revenue New			$4,080

17. Permits & Licenses Revenue - Residential

Development Period:

a	Estimated Revenue from Permits per Unit		$1,200.00
	New Units	*	68
Total Development Period Revenue - Residential			$81,600

Annual:

b	Permits & Other Licenses		$777,600.00
c	Percent Residential	*	50%
			$388,800.00
	Population	/	33,829
	Per Capita Revenue		$11.49

	Existing Population	*	58
Total Revenue Existing			$667
	Additional Population	*	160
Total Revenue New			$1,837

18. Wastewater Impact Fee Revenue - Residential

a	Fee per Unit		$1,900.00
	Number of New Units	*	68
Total Development Period Revenue			$129,200

19. Comcast Franchise Revenue - Residential

a	Average Fee per Year		$336,756
b	Number of Subscribers	/	14,068
	Total Fee per Subscriber		$23.94
c	Estimated Existing Subscribers	*	17
Total Revenue Existing			$413
c	Estimated Additional Subscribers	*	51
Total Revenue New			$1,221

20. Library Revenue - Residential

a	Library	+	$22,579.00
	Population	/	33,829
	Per Capita Revenue		$0.67
	Existing Population	*	58
Net Revenue Existing			$38.71
	Additional Population	*	160
Total Revenue New			$106.66

b	Revenue Loss per Kent Cnty Resident		-$3.31
	Existing Population	*	58
	Revenue Loss for Existing Population		-$191.79
	Net Revenue Existing		$38.71
Total Revenue Existing			-153.08

21 Miscellaneous Revenue - Residential

a	Fines & Police		$366,012.00
a	911 Fees	+	$38,400.00
a	Misc. Charges	+	$50,061.00
a	Recreation	+	$90,000.00
			$544,473.00
	Population	/	33,829
	Per Capita Revenue		$16.09
	Existing Population	*	58
Total Revenue Existing			$933.50
	Additional Population	*	160
Total Revenue New			$2,571.96

City of Dover Annexation Plan
Cost/Revenue Analysis **Module 2E.a**

Refer to attached notes for assumptions, calculations, and sources
All numbers are in 2004 dollars

RESIDENTIAL COSTS

Service	Type	Year 1 Development Year 1	Year 2 Development Year 2	Year 3 Development Year 3	Year 4 Development Year 4	Year 5 Post Dev Year 1	Year 6 Post Dev. Year 2	Year 7 Post Dev. Year 3	Year 8 Post Dev. Year 4	Year 9 Post Dev. Year 5	Year 10 Post Dev Year 6	Note
Sewer & Water	Capital											1
	Operating	$6,912	$10,453	$13,995	$17,536	$19,307	$19,307	$19,307	$19,307	$19,307	$19,307	
Sanitation	Capital											2
	Operating	$3,821	$5,883	$7,945	$10,007	$11,038	$11,038	$11,038	$11,038	$11,038	$11,038	
Police	Capital											3
	Operating	$11,342	$19,588	$26,224	$32,860	$36,178	$36,178	$36,178	$36,178	$36,178	$36,178	
Fire	Capital											4
	Operating											
Planning & Inspections	Capital											5
	Operating	$1,571	$2,376	$3,181	$3,986	$4,388	$4,388	$4,388	$4,388	$4,388	$4,388	
Streets	Capital											6
	Operating	$6,199	$6,199	$6,199	$6,199	$6,199	$6,199	$6,199	$6,199	$6,199	$6,199	
Library	Capital											7
	Operating	$1,326	$2,005	$2,684	$3,363	$3,703	$3,703	$3,703	$3,703	$3,703	$3,703	
Parks & Recreation	Capital											8
	Operating	$1,258	$1,902	$2,546	$3,190	$3,512	$3,512	$3,512	$3,512	$3,512	$3,512	
Electric	Capital											9
	Operating	$18,013	$27,242	$36,471	$45,700	$50,315	$50,315	$50,315	$50,315	$50,315	$50,315	
General Administrative	Capital											10
	Operating	$7,663	$11,590	$15,516	$19,442	$21,405	$21,405	$21,405	$21,405	$21,405	$21,405	
TOTAL COSTS		**$58,105**	**$87,239**	**$114,762**	**$142,285**	**$156,046**	**$156,046**	**$156,046**	**$156,046**	**$156,046**	**$156,046**	

RESIDENTIAL REVENUE

Revenue Source	Year 1 Development Year 1	Year 2 Development Year 2	Year 3 Development Year 3	Year 4 Development Year 4	Year 5 Post Dev Year 1	Year 6 Post Dev. Year 2	Year 7 Post Dev. Year 3	Year 8 Post Dev. Year 4	Year 9 Post Dev. Year 5	Year 10 Post Dev. Year 6	Note
Property Tax	$8,198	$22,172	$36,146	$50,120	$57,107	$57,107	$57,107	$57,107	$57,107	$57,107	11
Transfer Tax	$71,631	$51,231	$51,231	$51,231	$10,879	$10,879	$10,879	$10,879	$10,879	$10,879	12
Municipal Street Aid Fund	$4,561	$4,561	$4,561	$5,981	$6,183	$6,183	$6,183	$6,183	$6,183	$6,183	13
Electric	$22,821	$34,513	$46,205	$57,897	$63,743	$63,743	$63,743	$63,743	$63,743	$63,743	14
Sewer/Water	$10,584	$16,296	$22,008	$27,720	$30,576	$30,576	$30,576	$30,576	$30,576	$30,576	15
Sanitation	$1,890	$2,910	$3,930	$4,950	$5,460	$5,460	$5,460	$5,460	$5,460	$5,460	16
Permits & Licenses*	$21,067	$21,067	$21,067	$21,067	$2,503	$2,503	$2,503	$2,503	$2,503	$2,503	17
Wastewater Impact Fee	$32,300	$32,300	$32,300	$32,300							18
Comcast Franchise	$566	$871	$1,176	$1,481	$1,634	$1,634	$1,634	$1,634	$1,634	$1,634	19
Library	-$140	-$113	-$86	-$60	-$46	-$46	-$46	-$46	-$46	-$46	20
Miscellaneous	$1,255	$1,898	$2,541	$3,184	$3,505	$3,505	$3,505	$3,505	$3,505	$3,505	21
TOTAL REVENUE	**$174,732**	**$187,705**	**$221,078**	**$255,870**	**$181,545**	**$181,545**	**$181,545**	**$181,545**	**$181,545**	**$181,545**	

TOTAL IMPACT

	Year 1 Development Year 1	Year 2 Development Year 2	Year 3 Development Year 3	Year 4 Development Year 4	Year 5 Post Dev. Year 1	Year 6 Post Dev. Year 2	Year 7 Post Dev. Year 3	Year 8 Post Dev. Year 4	Year 9 Post Dev. Year 5	Year 10 Post Dev. Year 6	TOTAL
Total Costs	$58,105	$87,239	$114,762	$142,285	$156,046	$156,046	$156,046	$156,046	$156,046	$156,046	$1,338,668
Total Revenue	$174,732	$187,705	$221,078	$255,870	$181,545	$181,545	$181,545	$181,545	$181,545	$181,545	$1,928,657
Net Cost/Revenue Impact	**$116,627**	**$100,467**	**$106,317**	**$113,586**	**$25,499**	**$25,499**	**$25,499**	**$25,499**	**$25,499**	**$25,499**	**$589,989**

*Additional revenue will be accrued for mobile home license fees ($45/year/mobile home). Number of mobile homes on this module not available

City of Dover Annexation Plan

Cost/Revenue Analysis **Module 2E.a**

All numbers are in 2004 dollars

* Refer to the Impact By Fund section of the Notes/Sources attachment

COST IMPACT BY FUND

Fund	Year 1 Development Year 1	Year 2 Development Year 2	Year 3 Development Year 3	Year 4 Development Year 4	Year 5 Post Dev. Year 1	Year 6 Post Dev. Year 2	Year 7 Post Dev. Year 3	Year 8 Post Dev. Year 4	Year 9 Post Dev. Year 5	Year 10 Post Dev. Year 6	Note*
General	$33,160	$49,543	$64,296	$79,048	$86,425	$86,425	$86,425	$86,425	$86,425	$86,425	1
Water/Wastewater	$8,912	$10,453	$13,995	$17,536	$19,307	$19,307	$19,307	$19,307	$19,307	$19,307	2
Electric	$18,013	$27,242	$36,471	$45,700	$50,315	$50,315	$50,315	$50,315	$50,315	$50,315	3
TOTAL COST	**$58,105**	**$87,239**	**$114,762**	**$142,285**	**$156,046**	**$156,046**	**$156,046**	**$156,046**	**$156,046**	**$156,046**	

REVENUE IMPACT BY FUND

Fund	Year 1 Development Year 1	Year 2 Development Year 2	Year 3 Development Year 3	Year 4 Development Year 4	Year 5 Post Dev. Year 1	Year 6 Post Dev. Year 2	Year 7 Post Dev. Year 3	Year 8 Post Dev. Year 4	Year 9 Post Dev. Year 5	Year 10 Post Dev. Year 6	Note*
General	$109,027	$104,596	$120,565	$137,953	$87,226	$87,226	$87,226	$87,226	$87,226	$87,226	4
Water/Wastewater	$42,884	$48,596	$54,308	$60,020	$30,576	$30,576	$30,576	$30,576	$30,576	$30,576	5
Electric	$22,821	$34,513	$46,205	$57,897	$63,743	$63,743	$63,743	$63,743	$63,743	$63,743	6
TOTAL REVENUE	**$174,732**	**$187,705**	**$221,078**	**$255,870**	**$181,545**	**$181,545**	**$181,545**	**$181,545**	**$181,545**	**$181,545**	

NET IMPACT BY FUND

	Year 1 Development Year 1	Year 2 Development Year 2	Year 3 Development Year 3	Year 4 Development Year 4	Year 5 Post Dev. Year 1	Year 6 Post Dev. Year 2	Year 7 Post Dev. Year 3	Year 8 Post Dev. Year 4	Year 9 Post Dev. Year 5	Year 10 Post Dev. Year 6	TOTAL
General	$75,848	$55,053	$56,269	$58,905	$801	$801	$801	$801	$801	$801	
Water/Wastewater	$35,972	$38,143	$40,313	$42,484	$11,269	$11,269	$11,269	$11,269	$11,269	$11,269	
Electric	$4,808	$7,271	$9,734	$12,197	$13,429	$13,429	$13,429	$13,429	$13,429	$13,429	
Net Cost/Revenue Impact	**$116,627**	**$100,467**	**$106,317**	**$113,586**	**$25,499**	**$25,499**	**$25,499**	**$25,499**	**$25,499**	**$25,499**	**$589,989**

Lands of Sadusky, AX-04-01
Cost/Revenue Analysis for Part of Module 2E.a
Estimate for Subject Annexation Area of 2.647 acres with 2 buildings (total of 24 units) zoned RG-1
6.23.04

Residential costs for Services	**Cost**	**Method of Calculation**
Water/Sewer	$4,964	Per person cost of $88.64 for estimated population of 56
Sanitation	$2,911	Annual cost per unit of $121.30 for 24 units
Police	$9,741	Cost for Dispatcher per resident at $7.48 for 56 residents and Patrol Officer Cost per person of $166.11 for 56 residents
Fire	$0	No Incremental cost
Planning & Inspections	$1,128	Cost for person of $20.15 for 56 residents
Streets	$0	No new public streets associated with project. It will access state maintained roads.
Library	$964	Estimate that 67% of the 56 residents will utilize the service with a cost per resident user of $25.37.
Parks & Recreation	$903	Per person cost of $16.13 for 56 residents
Electric	$14,737	Per person cost of $231.01 for 56 residents. Plus cost for Circuit Extension at $1800.
General Adminstration	$5,504	Per person cost of $98.28 for 56 residents
TOTAL	**$40,852**	

Residential Revenue by Revenue Source	**Revenue**	**Method of Calculation**
Property Tax Revenue	unknown	To be determined based on property assessment
Transfer Tax Revenue	unknown	A transfer tax fee is anticipated when equitable owner acquires property if located within the City of Dover at the time of transaction.
Municipal Street Aid Fund	$0	No additional miles of public streets for this project. However, the potential increase in population may affect formula calculations for funding received by the City.
Electric	$16,408	Average annual revenue per person of $293 for 56 residents
Sewer/Water	$8,064	Average annual residential bill of $336 for 24 units
Sanitation	$1,440	Annualized Fee per Unit of $60 for 24 units
Permits & Licenses	$6,728	Permit fee estimate based on $40 per square foot construction cost for a total of 28,000 SF. No annual permit fees calculation due to condo ownership of units.
Wastewater Impact Fee	$45,600	Impact Fee of $1900 per unit at time of construction
Comcast Franchise	$575	Franchise fee received per subscriber of $23.94 for 24 units as subscribers.
Library	$21	Annual per capital revenue of $0.67 per resident for 56 residents minus the revenue loss of $3.31 per Kent County resident served for 5 residents
Miscellaneous	$901	Annual per capita revenue of $16.09 for 56 residents
TOTAL	**$79,737**	**Does not include tax revenue associated with the property**

Plan of Services Submission Form
For Municipal Annexation

Please Submit a Plan of Services to the Office of State Planning Coordination pursuant to §101 of Title 22, Delaware Code for review and acceptance prior final legislative action on municipal annexation. The plan services shall be conducted in accordance to standards or criteria set by the Cabinet Committee on State Planning Issues.

1. Basic Data
   1.1. Municipality Name: **City of Dover**
   1.2. Municipal Office Address: **P.O. Box 475, Dover, Delaware, 19903 or 15 East Loockerman Street, Dover, Delaware, 19901**
   1.3. Municipal Office Phone Number: **Public Works: (302) 736-7025, Planning: (302) 736-7010**
   1.4. Name of Municipal Contact: **Public Works: Scott D. Koenig, P.E., Director Planning: Jim Galvin Jr. AICP, Director of Planning & Inspections or Dawn E. Melson, AICP, Planner**
   1.5. Property Name/Description: **Lands of Robert & Irene Sadusky**
   1.6. Name/Address of Petitioner: **Owner: Robert & Irene Sadusky, P.O. Box 1375 Dover, DE 19903 and Equitable Owner: Woodbrook Development LLC, 2 North State Street Dover, DE 19901**
   1.7. Tax Parcel Identification Numbers: **ED-00-066.00-02-36.00-000, ED-00-066.00-02-38.00-000, and ED-00-066.00-02-39.00-000**
   1.8. Property Address: **Northwest corner of the intersection of Chestnut Grove Road (County Road #158) and Kenton Road**
   1.9. Acreage: **2.647 +/- acres**
   1.10. Locator Map (attach map): **See Attachment A**
   1.11. Concept Plan (if applicable): **See Attachments B and C**

Attachment B is the Plan sheet required by the City of Dover Annexation process, which consists of a preliminary boundary survey and existing development on the property. Attachment C includes a sheet depicting the initial redevelopment design concept for property as presented by developer and written narrative of the proposed

project. Upon annexation any site development must be in compliance with the City of Dover Land Subdivision Regulations and the Zoning Ordinance.

2. Municipal Services

2.1 Please list the services your municipality provides:

Sewer _X__

Water _X__

Trash _X__

Police/Public Safety _X__

Fire _X__

Electric _X__

Streets _X__

Street Lighting _X__

Storm Drainage _X__

Other _Internet, Library, and Parks & Recreation facilities and programs

3. Planning Information

3.1. Developed Prior to annexation? __X__ Yes ____ No (If yes, describe) **Any existing residential buildings on the property will be removed. Redevelopment of the site for two buildings of condominiums is anticipated.**

3.2. Is property within the Municipal Annexation Plan? __X__ Yes ____ No

3.3. How is the parcel depicted on the Municipal Annexation Plan?

__X__ Annexation Area _____ Short Term Annexation Area

____ Long Term Annexation Area _____ Area of Concern

____ Other (Explain):_____

3.4. What is the land use designation on the Municipal Annexation Plan?

__X__ Residential ____ Commercial ____ Industrial ____ Institutional or Community

____ Open Space ____ Other (Please describe: __ _____

3.5. Current Use: **Agricultural Land and woodland with existing residence.**

Proposed Use: **Garden Apartments: construction of two, 12 unit, three story residential condominium buildings. The conceptual plan has a total of 24 residential units.**

Current Zoning in County: **AR – Agricultural Residential**

Proposed Zoning: **RG-2 General Residence Zone**

Allowable Density under zoning: **RG-2 requires 1,700 square feet of lot area per dwelling unit for multiple dwellings.**

3.6 Public Water? __X_Yes, available in vicinity Planned within 10 years ____ No

3.7 Public Sewer?__X__ Yes, available in vicinity Planned within 10 years ____ No

4. Public Service Information (Please include name and address if different from municipality)

Water System:

4.1 Name and address of water provider: **City of Dover, P.O. Box 475, Dover, Delaware 19903.**

4.2 Date of most recent water facilities plan: **Last approved plan was completed in 1985 by Whitman, Requardt & Associates. The Department of Public Works has recently signed an agreement with Whitman, Requardt & Associates to update the City of Dover's Water System Master Plan (2004-2024).**

4.3 Please attach a copy of the relevant sections of the water facilities plan. **The 1985 Water Facilities Plan does not have a specific section that would be relevant to the development of this farm. There is currently water service to the Westfield Subdivision that is located south of these properties. The developer will be required to extend city service from the east side of Kenton Road to serve the proposed development. See also Attachment D. Attachment D is the Comprehensive Plan Update 2003 – Chapter 7 Public Utilities and Community Infrastructure Plan.**

4.4 If there is no water facilities plan, please describe the method the water provider uses to determine system capacities, water allocations, and capital expenditures for needed expansions. **N/A**

4.5 Current system capacity (maximum without capital expenditures): **10 MGD permitted capacity**

4.6 Current average water usage: **5 MGD (Winter average), 9 MGD (Summer maximum)**

4.7 DNREC Permit allocation: **10 MGD (Max. Withdrawal)** DNREC Permit # **(23 Different Permits)**

4.8 Estimated future water demand inside current municipal boundaries: **7 MGD (Winter average), 10 MGD (Summer maximum)**

4.9 Estimated water needed for proposed annexation area: **7,200 gallons per day (GPD) based on a consumption rate of 300 gallons per day per dwelling for 24 units.**

4.10 Please attach a letter from the water service provider indicating that water service can be provided to the annexation area. **The City of Dover Director of Public Works by submission of this plan of services has determined there will be adequate water**

supply to serve the proposed annexation. It should be noted that this land is currently part of Tidewater Utilities, Inc. Certificate of Public Convenience and Necessity (CPCN) that was previously granted under a wide area franchise application. The developer, Tidewater and the City of Dover will need to negotiate the surrender of the franchised area.

Wastewater System:

4.11 Name and address of wastewater service provider: **City of Dover, P.O. Box 475, Dover, Delaware, 19903.**

4.12 Name and address of wastewater treatment operator, if different: **Kent County, Department of Public Works, Robert O'Brien Building, 414 Federal Street, Dover, Delaware, 19901**

4.13 Date of most recent wastewater facilities plan: **1999, All pump station and interceptors were analyzed. In addition, the gravity sewer system was mapped using AutoCAD.**

4.14 Please attach a copy of the relevant sections of the wastewater facilities plan. Initial here that the plan has been attached: **See Attachment E. Attachment E is the Executive Summary of the Wastewater Facilities Management Plan. There is existing sanitary sewer infrastructure in the Westfield Subdivision. The developer's engineer will be responsible for designing and building infrastructure to connect to the City's existing system so wastewater can be conveyed to Kent County for treatment.**

4.15 If there is no wastewater facilities plan, please describe the method the wastewater provider uses to determine system capacities, water allocations, and capital expenditures for needed expansions. **N/A**

4.16 Current system treatment capacity (maximum without capital expenditures): **All sanitary sewer flows are transmitted to Kent County for treatment. To our knowledge, the Kent County Wastewater Treatment Facility has the available capacity to serve the proposed development of the property.**

4.17 Current average wastewater flow: **Average daily flow for 2003 was 5.95 MGD**

4.18 DNREC Permitted discharge: **N/A** DNREC Permit # **N/A**

4.19 Are there TMDL issues or other constraints that would impact the ability of the town to obtain an additional permit allocation from DNREC? **N/A**

4.20 Estimated future wastewater demand inside current municipal boundaries
# of Approved EDUs: **Approximately 1,500 – 2,000 E.D.U.s**
# of Vacant Buildable Acres within existing town: **Estimated 6,000 – 8,000 E.D.U.s over 25 years.**

4.21 Estimated future wastewater demand for proposed annexation area: **7,200 gallons per day based on 24 dwelling units.**

4.22 Please attach a letter from the wastewater service provider and the wastewater treatment operator (if different) indicating that wastewater service can be provided to the annexation area, and that sufficient wastewater treatment capacity exists or is planned to accommodate this annexation area. **See Attachment F – Letter from Kent County Department of Public Works re: availability of sewer service. The City of Dover Director of Public Works by submission of this plan of services has determined there will be adequate wastewater service facilities to supply service to the proposed annexation.**

4.23. Provider of Electricity: **The City of Dover will provide electricity once the property is annexed into the City of Dover. This location is currently outside of their Electric Service area.**

4.24. Date of Most Recent Update of Electrical Facilities Plan: **1999-2000.**

4.25. Describe needed electrical upgrades needed, if any. **The City of Dover is planning several electrical system upgrades to increase the reliability of the city's system. All upgrades to extend distribution service to the property will be the responsibility of the developer.**

4.26. If any services are to be provided by another jurisdiction or a public utility regulated by the Delaware Public Service Commission please include written comments of this provider that describe the their ability to provide the necessary services for the proposed annexation. **As stated previously, this property is located in a CPCN granted to Tidewater Utilities, Inc. under a wide area franchise. Tidewater Utilities does not currently provide service to this property. Tidewater's existing infrastructure in this area only serves the Hunter's Point Subdivision located to the west of the proposed annexation. The City of Dover and the Developer will negotiate with Tidewater Utilities, Inc. to amend the existing CPCN for this area.**

4.27 Who provides police service to the municipality? What impact will this annexation have on the ability to provide police service to the municipality? (If not municipality in question, please provide a letter verifying ability to provide police service to newly annexed area): **The City of Dover Police Department provides police service to the municipality.**

4.28 Who provides fire service to the municipality? What impact will this annexation have on the ability to provide fire service to the municipality? (Please provide a letter verifying ability to provide fire service to newly annexed area): **The Robbins Hose Fire Department provides fire service to the municipality. This proposed annexation area currently is part of the fire service area of Robbins Hose Fire Department.**

4.29 Who provides EMS services to the municipality? What impact will this annexation have on the ability to provide emergency medical services to the municipality? **A private service provider provides ambulance service under contract with the City.**

5. Fiscal Analysis

5.1. Does the municipality employ paid staff? __X__ Yes ____No

If yes, how many paid staff does the municipality employ? (Give number in FTEs) **351 full-time personnel**

5.2. For municipalities that provide services, does the municipality use separate enterprise funds for public services? **__X__ Yes, The Water, Sewer, and Electric Utilities are all enterprise funds.** ____ No

5.3. Municipal tax rate: **$0.411 per hundred dollars of assessed value**

5.4. Municipal tax valuation: **Properties are assessed at 100% of market value.**

5.5. Please include a copy of the municipality's current fiscal year budget. **See Attachment G – "Source and Use of Operating Funds Summary Fiscal Year 2003/04" chart from the FY2004 budget document (page 74). The entire City of Dover FY2004 Annual Operating Budget is available online on the City of Dover website at www.cityofdover.com under Information Desk (Public Documents: City of Budget 2004).**

5.6. Please provide a copy of the municipality's annexation committee report regarding this annexation. **See transmittal cover letter for summary of annexation application review process and the "Petition to Annex and Zone Property" Report.**

Certifications:

The undersigned certify that the information provided in this form is complete and accurate to the greatest extent practicable. We also certify that all required letters from other utility service providers and jurisdictions are attached.

_____ (Mayor) _____(Director of Public Works)