



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

September 23, 2009

Ann Marie Townshend
City of Dover Dept. of Planning
P.O. Box 475
Dover, DE 19903

RE: PLUS 2009-08-02; City of Dover Comprehensive Plan Amendment

Dear Ms. Townshend:

Thank you for meeting with State agency planners on August 26, 2009 to discuss the proposed comprehensive plan amendment to adjust land use designations after a parcel level analysis was preformed.

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: David Edgell 739-3090

The Office of State Planning Coordination has no objections to the proposed plan amendment to support Dover's comprehensive rezoning. We are pleased to see that the City of Dover is complying with Delaware Code by implementing land use regulations to support the comprehensive plan within 18 months.

Once the plan amendment is approved, please formally notify our office in writing and include the relevant resolutions, ordinances and / or meeting minutes and a copy of the final plan amendment in a format that can be appended to the certified comprehensive plan.

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

The State Historic Preservation Office has no objections to the City’s proposed changes. If you have any questions, or would like to discuss this further, please contact Alice Guerrant at 302-736-7412 or by email at Alice.Guerrant@state.de.us.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

In preparation for a comprehensive rezoning, the City of Dover has done a detailed parcel-level analysis of their zoning map. They now seek to amend the Land Development Plan in their Comprehensive Plan to reflect the results of that analysis and to add the IO (Institutional and Office) Zone to a supporting table in the Plan. DelDOT has no objection to the proposed amendment.

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

The Department of Natural Resources and Environmental Control had no comments/no objections to the proposed plan amendment.

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

No comments were received regarding this project.

Department of Agriculture - Contact: Scott Blaier 739-4811

The Delaware Department of Agriculture has no objections to the town’s proposed comprehensive plan amendments.

Public Service Commission - Contact: Andrea Maucher 739-4247

No comments were received regarding this proposed comprehensive plan amendment.

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

No comments were received regarding this proposed comprehensive plan amendment.

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

No comments were received regarding this proposed comprehensive plan amendment.

Delaware State Housing Authority – Contact Valerie Miller 739-4263

No comments were received regarding the proposed amendment

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 this municipality, the local school districts, the County, the Office of State Planning Coordination as well as other school districts and stakeholders as this Comp plan amendment progresses.
5. DOE has no comments regarding the Comprehensive Plan amendment under consideration.

Approval Procedures:

1. Once all edits, changes and corrections have been made to the plan, please submit the completed document (text and maps) to our office for review. **Your PLUS response letter should accompany this submission.** Also include documentation about the public review process. In addition, please include documentation that the plan has been sent to other jurisdictions for review and comment, and include any comments received and your response to them.
2. The City shall report back to the Office of State Planning Coordination regarding adoption of any Review or Amendment, and forward the office any relevant

meeting minutes, resolutions, ordinances and a copy of the final Plan Review or Amendment text and maps as adopted.

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

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name.

Constance C. Holland, AICP
Director