

S-23-06 College Road Apartments at Railroad Avenue/Grove Street

Public Comments Received (as of 2:00pm 3/20/2023)

Set 1

Item 1: Email of 3/20/2023 forwarded by Andria Bennett, City Clerk on behalf of Dr. Wilma Mishoe with attachments

- Item 1A: Petition against S-23-06 regarding 1. Waiver Requests: Reduction of Parking Requirement; 2. Traffic Safety Problem with 24 ft. Pavement; and 3. Safety Analysis or Traffic Impact Study
- Item 1B: Letter of November 4, 2022 from Shannon Owens, Esq. on behalf of client Wilma Mishoe regarding Raymond Street a/k/a Jason Street
- Item 1C: Letter of November 29, 2022 from Mayor Robin R. Christiansen veto of City Council Actions on Subdivision Waivers

Item 2: Email of 3/20/2023 from Councilman David Anderson on Parking Waiver noting constituent concerns on traffic and parking

From: [Gray, Mary Ellen](#)
To: [Melson-Williams, Dawn](#); [Swierczek, Julian D.](#); [Mullaney, Kristen N](#); [Oehmke, Katherine M.](#)
Subject: Fwd: Planning Commission Testimony Submission
Date: Monday, March 20, 2023 1:03:50 PM
Attachments: [image001.png](#)
[S-23-06 Petition - College Road Apartments.pdf](#)
[LT City of Dover - Raymond aka Jason Street.pdf](#)
[Veto Letter from Mayor Christiansen 11.29.2022.pdf](#)

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Bennett, Andria <abennett@dover.de.us>
Sent: Monday, March 20, 2023 12:25:27 PM
To: Bobby Jones - Planning Commission <bcj1021@yahoo.com>; 'englady602@gmail.com' <englady602@gmail.com>; 'hollie323@aol.com' <hollie323@aol.com>; 'doover.hartman@gmail.com' <doover.hartman@gmail.com>; Maucher, Andrea <mauch@yahoo.com>; 'jed1492@aol.com' <jed1492@aol.com>; 'ccooper021@gmail.com' <ccooper021@gmail.com>; 'jhb947@outlook.com' <jhb947@outlook.com>; 'kennethroach1986@yahoo.com' <kennethroach1986@yahoo.com>; Gray, Mary Ellen <mgray@dover.de.us>
Cc: WILMA MISHOE <wmishoe1@comcast.net>
Subject: Planning Commission Testimony Submission

Good Morning Director Gray and Planning Commission Members,

Dr. Wilma Mishoe requested the attached document be read into the record for tonight's Planning Commission Public Hearing.

Thank you in advance.

Respectfully,

Andria Bennett

City Clerk-

City of Dover

P: (302) 736-7009

F: (302) 736-5068

abennett@dover.de.us



WE THE PETITIONERS OPPOSE FILE #: S-23-06
SITE PLAN AND REQUEST A

Item 1A

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MAR 20 2023

TRAFFIC IMPACT STUDY

OFFICE OF THE CITY CLERK

TO ASSESS CURRENT SAFETY CONCERNS FOR
THE WELL-BEING OF OUR COMMUNITY

Dear Planning Commission:

3-17-23

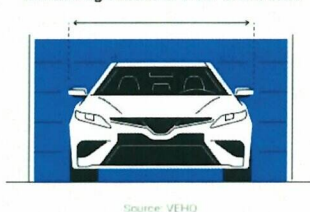
We the Residents impacted by the proposed Plan Type: Site Development Plan and Associated Plan: Raymond Street and Railroad Avenue Street Improvements, S-22-04 are **“AGAINST”** this Proposal for several safety and parking concern reasons.

1. The current **Waiver Requests: Reduction of Parking Requirement if approved** would coerce the applicant’s residents and or their visitors to find parking in our community; thus, encroaching upon our right to enjoy our community’s parking amenities.
2. The proposed re-alignment of Raymond Street via right-away would not only devalue the scenery of our community, but additionally **generate a traffic safety problem with only 24’ feet of pavement** designed for a moderate low density road system and fire lanes.

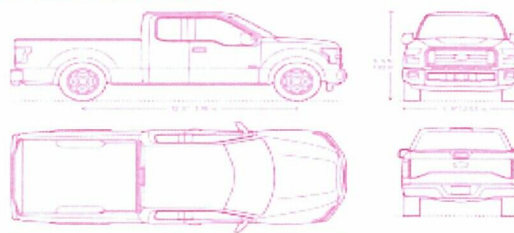
Example:

The average residential width of a two-way road system with asphalt pavement is 40’ feet with sidewalks 4’ feet on both sides for a total of 48’ feet road system. The average width of a small vehicle is around 5.8 feet, and the overall width of a truck with mirrors is 8’ feet, for a total of 13 14 feet of vehicle space needed.

The average width of a car is 5.8 feet.



Dimensions Guide | Ford F-150 (2016)



WE THE PETITIONERS OPPOSE FILE #: S-23-06 SITE PLAN AND REQUEST A

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If the proposed right-away road system being paved at 24' feet (18' feet less than our current residential pavement) is approved, then each lane exiting and entering would only allow 12' feet for each lane. In other words, if an individual visiting or residing at the proposed site project (College Apartments) were to park on one side of Raymond Street, then that would decrease the traveling space by at least 5' feet, equaling 19' feet of traveling space for a two-way road system, which traffic infrastructure will not support the high-density traffic with low-density infrastructure improvement (associated) plan.

- 3. No Safety Analysis or Traffic Impact Study** has been conducted to assess the pedestrian, bike, and human risk factors this application presents if approved by the planning committee to Westminster Senior Housing Community, North Dover Elementary School Parents/Teacher/Students, The Delaware State University Students, People's Place Shelter, and Residents of the College Road Community.

In our view, this application for constructing **two 6-story mid-rise apartment** buildings with a total of **385 units** consisting of studio, 1-bedroom, and 2-bedroom units known as College Road Apartments at Railroad Avenue/Grove Street is a **"High-Density Development."**

The proposed ***High-Density Development Site Plan Type and Intensity*** in the vicinity of Raymond Street, Railroad Avenue, and Grove Street, but not limited to Salisbury Road, College Road, and Mishoe Street, could generate 400 vehicles per day or more on an average weekday.

Therefore, we, the petitioners, request a Safety Analysis to review several factors, including a review of the adequacy of sight distance and accident data, before consideration of approval of College Road Apartments at Railroad Avenue/Grove Street, S-23-06 and Associated Plan: Raymond Street and Railroad Avenue Street Improvements, S-22-04.

WE THE PETITIONERS OPPOSE FILE #: S-23-06 SITE PLAN AND REQUEST A

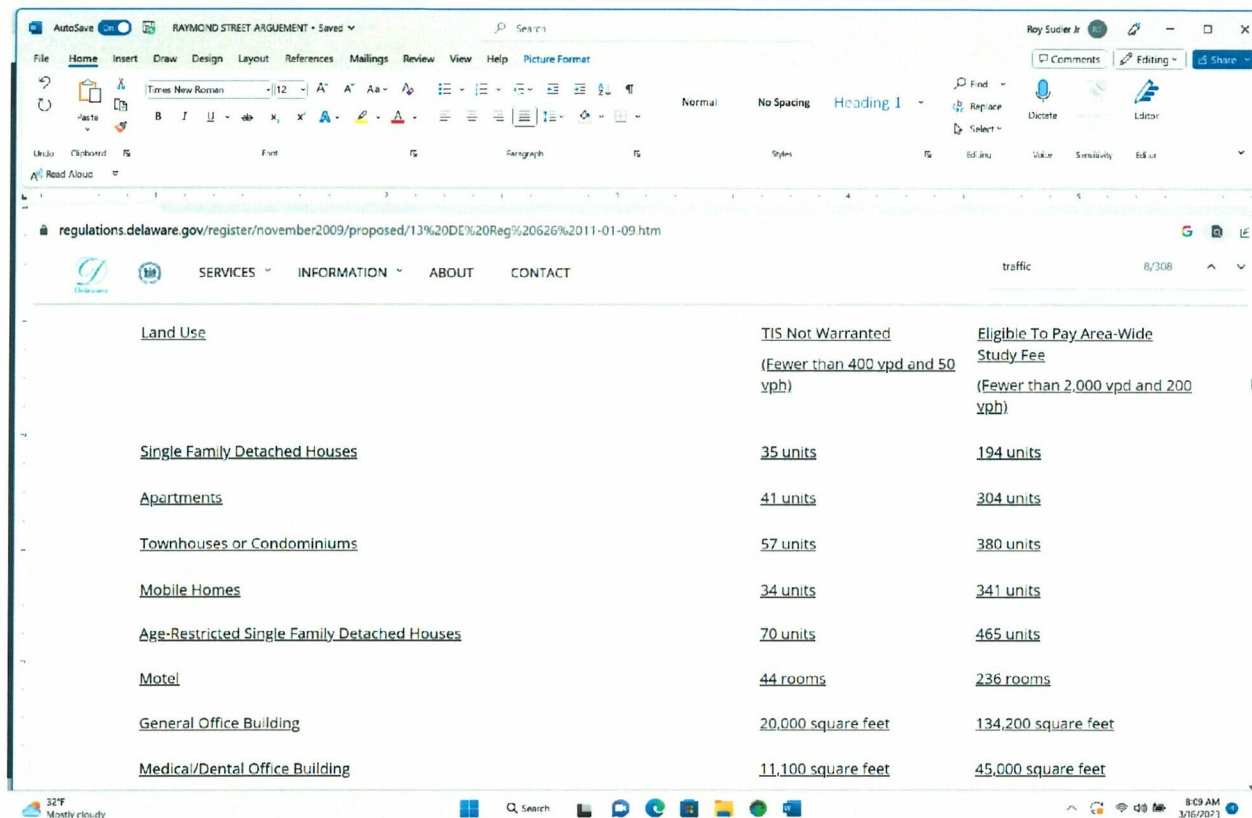
TRAFFIC IMPACT STUDY

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Our request is aligned with the warrants for DelDOT Traffic Impact Studies (TIS) based on the notion that the proposed **385 units well surpasses** the (304 apartment units) warrant benchmarks and quantity of units allotted for apartments TIS Not Warranted according to table section 2.3.

{Please review Item 2-Apartment Units}

Table SECTION 2.3. FOR OTHER WARRANTS THAT MAY APPLY



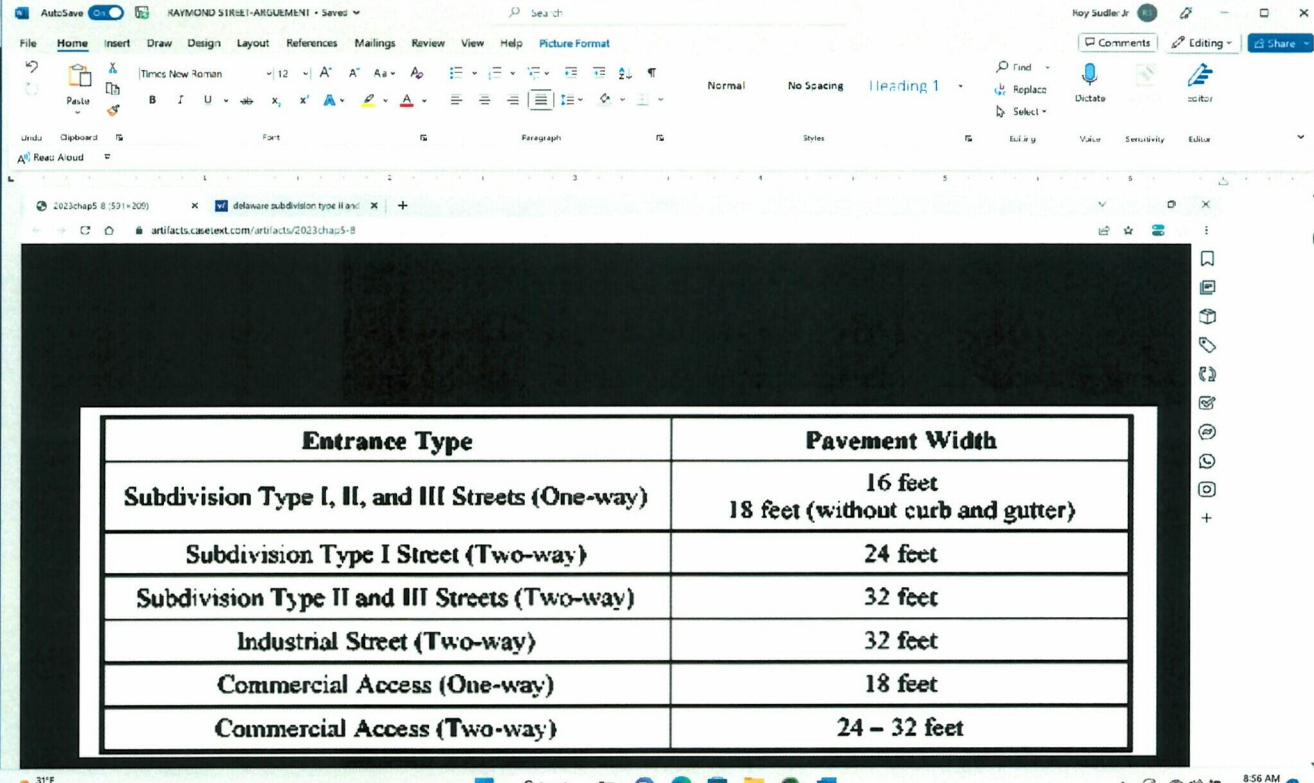
<u>Land Use</u>	<u>TIS Not Warranted</u> (Fewer than 400 vpd and 50 vph)	<u>Eligible To Pay Area-Wide Study Fee</u> (Fewer than 2,000 vpd and 200 vph)
<u>Single Family Detached Houses</u>	<u>35 units</u>	<u>194 units</u>
<u>Apartments</u>	<u>41 units</u>	<u>304 units</u>
<u>Townhouses or Condominiums</u>	<u>57 units</u>	<u>380 units</u>
<u>Mobile Homes</u>	<u>34 units</u>	<u>341 units</u>
<u>Age-Restricted Single Family Detached Houses</u>	<u>70 units</u>	<u>465 units</u>
<u>Motel</u>	<u>44 rooms</u>	<u>236 rooms</u>
<u>General Office Building</u>	<u>20,000 square feet</u>	<u>134,200 square feet</u>
<u>Medical/Dental Office Building</u>	<u>11,100 square feet</u>	<u>45,000 square feet</u>

The proposed “**Site Street Plan (SSP)**” for the development of Raymond Street extending west as a 24 ft. paved width roadway to intersect with Railroad Avenue as entrance type is more aligned with a Subdivision Type I Street (Two-way), which infrastructure is not adequate for emergency apparatus (Firetruck, EMS, Etc.) to endure a high density of traffic in a senior and veteran-based community, which was addressed in Mayor Robin R. Christiansen’s Veto of City Council Action.

WE THE PETITIONERS OPPOSE FILE #: S-23-06 SITE PLAN AND REQUEST A

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The screenshot shows a Microsoft Word document titled "RAYMOND STREET-ARGUMENT" with the "Picture Format" tab selected. The document content is a table with two columns: "Entrance Type" and "Pavement Width". The table lists various entrance types and their corresponding pavement widths in feet.

Entrance Type	Pavement Width
Subdivision Type I, II, and III Streets (One-way)	16 feet 18 feet (without curb and gutter)
Subdivision Type I Street (Two-way)	24 feet
Subdivision Type II and III Streets (Two-way)	32 feet
Industrial Street (Two-way)	32 feet
Commercial Access (One-way)	18 feet
Commercial Access (Two-way)	24 – 32 feet

Petitioners Recommendation to the Planning Commission:

1. The Planning Commission directs the Applicant (Patel College Properties, LLC and Patel Excess College Road, LLC.) to conduct a **Traffic Impact Study** to discuss the current and future traffic conditions on College Rd. and Salisbury Street without the addition of traffic generated by the proposed project future without project (**FWOP**).
2. The Planning Commission **"OMIT"** the Associated Plan: Raymond Street and Railroad Avenue Street Improvements, S-22-04 from the Site Development Plan Title: College Road Apartments at Railroad Avenue/Grove Street, S-23-06
3. The Planning Commission **"NOT APPROVE"** the Site Plan Title: College Road Apartments at Railroad Avenue/Grove Street, S-23-06

**WE THE PETITIONERS OPPOSE FILE #: S-23-06
SITE PLAN AND REQUEST A**

TRAFFIC IMPACT STUDY

**TO ASSESS CURRENT SAFETY CONCERNS FOR
THE WELL-BEING OF OUR COMMUNITY**

OWNER
NAME

1.	Owner	Rev. Rita Mishoe Paige 355 Rita-Wilma Road Dover, DE 19904
2.	Owner	Wilma Mishoe 353 Rita-Wilma Rd. Dover, DE 19904
3.	Owner	Rev. Raymond Bisher 315 Raymond Street Dover, DE 19904
4.	Owner	Andrea L Ryder 291 College Rd Dover, DE 19904
5.	OWNER	Wyatt. Walters 28 College Rd Dover, DE 19904
6.	OWNER	Dr. Joe W. Burden Jr. P.O. Box 613, Dover, DE 19904
7.	Owner	James Paige Sr. 335 College Rd. Dover DE 19904
8.	Owner	James Paige 335 College Rd. Dover-DE 19904
9.	Renter	Bruce Brown 331 college rd Dover, DE 19904
10.	Scummy Bannister	Mishoe cove like 200
11.	Michelle Hughes	Mishoe cove like 200
12.	Lewin Jackson	MCL unit 306
13.	Arnon Tolson	MCL unit 306
14.	Roosevelt Bannister	MCL unit 304
15.	Gentry Butler	MCL unit 203
16.	Bobbie Lilly	MCL unit 105

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OFFICE OF THE CITY CLERK

NAME

ADDRESS

SIGNATURE

17.	Ted Scagg	MISHOE COVE - unit 101	T.S.
18.	Ronald Johnson	Mishoe Cove unit 205	RJ
19.	Roy Sudler, Jr.	#5 - Mishoe St.	R.S.
20.	Frederick Campbell	Court yard apartments	FC
21.	Linwood Wurtzinger	245 College Rd A-1	LW
22.	Kaylyn Daniels	320 Raymond St Apt 106	KD
23.	Taraji Daniels	320 Raymond St Apt 106	T.D.
24.	Michelle Hughes	320 Raymond St. Apt. 200	M.H.
25.	Cynthia Roane	Cynthia Roane ^{Mishoe} Apt 104	C.R.
26.	Monique Boggs	320 Raymond DR. Apt 203 DOVER DE 19904	MB
27.	Tanja Mitchell	320 Raymond Apt 305 DOVER, DE 19904	JLM
28.	James E. Mitchell	Mishoe Apt 505	JM
29.	Mike Brown	331 College Rd	MB
30.	Shantal Miller	3 VERAS WAY Wrightwood shelter house Monterey	CC

NAME

ADDRESS

SIGNATURE

31.	Roseila Faith-Davens	299 College Road	PR
32.	Darius Elliott Jr.	Courtyard Apartments	DE Jr.
33.	John Ryder	291 College Rd	John Ryd
34.	Camden Eckmeyer	Wishoe Cove	Apt 103
35.	Josh Morris	Wishoe Cove	Apt 103
36.	Timon Morris	Wishoe Cove	Apt 103
37.	Daniel Zui	Wishoe Cove	Apt 105
38.	Robert Point	8 Wishoe St	R.P.
39.	Jack Beyer	Westminster Village	JB
40.	Samuel Ingram	320 Raymond Street Apt 307	Samuel Ingram
41.	Dennite Hoskins	para professional N. Dover	tem. D.H.
42.	Hatter Wayman	Wishoe Cove #202	H. W.
43.	ZAHIR Moody	Whitcoat Shelter	ZM
44.	Tianie Dixon	290 College Road	TD
45.	Arissa Riddick	290 College Road	AR.

Total of 46

 SERGOVIC CARMEAN WEIDMAN
McCARTNEY & OWENS, P.A.

John A. Sergovic, Jr.
David J. Weidman
Shannon R. Owens
Rachel Bleshman
Kathleen Geiszler

Website: www.sussexattorney.com

Shannon Carmean Burton
Deirdre A. McCartney
Harold W.T. Purnell, II
George B. Smith, of Counsel

November 4, 2022

Sent via electronic mail

City Solicitor, Nick Rodriguez nrodriguez@schmittrod.com
Director of the Clerk's Office in care of City Council
Attention to Madam Clerk Andria Bennet (CityClerk@doover.de.us)

Re: Raymond Street a/k/a Jason Street

Dear Mr. Rodriguez and Ms. Bennet:

My law firm represents Wilma Mishoe. I am being retained to perform research concerning Ms. Mishoe's claims concerning Raymond Street a/k/a Jason Street. Please note that my client opposes the abandonment status/ownership matter; henceforth, we are respectfully requesting additional time to resolve this dilemma.

Very truly yours,



Shannon R. Owens, Esquire

SRO/aln

Cc: Wilma Mishoe



OFFICE OF THE MAYOR

November 29, 2022

Council President Roy Sudler, Jr.
 Members of City Council
 City of Dover
 15 E Loockerman Plaza
 P.O. Box 475
 Dover, DE 19903

Dear Ladies and Gentlemen,

I hope this finds you well. This letter is to inform you that I am vetoing Council's actions during the City Council meeting of Monday, November 28, 2022, in accordance with the authority granted to the Mayor in the code. That item is the following: *Request for Waiver Appendix A – Subdivision, Article VI – Subdivision – General Requirements and Design Standards, Section A – Streets (Right-of-Way known as Raymond Street and Railroad Avenue) – Waiver of Requirements to Increase in Maximum Length of a Dead-End Street (Cul-de-Sac), and the Elimination of Sidewalk on One side of Public Street associated with a Site Development Plan for the improvements to the rights-of-way of Raymond Street and Railroad Avenue to allow for further development of the properties that these streets will give access.*

I respect the opinions of each member of Council and particularly the comments of Councilman Neil with which I concur, the need for decent affordable housing. I believe that we need to look at the hardship of the current residents of the area and their future safety; and those of future residents with one way in and one way out. Also, I have concerns of the property rights of the Mishoe Family and that legacy which has been entrusted to them.

Therefore, I feel compelled to error on the side of the angels and hereby veto that action to approve those waivers. I would hope that a solution which is fair to all concerned in consideration to the above concerns which I have.

Respectfully,

Robin R. Christiansen
 Mayor, City of Dover

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NOV 29 2022

OFFICE OF THE CITY CLERK

From: [Anderson, David](#)
To: [CompPlan](#)
Subject: College Apartments item 7
Date: Monday, March 20, 2023 1:04:59 PM

Dear Sirs/Madams:

I am writing to express my concerns about the parking waiver. I had received phone calls regarding this matter, but because it doesn't come before us this is the only opportunity for me to express the concerns of my constituents. I would not express an opinion if I would see the project for a vote, but not having such an opportunity, my only option is the same as any citizen, and my opinion has the same weight. Nonetheless, I wanted to see with fresh eyes the dynamic before I commented so I drove then walked on the streets affected. Three different residents expressed concerns to me. Two of whom I had never spoken to on this issue.

The opinions on the project vary, but based upon people who called, attended one of our regular townhall meetings and the people who spoke to me while I was walking around there is unanimity on traffic and parking concerns. No one believes that less parking is good. Some believe that the inevitable overflow on some weekends could endanger handicapped residents.

One can imagine the parking situation with just a few student parties out of the 700 to 900 residents with fewer than 700 parking spaces. It would be a nightmare for emergency vehicles to pull up in a medical situation. The concern in the eyes of one particular gentleman who's seriously ill was impactful enough that I felt compelled to share his perspective because he won't be able to do so.

Thank you considering the reason why the parking requirements are so important for residential projects especially when the projects do not have on street parking as a back up.

The Honorable David L. Anderson

4th District Councilman, Dover, DE

Phone: (302)339-1047

Council Office: (302)736-7006

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