



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
Budget Development, Planning and Administration
State Planning Coordination

December 19, 2008

The Honorable Kathy Harvey
P.O. Box 111
Odessa, DE 19730

RE: PLUS review – 2008-01-05; Town of Odessa Comprehensive Plan Amendment

Dear Mayor Harvey:

Thank you for meeting with State agency planners on November 26, 2008 to discuss the proposed Town of Odessa comprehensive plan amendment to change Map 6 to show certain parcels for planned development.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact: Herb Inden 739-3090

The Office of State planning Coordination supports this amendment which will make the comprehensive plan consistent with the proposed use of the parcel for a mixed use development brought through PLUS as project # 2008-09-02, Odessa Commons, a project strongly supported by our office.

State Historic Preservation Office (SHPO) – Contact: Terrence Burns 739-5685

No comments received regarding this proposed comprehensive plan amendment

Department of Transportation – Contact: Bill Brockenbrough 760-2109

The Town of Odessa proposes to amend its October 2006 Comprehensive Plan Update with specific regard to Map 6, Future Land Use and Annexation Areas. Specifically, they seek to add three small residential parcels and a larger parcel owned by the State of

Delaware to a Planned Neighborhood Development district associated with the proposed Odessa Commons development. We support this amendment as part of the comprehensive planning effort that the Town and the developer of Odessa Commons are undertaking.

The Department of Natural Resources and Environmental Control – Contact:
Kevin Coyle 739-9071

No comments received regarding this project.

State Fire Marshal’s Office – Contact: Duane Fox 856-5298

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal’s Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

At this time, this Agency has no objection to, and makes no comments regarding, the Comprehensive Plan or an amendment to a Comprehensive Plan.

The Delaware State Fire Marshal’s Office has the responsibility to review all commercial and residential subdivisions for compliance with the Delaware State Fire Prevention Regulations. This Agency asks that a MOU be established and maintained between the Delaware State Fire Marshal’s Office and the Town of Odessa. The State Fire Marshal’s Office would be issuing approvals much like DelDOT, Kent Conservation, and DNREC. This Agency’s approvals are based on the Delaware State Fire Prevention Regulations only.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans in accordance with the Delaware State Fire Prevention Regulation.

Preliminary meetings with Fire Protection Specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Scott Blaier 739-4811

The Department of Agriculture offers no objections to the proposed amendment to the town’s comprehensive plan. The proposal is consistent with the *Strategies for State Policies and Spending* and the plans for future development of the neighboring parcels.

Public Service Commission - Contact: Andrea Maucher 739-4247

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

Delaware Economic Development Office – Contact: Jeff Stone 672-6849

No comments received regarding this project.

Delaware Division of Public Health- Health Promotion Bureau- contact Michelle Eichinger (302) 744-1011

No comments received regarding this project.

Delaware State Housing Authority – Contact Vicki Powers 739-4263

No comments received regarding this site plan.

Department of Education – Contact: John Marinucci 735-4055

The DOE supports the State Strategies for Policies and Spending, to the extent possible and practicable within the limits of the Federal and State mandates under which the Department operates.

1. In its review of Comprehensive Plans and Comprehensive Plan Amendments, the DOE considers:
 - Adequate civil infrastructure availability within the region to accommodate current and future educational facilities.
 - Transportation system connections and availability to support multimodal access within the community, to include but not limited to walk paths, bike paths, and safe pedestrian grade crossings.
 - Transportation road system adequacy to accommodate bus and delivery vehicle traffic to current, planned or potential educational facilities.
 - Recreation facilities and opportunities within the community and their respective proximity to current and planned or potential education facilities. The DOE also recognizes the potential that the educational facilities are to be considered recreational facilities by and within the community.
2. The DOE *typically* considers industrial/commercial development incompatible with educational facilities, however, residential development and educational Facilities *are typically* considered to be compatible. As a result, the DOE is interested in the proximity of current and planned or potential education facilities to commercial/industrial development zones.
3. The DOE recognizes the integral role of educational facilities within communities. As such, the DOE seeks to assure that residential growth, that generates additional demand on educational facilities, is managed with adequate educational infrastructure being made a part of sub-division plans as appropriate.
4. The DOE offers its support to assist and participate by coordinating with the Town of Odessa, the local school districts the County, the Office of State

- Planning Coordination as well as other school districts and stakeholders as future development and annexations may be considered.
5. DOE has no objections or comments regarding the Comp. Plan Amendment under consideration.

Approval Procedures:

Once the Planning Commission and Council have taken action on these amendments, please forward a copy of the any ordinances (approval or denial) relating to these amendments, any changes to the written section of you plan if the amendments are approved and an update map, if applicable, so that we can update our records.

Thank you for the opportunity to review this plan amendment. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP
Director

CC: New Castle County