



**Proposed Site Development Plan  
(Title – Dutchman’s Harvest – Lewes Workforce Housing)**

<b>Application Title</b>	Dutchman’s Harvest – Lewes Workforce Housing
<b>Application Type</b>	Site Development Plan
<b>Owner</b>	Beebe Medical Center, Inc.
<b>Tax Map and Parcel</b>	SC Tax Map #3-35-8.00 & 36.07 (Part Of)
<b>Size and Location</b>	8.5822 Acres and located on Savannah Road
<b>Comprehensive Plan Designation</b>	Residential Low Density
<b>Zoning District</b>	R-5 – Mixed Residential
<b>Present Use</b>	One Dwelling and Vacant
<b>Proposed Use</b>	Residential Townhomes (140 Units)
<b>Online Application Material</b>	<a href="https://lewescommissions.wordpress.com/lewes-workforce-housing/">https://lewescommissions.wordpress.com/lewes-workforce-housing/</a>

**Proposal:** This application is for a proposed residential development fronting Savannah Road and adjacent to the Henlopen Gardens community. The applicant has proposed a 140-unit attached dwelling community in the City of Lewes. The proposed development will be comprised of 14 separate buildings with 10 units each placed across 8.58 acres of land. The site will interconnect with the Lewes Senior Living Facility.

The application was submitted for consideration on April 30, 2019 by Davis, Bowen & Friedel, Inc. on behalf of their client Beebe Medical Center, Inc. As part of the submission the following information was provided by the applicant:

- A set of plans including: Preliminary Title Sheet, Preliminary Site Plan, Preliminary Grading and Landscape Plan, Preliminary Site Lighting and Preliminary Building Elevations;
- A letter from W. Zachary Crouch, P.E. of Davis Bowen & Friedel, Inc. on behalf of their client, Beebe Medical Center, Inc. requesting site plan approval;
- A completed application for site development plan review;
- A letter from the Board of Public Works (BPW) verifying that utilities are existing and available;
- A conceptual rendering of the proposal; and
- Documentation of Public Notification.



*View of the Proposed Lewes Workforce Housing Site from Satellite View*

**Development:** The proposal involves the development of a vacant property adjacent to the proposed Assisted Living Facility. The site includes fourteen two-story buildings for housing, which will consist of ten dwelling units per building for a total of 140 residential attached units across the site. The buildings all front internal roads. As shown on the current plan, access to individual units will be located at different points surrounding the building so that each unit has a private entrance; there are no shared hallways or egress. The applicant has identified a total of 280 parking spaces throughout the complex; 146 garage parking spaces and 134 additional off-street spaces. Buildings Four (4), Six (6) and Seven (7) are larger structures to accommodate the 6 garages beyond each individual unit. Access to the development will be mainly from Savannah Road (including a 20-foot setback) with additional access points connecting the proposed Workforce Housing to the approved Assisted Living Facility. Balconies will be present for second story units. The applicant has also proposed the locations of four stormwater management facilities to be located on site; one of the proposed facilities straddles both parcel 335-8.00-36.07 and 335-8.00-36.08; both were approved or under contract with the Applicant and would be consolidated as per a Subdivision Approval by the City of Lewes on November 13, 2018.

#### Zoning District Compliance

<b>Zoning District: R-5 (Attached Dwelling)</b>	<b>Required</b>	<b>Provided</b>
<b>Lot Standards</b>		
Tract Area (Acres)	2.5	8.582
Street Frontage (Feet)	20	20
<b>Setbacks (Feet)</b>		
Front Yard	30	20
Side Yard	15	15
Rear Yard	15	15
<b>Maximum Building Height</b>		
Height of Structure (Feet)	30.5	30.5
<b>Parking</b>		
Off-Street Parking (Spaces)	280	280
Off-Street Loading (Spaces)	N/A	N/A
<b>Attached Dwelling Specifications</b>		
Maximum Lot Coverage	60%	67%
Maximum Number of Stories	3	2
Maximum Number of Units Per Structure	10	10
Square Feet Per Dwelling (Feet)	1,250	N/A

As submitted, the application does not meet the requirements outlined for the R-5 District defined above. The proposed lot coverage is 7% above that maximum allowance of 60% (defined as “the percentage of a lot which is covered, or planned to be covered, with impervious surfaces. Lot coverage shall include off-street parking areas and driveways, but not public streets). In addition, the front yard setback provided does not meet the required 30-foot setback. Both Zoning Requirements will need to be addressed as part of the review.

### **State Review**

A PLUS Review of the proposed renovation and addition project was conducted on June 26, 2019 (see PLUS review [2019-06-02](#)). The comments from that review will be added the City’s Development Website and the application packet once PLUS recommendations are received.

Verification of the following requirements should be provided with final site plan submissions:

- A copy of a DelDOT “Letter of No Objection”;
- A copy of an approved Entrance Plan Permit; and
- Approval from the State Fire Marshall’s Office that the site plan has met all requirements.

Other recommendations outlined in the PLUS review should be considered in the development review process and will be submitted to Planning Commission once PLUS recommendations are received.

### **Additional Considerations:**

**Transportation:** Proposed developments along Savannah Road require special consideration of various transportation issues, including *Accessibility, Public Transportation, Connectivity and the relationship to the Historic Lewes Byway System.*

- **Accessibility:** Much of the vehicular traffic arriving and departing from Dutchman’s Harvest will be via Savannah Road which is a State Road. Since the private roads connect with the adjacent Assisted Living Facility, access to Kings Highway will also be available.
- As noted on the Preliminary Title Sheet the following numbers were submitted. The ITE Trip Generation Manual suggests the addition of 1,018 average daily trips from Dutchman’s Harvest. The distribution of traffic (including trips generated from both the continuing care facility and multifamily development) is *depicted below:*

**ROAD**  
 SAVANNAH ROAD (SUSSEX COUNTY ROAD 018)  
 FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR  
 AADT (2017 DELAWARE VEHICLE VOLUME SUMMARY) = 10,708  
 10 YR PROJECTED AADT = 1.16 X 10,708 = 12,421  
 10 YR PROJECTED AADT + SITE ADT (802) = 13,223  
 PEAK HOUR = 12,421 X 11.70% = 1,453  
 DIRECTIONAL SPLIT = 55.24% / 44.76% = 803/650  
 10.17% TRUCK % X 1,453 = 148  
 SPEED - POSTED = 30  
 TRAFFIC PATTERN GROUP = 8

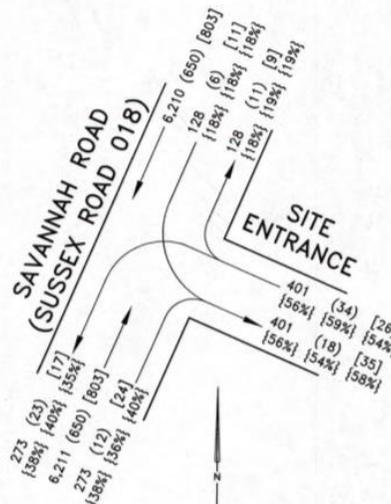
**LEGEND**  
 ## - WKDY ADT  
 (##) - AM PEAK  
 [##] - PM PEAK  
 {##} - TRIP DISTRIBUTION

**SITE TRIPS GENERATED - PROPOSED**

TYPE OF DEV.	ITE CODE	# UNITS	WKDY		
			AM	PM	ADT
MULTIFAMILY HOUSING (LOW-RISE)	220	140	66	80	1,018
CONTINUING CARE RETIREMENT CENTER	255	175	25	28	420
		315	91	108	1,438

**NOTES:**

- TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.
- DESIGN VEHICLE: WB-62.



- **Internal Road Network:** The site includes an interconnected collection of seven private roads within the development (Roads “A” through “G”); with “Road A” accessing Savannah Road. Based on the submitted plans, the private roads appear to be 25 feet wide. It appears “Road A” is designed to provide access to the site and would serve as a primary access to the adjoining two residential lots and large undeveloped tract.
- **Parking:** The 146 Garage Spaces and the additional 134 off street Parking Spaces meet the minimum size requirements of 162 Square Feet as the spaces are designated to be 9 feet in width by 18 feet in length.
- **Public Transportation:** Public transit services are in operation along Savannah Rd. As requested in the PLUS review, DART and the City of Lewes have expressed interest in having an additional stop along Savannah Road. Given the nature of development proposal, and specific strategies to market this development to the local workforce, the applicant should identify a location where a bus shelter/pad could be located on final site plans.
- **Connectivity:** The site location offers a wide variety of opportunities for multimodal transit connections to downtown Lewes and the region. The proposal itself includes a network of sidewalks. DART currently serves Savannah Road with public transit. An entry point to the Lewes/Georgetown Trail is located within 500 feet of the development. As the plan proceeds, consideration should be given towards incorporating additional facilities into the plan such as bicycle racks, while still being cost prohibitive.

- **Historic Lewes Byway:** As part of the Historic Lewes Byway System, Context Sensitive Solutions should be utilized in development landscaping and screening proposals along the corridor, especially for the main entrance to the community. The Historic Lewes Byways Committee works with developers and commercial and private property owners to encourage landscape design solutions that reflect the historic, natural, scenic, recreational, and archeological character of each of the six State-Designated Roads comprising Lewes' Byway Network; among them is Savannah Road. It is recommended that the applicant meet with representatives from the Committee to discuss opportunities to incorporate context sensitive design solutions into the site design.

**Environmental Protection:** The site, in terms of flood hazard or drainage concerns, is at a higher elevation relative to other areas in The City. As noted in the panels on the Preliminary Title Sheet the site, which is not classified as a Critical Facility, does not contain wetlands nor any areas that currently in the 100 Year Flood Plain as designated on the FEMA Map (3/15). In terms of concerns over sea level rise (SLR), a growing concern in many coastal communities, the site is also beyond areas that are listed as concerns in the State's SLR projection maps. Although the site is on higher ground there are still concerns that should be considered as part of the development review.

**Utilities:** Since "Road A" will serve both the Dutchman's Harvest development and future development on Tax Map 335-8.00 Parcels 36.00, 36.01 and 36.02, the City will operate and maintain. Thus, the proposed road must be reviewed to confirm that its design meets City standards, and the road must be dedicated to the City. Water Main on Savannah Road is 16". Sanitary Sewer mains will be extended throughout property. Internal 8" Water System must be looped with the Continuous Care Facility Water System, which provides loop between water mains on Savannah Rd. and Kings Highway. Sanitary Sewer Depths shall be placed at a deep enough level to serve mentioned parcels with Gravity Sewer. Discussion to be held on stormwater management facility discharge locations; also, discussion regarding the development's intent to manage the 1-Year, 10-Year and 100 Year Events per Delaware State Regulations. The limits of BPW future operation and maintenance responsibility inside the development must be confirmed along with a confirmation regarding the use of proposed water meters.

The site will be served by water and sewer services provided by the City Board of Public Works (BPW). In addition, BPW will review plans for stormwater management, electrical service and lighting. The applicant, City Staff and the City's engineer met with BPW on June 6, 2019 to begin preliminary discussions on servicing the site and planned upgrades to the sewer and stormwater system in the area.

**Open Space, Landscaping and Recreation:** The Workforce Housing Site will contain four Stormwater Management Facilities throughout the property which are surrounded by vegetation and open space. Details of Stormwater Management should be discussed with both Sussex Conservation District and BPW moving forward.

The submittal requires 10% Open Space as defined in §170-38-E-3 of the City's Zoning Code.

The application contains a Preliminary Landscape Plan prepared by Denison Landscaping Inc. The plan proposes trees surrounding the property, acting as a natural buffer around the site. The species and collection of trees proposed are compatible with the landscaping for the proposed Assisted Living Facility, which is attached to the overall campus. Canopy trees and shrubbery will also be planted around parking areas, the stormwater management facilities and the housing buildings. Although native tree and shrub species are being considered for this project, the applicant should continue to obtain input from the Historic Lewes Byways Commission as they have in the past.

**Covenants:** Following information to units to be sold by Applicant (not units owned by DSLT):

*Document Includes:* Purpose Statement to help establish ownership, sale and occupancy restrictions; Definitions such as City of Lewes, Owner, Qualified Owner, Purchase Price; Ownership Restrictions including Refinance Restrictions, Relief in Extraordinary Circumstance; Use Restrictions such as Occupancy, Rental, Vacancy; Resale Restrictions of up to 20 Years following Initial Sale; Foreclosure, Enforcement, General Provision Sections, etc.

**Notes on Plan Sheet Revisions:** The following should be incorporated into the final plans that are submitted for approval:

- All applicable plan sheets should contain a certified engineers seal;

**Summary:** This review was conducted to ensure compliance with City of Lewes' City Code Site Development Plan procedures outlined in §170-35. As noted in the staff review the development application, as depicted on the site survey, fits within the vision for this parcel, but does not comply with all zoning requirements. Recommendations in this review will be considered by the Planning Commission as they prepare recommendations for City Council review. City Council will consider the comments from this and other reports in conjunction with the recommendations provided by the Planning Commission and public as final action is considered on the submitted application in accordance §170-38 of the City Code.