

Subject: Opposition to Zoning Change from Suburban (S) to Suburban Transitional Spring House Preserve Parcel Numbers:

Springhouse Preserve – Revised Exploratory Plan Submission Major Subdivision with Rezoning - Tax Parcels 08-037.00-033 and 08-037.00-037 Application Number 2023-0634

DELAWARE

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Project # 20230634

Parcel(s): 0803700037 - 3401 LIMESTONE RD [Details](#) [Map](#)

Project Type: SUBDIVISION LAND DEVELOPMENT

Description: Northwesterly corner of Limestone Road and Concord Drive. Rezone two parcels from S to ST, combine parcels to construct development of 120 residential units and a 7,640 s.f. addition for adaptive reuse of a historic structure. S Zoning. CD 9. Mill Creek Hundred.

Contact: DAVIES STEPHEN G & SUSAN T

Status: Active

Plan Reviewer: CHRIS JACKSON

Engineering Reviewer: JOHN GYSLING

To Whom It May Concern,

As residents of the neighboring community, we respectfully submit this letter to express our strong opposition to the proposed zoning change from Suburban (S) to Suburban Transitional (ST) for the parcels associated with the planned low-income rental development along [Major Route Name].

While we support the broader goal of affordable housing, this specific proposal raises serious concerns regarding density, design, environmental impact, and community character. The builder's plan—enabled by ARPA funding and now seeking a zoning change—would replace valuable open space with a tightly packed row of inexpensive townhouses backing directly onto a major thoroughfare. This configuration is not only aesthetically disruptive but also poses safety, environmental, and infrastructure risks.

Key Concerns:

1. Loss of Open Space and Green Buffer Zones The proposed development would eliminate a vital stretch of open space that currently serves as a visual and ecological buffer between neighborhoods and the major route. This loss will increase stormwater runoff, reduce biodiversity, and degrade the scenic quality of the area.

2. Unsafe and Poorly Integrated Design Townhouses backing onto a high-traffic road create noise, air pollution exposure, and safety hazards for future residents. This layout lacks thoughtful integration with existing neighborhoods and fails to meet basic principles of healthy urban design.

3. Excessive Density and Infrastructure Strain The proposed density far exceeds what the area's infrastructure—roads, schools, water, and emergency services—can reasonably support. The MPDU program, while well-intentioned, is being applied here in a way that overwhelms the site and surrounding community.

4. Erosion of Community Character The transition from Suburban to Suburban Transitional

zoning would permanently alter the fabric of our neighborhood. It sets a precedent for future upzoning and overdevelopment, undermining the suburban character that residents chose and value.

5. Insufficient Community Engagement Despite being instructed to work with the community, the builder has not meaningfully incorporated resident feedback. The current proposal reflects a top-down approach that disregards local voices and concerns.

Our Position:

We urge the zoning board and relevant authorities to reject the proposed zoning change. We request that the builder return to the community with a revised plan that:

Preserves open space and natural buffers

Reduces density to align with existing suburban standards

Incorporates thoughtful design and setbacks

Engages residents in a transparent and collaborative planning process

We appreciate your attention to this matter and trust that you will uphold the principles of responsible development and community stewardship.

Sincerely,

