



December 6, 2024

Ms. Dawn Melson-Williams, AICP
Principal Planner
City of Dover
Department of Planning & Inspection
15 Loockerman Plaza
Dover, DE 19901

RE: Application No. SB-23-03
Conditional Use Site Plan Application – Stonebrook East
Extension Request
Tax Parcel No. ED-05-057.03-01-01.00 through 92.00
City of Dover, Delaware
Project No. 13053CA (Duffield)

Dear Ms. Melson-Williams:

Duffield Associates, LLC (Duffield) is writing this letter, on behalf of Stonebrook East 168, LLC to request an extension of the Planning Commission decision for conditional approval of the Revised Subdivision Plan for Stonebrook East (Subdivision). The decision made at the December 18, 2023 Planning Commission meeting allowed for the construction of a 103 townhomes and four apartment buildings with a total of 138 garden apartment units with a 2,500 SF clubhouse, swimming pool, basketball court, tot lot, community garden and accompanying site improvements. The Planning Commission Conditional Approval of the Revised Subdivision Plan is valid for six (6) months from the date of approval, during which time the Plan shall be finalized and recorded. Thus, the Revised Subdivision Plan SB-23-03 has until May 31, 2024 to be finalized and recorded. . An extension was of this approval was received at the May 20, 2024 Planning Commission meeting. This extended the date to December 31, 2024.

Over the past six (6) months since the approval extension was granted, the property owner has been working on Site Development Plans for the development. This includes obtaining approvals from Kent Conservation District for the Sediment and Stormwater Management Plans for the project. In accordance with Kent Conservation District's letter from December 2023, being that construction had not commenced by December 31, 2019, the previous regulations no longer apply and a new plan in compliance with the current regulations shall be submitted for review and approval. As part of preparing this new plan, additional stormwater testing was completed during this time followed by a revised grading and stormwater management design. In addition, the developer has been working on construction financing for the project, which has required value engineering to revise the plans and reduce the construction costs.

In accordance with City of Dover Code of Ordinances, we hereby request a six-month extension for Revised Subdivision Plan to be finalized and recorded.

Please do not hesitate to contact us if you have any questions or comments regarding the above request. We appreciate your consideration of this request.

Very truly yours,
DUFFIELD ASSOCIATES, LLC


K. James Taylor, Jr., P.E.
Associate Vice President