PETITION TO AMEND ZONING DISTRICT
Before The Dover City Council
February 9, 2004

Applicant/Owner	Robert M. Duncan 111 South West Street, Suite 1 Dover, DE 19904
Location:	Easterly side of South Kirkwood Street approximately 50 feet north of Forest Street.
Property Address	135 S. Kirkwood Street
Tax Parcel ID #:	ED-05-076.12-02-54.00/000
Size:	7,500 s.f. (0.17 acres) ±
Present Zoning:	RG-1 (General Residence Zone) and H (Historic District Zone)
Proposed Zoning:	C-2 (Central Commercial Zone) permitting; Retail stores, Financial institutions, Theaters and restaurants, Hotels, including bed and breakfast inns, Art galleries and studios, including dance studios, photography studios and interior decorating studios, Photocopy and film processing shops, Formal wear rental, Travel agencies, Optometrists, Personal service stores, including but not limited to, barber shops, beauty shops, tailors, and other establishments in which the primary business is the sale of a service rather than a product, except that such stores located on the first floor on Loockerman Street between State Street and New Street shall require a conditional use permit, Business, professional, and government offices, except that such offices located on the first floor on Loockerman Street between State Street and New Street shall require a conditional use permit, Apartments, provided that no dwelling units shall be permitted in the first floor and at least one off street parking space shall be provided in the area for each apartment. Conditionally permitting; Outlets and pick-up stations for laundries and cleaning establishments, Laundromats, limited to not more than thirty (30) washing machines per establishment, Newspaper printing, including incidental job printing, Parking lots and parking structures as a principal use, Places of worship, Youth clubs, fraternal clubs, charitable organizations, and similar institutions regardless of whether the club or organization is for private membership or open to the general public, Social service agencies. H (Historic District Zone)
Present Use:	Accessory Storage to the Duncan Depot
Proposed Use:	Mixed Use, retail/office
File Number:	Z-04-01

Comprehensive Plan: Mixed Use

Findings and Recommendations of the Dover Planning Commission

This petition was considered at the January 20, 2004 meeting of the Planning Commission. The following members were present: Chairman Friedman, Mr. Nichols, Mrs. Horsey, Mr. Sandusky, Mr. Holt, Mr. Wisely, Col. Welsh, and Mr. Von Raider.

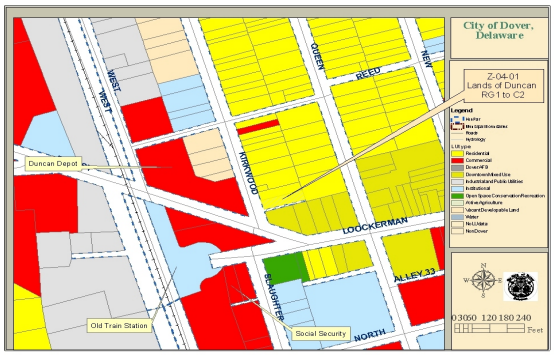
The Planning Commission recommends that this request for rezoning from RG-1 to C-2 be approved (and also subject to the H (Historic District Zone). **The motion for approval of the rezoning passed 8-0 of those members present.** The procedure for rezoning (amendment to the zoning map) is outlined in the *Zoning Ordinance* Article 10 §5.



This application is to rezone a residentially zoned property that has housed a legal non-conforming storage area. This parcel was originally part of the Hartnett Lumber Facility. When the rest of the Delaware/Hartnett Lumber properties were redeveloped in conjunction with the Duncan Depot Project this parcel was left out of the redevelopment. It is the property owner's desire at this time to redevelop this parcel as a standalone office/warehouse property. In order for this property to be redeveloped commercially a commercial zoning designation is required. The appropriate zoning classification for this project is C-2 (Central Commercial) which would allow for an office use with Accessory storage and warehouse space. Although this property has been zoned residentially its use has been as a storage and parking area for the commercial properties on the west side of Kirkwood Street for many years. This is the first step in the redevelopment of this parcel a site plan with an Architectural Review Certification is required.

Surrounding Land Use:

This property is located just north of the Downtown commercial district just west of the terminus of Loockerman Street. To the immediate west of this property is the Duncan Depot. To the north along Kirkwood Street one small retail property and several residential properties exist. To the immediate south of this property is the redeveloped 2-4 Forrest Street, a converted apartment which now houses offices. The following pictures graphically represent the land uses in the immediate vicinity.



2-4 Forest

View north east

View West

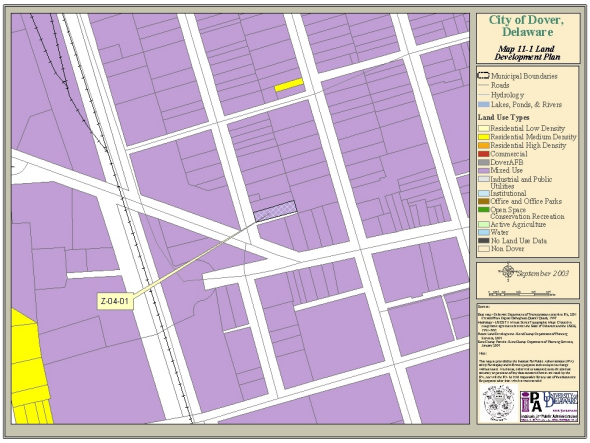
Social Security

2002 Aerial

2003 Existing Land Use

Comprehensive Plan:

In the *2003 Comprehensive Plan Update*, the Land Development Plan recommends that this property be used for mixed uses. The 1996 Comprehensive Plan also recommended the property be part of the Downtown Mixed Use Development Area. See the Land Development Map below.



Recommendation of the Planning Staff:
Staff supports the rezoning of this property. This application and the intended use are positive for the overall redevelopment of the west side of downtown. This recommendation is made without the benefit of a public hearing or a complete review of the site development plan. The rezoning of this property is an important first step in the revitalization of this section of the downtown.

Public Comments:
The application was represented by Mr. Robert Duncan.
No one appeared and spoke in regards to the rezoning application.

Agency Comments from DAC Report:
Department of Public Works has no objections to the rezoning.
City of Dover Electric has no comments on the rezoning.
DelDOT has no comments on the rezoning.
Kent Conservation District has no objection to rezoning this site.

ADVISORY COMMENTS TO THE APPLICANT:

1) The applicant shall be aware that approval of any rezoning application does not represent Site Development Plan approval. A separate Site Development Plan must be submitted and approved for the development of property.

2) The applicant shall be aware that approval of any rezoning application does not represent a Building Permit approval. A separate application submission showing all improvements is required before issuance of a Building Permit from the City of Dover.

Attachments to the Report:
Development Advisory Committee Application Review Commentary (comment sheets) from the following:

Department of Public Works
City of Dover Electric
Delaware Department of Transportation
Kent Conservation District

CITY OF DOVER PUBLIC WORKS

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: December 31, 2003

APPLICATION: Lands of Robert M. Duncan on South Kirkwood Street – Rezoning from RG-1 to C-2

FILE#: Z-04-01 **REVIEWING AGENCY: City of Dover Public Works**

CONTACT PERSON: Scott Koenig or Andrew Riggi **PHONE#: 736-7025**

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Our office has no objections to the rezoning of the subject parcel.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE MEETING
APPLICATION REVIEW COMMENTARY

DECEMBER 31, 2003 - 10:00 A.M. - CAUCUS ROOM

DOVER ELECTRIC

APPLICATION: LANDS OF ROBERT M. DUNCAN ON SOUTH KIRKWOOD STREET-REZONING FROM RG-1 TO C-2

FILE NO.: Z-04-01 REVIEWING AGENCY: CITY OF DOVER ELECTRIC

CONTACT PERSON: STEPHEN A. ENSS PHONE #: 736-7091

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:
None

ENGINEERING COMMENTS:
The City of Dover Electric Department reviewed the re-zoning and has no comment.

RECOMMENDATIONS SUGGESTED FOR AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

If you should have any questions or need to discuss any of the above comments, please contact Stephen Enss at 736-7091 or contact the Planning Department at 736-7010 as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2003

DELDOT

APPLICATION: Lands of Robert M. Duncan on S. Kirkwood St. - Rezoning

FILE#: Z-04-01 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Richard A. Woodhall PHONE#: 760-2262

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:
DelDOT has no comment on this plan.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.

KENT CONSERVATION DISTRICT

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: December 31, 2003

APPLICATION: *Lands of Robert Duncan on South Kirkwood Street*

FILE #: *Z-04-01* **REVIEWING AGENCY:** *Kent Conservation District*

CONTACT PERSON: *Jared Adkins* **PHONE #:** *697-2600, ext. 3*

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT.

CITY AND STATE CODE REQUIREMENTS:

- *Kent Conservation District has no objection to rezoning this site.*

RECOMMENDATIONS SUGGESTED FOR AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

- *A Sediment and Stormwater Management Plan must be approved by our office prior to any land disturbing activity (i.e. clearing, grading, filling, etc.) over 5000 square feet.*

PETITION TO ANNEX AND ZONE PROPERTY
Summary of Annexation Process

Owner:	Chestnut Grove Farm, LP C/o Sallie Scarborough 290 Troon Road Dover, DE 19904
Equitable Owner:	Garrison Custom Homes, Inc. C/o Jeff Garrison 49 Brenda Lane Building 1 Suite F Camden, DE 19934
Location:	South side of Chestnut Grove Road (County Road #158) west of Sweetgum Drive and Kenton Road
Tax Map #:	ED-00-066.00-02-49.00-000
Size:	50.8 Acres +/-
County Zoning:	RS-1 – Single Family Residential
Proposed Zoning:	RM-1 - Medium Density Residential Zone
Present Use:	Agricultural land and woodland
Proposed Use:	Residential
Sanitary Facilities:	proposed City of Dover
Water Supply:	proposed City of Dover
File Number:	AX-03-03

Summary of Annexation Process

In regards to this application for annexation into the City of Dover, the following information on the annexation process is also noted:

The City Council at their meeting of November 24, 2003 referred this application to the Planning Commission for review. At a Special Council Meeting of December 30, 2003, the City Council established a Referendum date of January 29, 2004 and a Public Hearing before City Council on February 9, 2004.

A Public Hearing was conducted before the Planning Commission on December 15, 2003. Notice of this public hearing was sent to property owners within 200 feet of the subject property and also published in the Delaware State News on December 5, 2003.

The Planning Commission recommended approval of the annexation with the property to be zoned RM-1 (Medium Density Residential) upon annexation noting the requirements for submittal of the Plan of Services and consideration of the Cost/Revenue Analysis for the property. As part of their motion, the Planning Commission included the recommendation that a Traffic Impact Study be completed prior to site development application for the subdivision of land so that area transportation concerns may be addressed.

The review of the application and written comments are part of the Petition to Annex and Zone Property Report that was submitted to the Utility Committee.

The consultants working on the Annexation Plan Study (Kise Straw & Kolodner and Urban Partners) completed a Cost/Revenue Analysis for this property. The Cost/Revenue Analysis for module Site 2H was made available to Planning Staff on January 7, 2004. The Utility Committee reviewed this information.

The Utility Committee of City Council will consider this annexation request at their meeting of January 27, 2004.This committee recommended annexation of the property and the zoning of RM-1. See Utility Committee Report/Meeting Minutes for discussion.

The Plan of Services for the property known as Lands of Chestnut Grove Farm, LP was submitted to the Office of State Planning Coordination on January 21, 2004 as required by Title 22 Delaware Code.

A letter dated January 30, 2004 was received from the Office of State Planning Coordination accepting the Plan of Services for this property. See attached letter.

The City Council will receive the results of the annexation referendum and consider the annexation/rezoning application on Monday, February 9, 2004.

Attachments to this report:

Letter from Office of State Planning Coordination dated January 30, 2004 with attachments.

AX-03-03

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

January 30, 2004

Mr. James J. Galvin, Jr. AICP
Director of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: Plan of Services for Lands of Chestnut Grove Farm, LP
LUPA 12-08-03-01
City of Dover File # AX-03-03

Dear Mr. Galvin,

This letter is to confirm that we have received and accepted your completed Plan of Services for the above referenced annexation application. Our office has no objections to the annexation of this property, and this letter indicates that the City has completed all relevant annexation requirements as per Title 22, Section 101 of the Del. C.

We received the following comments from State agencies, who commented on this annexation through our LUPA review process. Please consider these comments as the City proceeds with the annexation and development of this property:

The Department of Transportation stated that they are opposed to this annexation because it would create a functional enclave in that visitors to this parcel form another part of the City would have to travel out of the City for about 140 feet, to reach this parcel. With that said, the State does not object to this annexation because it is clear from your comprehensive plan that the enclave that will be created is within the proposed annexation area according to your comprehensive plan and the enclave will be annexed at the owner's request.

DelDOT also noted that because Chestnut Grove Road is a State-maintained road, the proposed development would require entrance approvals from the DelDOT Planning Office. For that reason, we would urge the developer's engineer to contact the Subdivision Manager for Kent County, Mr. George Shaw, early in the plan development process so that the entrance can be properly located and designed. Mr. Shaw may be reached at (302) 760-2261.

Further, DelDOT noted that a residential development generating more than 2,100 trips per day would meet our warrants for a traffic impact study (TIS). It is expected that the proposed development to generate only about 1,550 trips per day, which is somewhat less than DelDOT warrants. However, if the City finds that a TIS is appropriate, the developer's traffic engineer should contact Bill Brockenbrough at DelDOT Planning early in the plan development process so that the TIS can be completed prior to record plan approval. Normally the total time from the start of such a study until the completion of our review of it is about six months. Recently it has been closer to one year.

The Delaware Department of Agriculture has noted that if a new subdivision border If a proposed new subdivision borders or is near an agricultural preservation district, then the developer of the new subdivision is required to adhere to the following, quoted from the Delaware Code:

§ 910. Agricultural use protections.

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

"This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of

nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees. *(68 Del. Laws, c. 118, § 2.)*

The following comments were received from the Department of Natural Resources and Environmental Control:

Water Supply

The information sheets provided state that the developer intends to have City of Dover (Kent County) supply public water to the site. DNREC information on the site indicates that Tidewater Utilities currently holds the Certificate of Public Convenience and Necessity number PSC-1190 to provide public water to the area. The developer should discuss his options with the Public Service Commission. They can be reached at 739-4247.

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Delaware Coastal Program

This site contains palustrine forested wetlands bordering the adjacent stream and areas within the 100-year floodplain.

Resources on site, including wetlands should be delineated by a certified professional and verified. Impacts to wetlands should be completely avoided and this can be easily achieved on this site. Tidal wetlands and subaqueous lands are protected and regulated by the State Division of Water Resources, Wetlands and Subaqueous Land Section. The U.S. Army Corps of Engineers also regulates these areas as well as non-tidal wetlands. Individual permits and certain Nationwide Permits from the USACE also require 401 Water Quality Certification from the Wetland and Subaqueous Land Section and Coastal Zone Federal Consistency Certification from the Division of Soil and Water Conservation, Delaware Coastal Programs Section. Each of these certifications represents a separate permitting process. To find out more about permitting

requirements, the applicant is encouraged to attend a Joint Permit Process Meeting. These meetings are held monthly and are attended by federal and state resource agencies responsible for wetland permitting.

Opportunities also exist to preserve portions of the woodland to allow contiguous areas of forest to remain along the creek. Large areas of unfragmented contiguous habitat provides many regional benefits including habitat for migratory birds and resident wildlife and water and air quality benefits. Preservation of significant woodland resources on site can also provide community benefits including passive recreation such as hiking and bird watching as well as aesthetic benefits.

In conclusion, the State does not object to the annexation of this property. We would ask that the City consider the State agency comments regarding the development of this property as a site plan for this property moves forward for approval. We have also attached two constituent letters received regarding this annexation and development. The State does not consider these letters when completing our review of the proposed project; however, we feel they are important documents for the City to have when making a decision on the project.

Once a decision has been reached on this annexation, please contact my office so that our records may be updated accordingly. Please do not hesitate to contact me if I can be of any further assistance.

Sincerely,

Constance C. Holland

Constance C. Holland, AICP
Director

cc: The Honorable James Hutchison, Mayor
Anthony DePrima, AICP, City Manager
Scott Koenig, P.E., Director of Public Works

Terrance S. Zimmerman
138 Sweetgum Drive
Dover, DE 19904-9694

Ms. Constance C. Holland
Director, Office of State Planning Coordination
540 S. DuPont Hwy, Suite 7
Dover, DE 19901

Dear Ms. Holland:

I am writing this letter to express my concern regarding Project LUPA No. 12080301, Chestnut Grove Farm LP. The proposed project calls for the annexation of approximately 51 acres of property into the City of Dover and changing the zoning from its current RS-1 (single-family residential) to RM-1 (medium density residential). The result of this zoning change will permit the construction of 199 homes (131 townhomes, 28 duplexes, and 40 single-family homes) on this property.

I have concerns regarding this project on several fronts. First, I am concerned regarding the traffic and congestion that this project will create. Adding 199 homes one can estimate that, at a minimum, 400 additional vehicles will be added to the traffic flow of this area. The development will front one small two-lane country road (Chestnut Grove) and will feed into yet another two-lane road (Kenton). There are periods of time during the day already when traffic is horrible on both Chestnut Grove and Kenton Roads. Sometimes I have actually clocked myself waiting several minutes to turn onto Kenton Road because of the traffic flow problems created by the existing development. Add to this the additional vehicles from the proposed 199 homes and you can see the problem will be exacerbated even further.

A second concern regards pedestrian safety. There are no sidewalks along either Kenton or Chestnut Grove Road. It is very dangerous for individuals to walk along either road. Bicyclists face a dangerous situation as well if they attempt to bike along either road due to the volume of traffic. Adding another development will increase the dangers to pedestrians that either walk, jog, or bicycle along either road.

A third concern regards the loss of natural habitat. A significant portion of the property is wooded. The proposed development will eliminate a vast portion of the present woods resulting in a loss of habitat. These woods are the home to red foxes, deer, squirrels, rabbits, box turtles, and a wide variety of birds. Removing them will mean a loss of habitat for these

animals and a loss to all of us that enjoy having some natural areas remaining in Dover.

A final concern with this project is an environmental one. I have major concerns regarding the run-off that this development will create. The wooded area on the property serves as a wonderful natural "absorber" of rainwater. During some recent heavy rainfalls, I have observed that there is minimal standing water on my property or those of my neighbors because the ground is able to absorb the water due to having the trees and natural ground covering behind our properties. Once these trees are removed, and a significant portion of the property is paved, I am greatly concerned with what will happen to the storm water run-off. Even though this property will be connected to the Dover storm sewer system, it is doubtful that during heavy rainfall that the system will be able to handle all the run-off. Also, depending on how the properties are graded, water may be directed away from the storm drain system and onto my property and that of my neighbors creating water and property damage for us.

I recognize the importance of development on our economy and with the growing population in the Dover area the need for additional housing. However, I think development must be thought out carefully and given consideration for the existing infrastructure and existing natural areas. The proposed development simply does not make good sense.

I moved back to Dover several years ago in large part to escape the runaway development that is going on in New Castle County. I have watched development upon development being built without the supporting infrastructure and the destruction of beautiful natural wooded areas. Traveling though the Middletown and Newark areas is anything but a pleasure anymore. Let's not turn Dover into the same mess. If this property is to be developed, then zoning should remain RS-1 and not changed to medium density so a larger and inappropriate project can be constructed on the site.

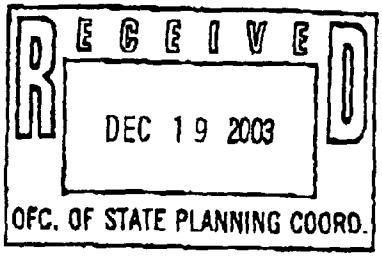
Thank you for your consideration of my comments.

Sincerely,

Terrance S. Zimmerman

Terrance S. Zimmerman
December 31, 2003

T. Kae Johnson
314 Parkway Drive
Dover, DE 19904-9126
Hunters Pointe
(302) 736-5585



Constance C. Holland
Director, Office of State Planning Coordination
540 S. DuPont Highway, Suite 7
Dover, DE 19901

December 16, 2003

Ms. Holland,

I am writing to express my concerns about the proposed annexation and development of the parcel of land on Chestnut Grove road known as Chestnut Grove farm by the City of Dover.

The area surrounding the proposed development cannot support the addition of 199 homes and over 300 more vehicles. There are currently major traffic problems in the area that extend to south toward College and Walker roads and north toward W. Denney's road. It is not unusual to sit at the intersection of Chestnut Grove and Kenton Roads behind a dozen cars in the morning and afternoon. Additionally, there are serious personal safety issues that should be addressed. There are no streetlights or sidewalks on Chestnut Grove Road and there is a narrow bridge over the creek bed near the proposed development. This road is also heavily used in support of the Delaware Fire School and is traveled by a large Amish community. Adding over 300 additional cars to this area would be a safety nightmare.

Another area of immense concern for the surrounding properties is poor storm water drainage and management in the area. There are many homes in this low-lying area that have standing water many months of the year. Removing the existing trees (or even part of them) would cause this situation to become even worse. There should be several studies done to determine if this area could truly support 199 new homes before a site plan is even considered.

According to the proposed development plan, some homes in Hunters Pointe would backed up to townhouses. We do not want our property values to drop because our $250,000 - $400,000 homes are in close proximity to a development with 133 townhouses, 24 duplexes, and 42 single-family homes.

If the long-range city plan sees this area as a good potential for annexation and development, be reasonable and limit the homes to single-family only. This is the most the area could reasonable support. We don't want another Village of Westover in our neighborhood.

Under the current Kent County plan this site can only be used for single-family homes. If the City of Dover does annex the land, it should follow the same guidelines.

Thank you for taking the time to hear my concerns. If you have questions or require further information, please feel free to contract me.

Sincerely,

T. Kae Johnson

T. Kae Johnson