

# LARSON

## ENGINEERING INC

CIVIL ENGINEERING & LAND PLANNING

January 11, 2008

Ms. Constance C. Holland, AICP  
State of Delaware Executive Department  
Office of Management of Budget  
State Planning Coordination  
122 William Penn Street  
Third Floor  
Dover, DE 19901

**RE: PLUS REVIEW-2007-11-08  
SAULSBURY ROAD EXXON**

Dear Connie:

We have received the PLUS review letter dated January 4, 2008. This letter is to serve as our response to your comments. We have the following responses to your comments:

#### Office of State Planning Coordination

The proposed rezoning is inconsistent with the City of Dover's comprehensive plan. It is recommended the rezoning be incorporated into the City's comprehensive plan update due in September 2008.

We feel the comprehensive plan does not contemplate parcels with different zoning categories being assembled. This rezoning is actually four parcels being assembled. The comprehensive plan only reflects the intended use for each parcel based on the current zoning. The down zoning from C-3 to C-2A will be LESS intense a use than the existing gas station. The proposed rezoning from CPO to C-2A is an increase in commercial use, but the rezoning is only asking for 0.42 acre or 35.2% of the existing CPO property. The request was for the minimal area necessary for the proposed use. The majority of the CPO zoning will remain consistent with the City's comprehensive plan.

The developer does not wish to wait until after the City's comprehensive plan is updated in September 2008, as the project would end up being built during the winter months as opposed to summer 2007 construction if approved. There was no significant opposition to the rezoning, only the procedural issues associated with the comprehensive plan update. It would be a hardship on the developer to lose more than nine months in timing of the project.

#### Division of Historic and Cultural Affairs

There are no known historic, archeological or national register sites on the property. The rezoning will have no effect on the property. We do not feel the Historic Preservation Office will need to be involved considering the lack of resources in the project area.

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Department of Transportation

DelDOT has no comments on the rezoning. Their remaining comments are related to the future site development plans and will be addressed as the project moves forward.

Department of Natural Resources and Environmental Control

Water service will be provided by the City of Dover. The remaining comments are related to the future development plans and will be addressed as the project moves forward.

Sediment and Erosion Control/Stormwater Management

All comments are related to stormwater design of the site. We will meet with Jared Adkins of Kent Conservation District prior to design of the project, as suggested.

Underground Storage Tanks

No comments on the rezoning. There are three LUST sites near the project, but no impact is expected from them.

Department of Agriculture

They have no objection to the rezoning. The remaining comments are related to the future development plans and will be addressed as the project moves forward.

Department of Education

The Department of Education has no comment on the rezoning due to the commercial nature of the project.

Please review this information and call me if you have any questions.

Sincerely,

**LARSON ENGINEERING, INC.**



Douglas J. Liberman  
Vice President

Pc: Ann Marie Townshend – City of Dover Planning