



DEPARTMENT OF PLANNING SERVICES

April 10, 2026

emailed to: jfalkowski@beckermorgan.com
Becker Morgan Group, Inc.
Jon Falkowski
309 South Governors Ave
Dover, DE 19904

Re: Application SL-26-03 Barratts Landing

Dear Applicant:

At its Business Meeting on April 9, 2026, the Regional Planning Commission granted **conditional approval** of application SL-26-03 Barratts Landing, a preliminary plan for a 244 lot Single-Family residential subdivision located inside the Growth Zone Overlay District. This is based on Exhibit A - Staff Recommendation Report dated April 2, 2026, Exhibit B - Public Hearing Testimony dated April 2, 2026, and the findings of fact that:

- a. The subject site is zoned AC (Agricultural Conservation) in which a single-family residential subdivision is a permitted use.
- b. The application complies with the Kent County Comprehensive Plan – Future Land Use Map.
- c. The applicant agreed to incorporate recommendation 1 into the final plan and reconfigure the lots to be located outside of the wetland and blue line stream buffers.
- d. The applicant agreed to petition DelDOT to permit a secondary emergency access and provided an exhibit demonstrating where such an entrance could be located.
- e. The applicant agreed to provide a school bus turnaround interior to the subdivision.

Pursuant to Chapter 205 of the Kent County Code and pursuant to 9 Del. C. §§4802 and 4811, the Commission has reviewed the application and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements and Planning Staff Recommendations as described in the April 2, 2026 Staff Recommendation Report, including but not limited to the following conditions:

- a. The waivers from §187-77.C. and §187-77.D. is granted to permit a roadway crossing at the southeastern portion of the site.
- b. The waivers from §187-77.D. and §187-78.B.(2) are conditionally approved to permit the proposed walking trails provided the trails are installed as a hard surface that meet ADA accessibility requirements.

- c. The waiver from §187-77.D. is approved to allow the existing borrow pit to be converted to stormwater infrastructure.
- d. The waiver from §187-53.I.(4) is granted modified approval permitting the stormwater management ponds/basins be setback 30' from the residential parcel lines and 35' from residential dwelling setback lines to allow for a buffer and area for maintenance of the stormwater management ponds and basins.
- e. The waiver from §187-58.H.(2) requiring linkage streets is approved due to the wetlands and blue line streams surrounding the site and lack of available street stubs in the adjacent subdivision.

As a reminder, final approval of the plan must occur within **24 months** from the date of preliminary plan approval. Failure to obtain final approval shall nullify the plan. Once the plan receives final approval, construction must occur within 5 years, or the plan shall be deemed null, and void and a new application process will be required.

Should you have any questions or require further assistance, please contact me at the Planning Office (302) 744-2471.

Best regards,



Sarah E. Keifer, AICP
Director of Planning Services

cc: Rich Julian, Eastern States Development (rich@easternstatesdev.com)
Prouse Farm, LLC (US Mail)