



**Revised - Site Development Plan
Dutchman’s Harvest – Lewes Workforce Housing
Planning Commission Meeting – Oct. 21, 2020**

Application Title	Dutchman’s Harvest – Lewes Workforce Housing
Application Type	Site Development Plan
Owner	Beebe Medical Center, Inc. & Preston Schell
Tax Map and Parcel	SC Tax Map #3-35-8.00 & 36.07 (Part Of)
Size and Location	8.604 ac. +/-, located on Savannah Road
Comprehensive Plan Designation	Residential
Zoning District	R-5 – Mixed Residential
Present Use	One Dwelling and Vacant
Proposed Use	Residential - Attached dwellings (140 Units)

Background: At their meeting of August 19, 2019, the Planning Commission recommended conditional approval of the site plan for Dutchman’s Harvest. A public hearing was held on July 17, 2019 and continued on July 23, 2019 due to a power outage. The Mayor and City approved the site plan at their meeting on November 4, 2019. The residential development consists of 140 attached dwelling units within 14 buildings.

This review is to consider the changes proposed with the revised site plan. All previous requirements and conditions are still in place and shall be complied with and met prior to final site plan approval.

The Site Plan follows the previous Land Development Plan process. The Land Development Plan process in the Code does not apply to this application as this plan began under the previous Code.



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 (14) two-story buildings for housing, which will consist of ten (10) attached dwelling units per building for a total of 140 residential attached dwelling units across the site. The buildings all front internal roads. The revised plan continues to provide interconnectivity to the Assisted Living Facility in two (2) locations. The revised plan moves the buildings further away from Savannah Rd. and Henlopen Gardens.

Zoning District Compliance

Zoning District: R-5 (Attached Dwelling)	Required	Provided	Previous Plan
Lot Standards			
Tract Area (Acres)	2.5	8.604 ac. +/-	8.582
Setbacks (Feet)			
Front Yard	30	30	20
Side Yard	15	15	15
Rear Yard	15	15	15

Maximum Building Height			
Height of Structure (Feet)	30.5	30.5	30.5
Parking			
Off-Street Parking (Spaces)	280	280	280
Off-Street Loading (Spaces)	N/A	N/A	N/A
Attached Dwelling Specifications			
Maximum Lot Coverage	60%	59.52%	70%
Maximum Number of Stories	3	2	2
Maximum Number of Units Per Structure	10	10	10
Square Feet Per Dwelling (Feet)	1,250	N/A	N/A

State Review

A PLUS Review of the proposed renovation and addition project was conducted on June 26, 2019 (see PLUS review [2019-06-02](#)).

Additional Considerations:

- **Transportation/Interconnectivity:** The applicant is required to comply with DeIDOT requirements for the entrance off of Savannah Rd. The conditions to work with DART, meet with the Historic Lewes Byway and provide interconnectivity to the Assisted Living Facility, etc. are still required and shall be met prior to final site plan approval. Road “A” is to be designed as a City Road. The other roads/drive aisles and parking areas will be owned and maintained by the developer until turned over to an Owner’s Association or Maintenance Company. Pedestrian interconnectivity is being provided throughout the site by a network of sidewalks. The sidewalk network provides additional interconnection then the previous plan. The removal of the cross road reduces the overall imperious surface on the site. The original plan exceeded the maximum lot coverage. The revised plan complies with the maximum lot coverage.
- **Parking:** There are 280 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. The site complies with the required number of parking spaces.
- **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 condition to meet with the Historic Lewes Byway remains and the applicant shall provide information of compliance prior to final site plan approval.
- **Environmental Protection:** The site does not contain wetlands nor any areas that currently in the 100 Year Flood Plain as designated on the FEMA Map (3/15).

- **Utilities:** 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. The applicant shall be required to comply with all City and BPW requirements regarding utilities.

The following are the City Engineer’s comments regarding the revised site plan:

1. General

- a. Eventually, upon completion of the project construction plans, the Developer’s Engineer must submit the following permit/approvals/easement documents upon receipt from the appropriate review agencies:
 - i. State of DE Office of Drinking Water for water main extension.
 - ii. DNREC Wastewater Conveyance Permit for sewer main extension.
 - iii. DelDOT Entrance Permit for Savannah Road entrance.
 - iv. DelDOT Approval of Proposed Stormwater Facility 1 outfall into their existing storm drain system on Savannah Road.
 - v. DelDOT Utility Construction Permit for water main connection, and SW Facility 1 outfall discharge, within their Savannah Road right-of-way.
 - vi. State of DE Fire Marshal Approval.
 - vii. Sussex Conservation District (SCD) Erosion & Sediment Control Approval.
 - viii. SCD Stormwater Management Approval – including piping interconnection between “The Lodge at Historic Lewes” and the Dutchmans Harvest storm drain system.
 - ix. Fully-executed “Road A” access easement documents with Tax Map 335-8.08 Parcel 36.01 (Garner).
- b. There must be confirmation of street and storm drain pipe maintenance responsibilities. Discussions last year indicated that all roads (with the possible exception of “Road A”) and storm drain piping would be the responsibility of the developer, the property owners of the subdivision, or both. General Note No. 13 on Drawing P-01 should be revised as necessary regarding this issue.
- c. Eventually, a Development Agreement must be reached with the City and BPW and shall include, but not be limited to, agreement on utility-related fees (impact, downstream, etc.), utility and street (as necessary) construction bonding, BPW/City (as necessary) construction phase service fees in escrow, and infrastructure operation and maintenance responsibilities.
- d. The site is not within the FEMA 100-year floodplain.
- e. Given the upland nature of the entire parcel, wetlands are not expected on the site.
- f. Electrical service and design, and street lighting design, must be coordinated with the Board of Public Works.

2. Drawing P-01 – Title Sheet
 - a. Revise General Note No. 13 as necessary per Note 1-b above.
 3. Drawing P-02 – Preliminary Site Plan
 - a. From the connection point on Savannah Road, along “Road D” to the first tee within the Dutchmans Harvest site at the Road D/Road B/Road E(?) intersection, the water main and its appurtenances (valves, fittings, etc.) shall be 12” diameter.
 - b. Extend 10” sanitary sewer main, at a minimum 0.22% slope, from Road E(?)/Road C intersection (nr. Mail Box Center) approximately 115-feet to a manhole located in the center of the Road A/Road E(?) intersection, and provide a 5-foot 10” sewer stub in the direction of Tax Map 335-8.00 Parcel 36.02 (Warrington).
 - c. If “Road A” will be maintained by the City, it must meet City street standards – final design to be shown on Construction Plans and reviewed by the City Engineer.
 - d. Final water and sanitary sewer design, including building domestic and fire service connections, shall be shown on Construction Plans and reviewed by the BPW Engineer.
- **Open Space, Landscaping and Recreation:** The revised site plan is providing 3.447 ac. +/- (40.48%) open space on the site. This is an increase in open space from the previous plan. Landscaping has been planted along the edge with Henlopen Gardens. Additional landscaping is proposed along the borders of the property and around each building. A mixture of plants and trees are proposed around the buildings.
 - **Covenants:** A final version of the covenants shall be submitted to the City prior to final site plan approval to ensure compliance with the conditions of the City.

Summary: This is a revised site plan for consideration of the layout and placement of the buildings, stormwater management plans and minor change in the road layout.