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November 6, 2025

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: MV Town Center 3
Conditional Use Plan
Review
Millville, Delaware
GMB File No. 250220

Dear Mrs. Scerra:

We have completed our review of the MV Town Center 3 for Conditional Use, received by the Town of Millville on October 30, 2025, for the 23 townhomes village. The site is located on Tax Map Parcel 134-12.00-396.00 and zoned MPC. The submission was reviewed per Town of Millville Code Sections 125 and 155, MBTS Development Standards and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed MV Town Center 3 has one planned entrance from Dukes Drive.
3. Per Town Code Section 155-11, Subsection B, Item 2; A mix of residential dwelling types is required within a RPC; however, not less than 40% of the total dwelling units must be single-family detached dwellings. A minimum of at least three of the following permitted housing types must be provided, including at least one multifamily dwelling type. **The applicant has requested to develop the proposed site with only Townhomes and Single family attached. GMB has reviewed the other RPC zoned parcels and has found that the adjacent parcel 134-12.00-411.02 zoned RPC has only the single family attached dwelling type.**
4. Town Code Section 155-11, Paragraph H states that: "No land area shall be zoned RPC unless the land contains a minimum acreage of 10 acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing RPC zoned area and if they may be harmoniously integrated into the RPC area, consistent with the requirements and purposes of this zone. Parcels less than 10 acres may be joined with adjacent parcels as part of an RPC if the total of all said parcels is 10 acres." **Parcel 134-12.00-396.00 is zoned RPC and is part of an existing RPC District.**
5. Per Town Code Section 155-11, Paragraph M, Item 2, Part B: Open space areas shall not comprise less than 20% of the gross area of the RPC. And C. Twenty-five percent of said open space shall be designed and developed

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for active recreation. All open space may be open to the use of residents or dedicated to a homeowners' association, the Town of Millville or other governing agency as public parkland upon legal agreement between the Town and the applicant/developer. **No active recreation open space has been shown on the site plan. Although this proposed development is close to the existing Town Park.**

6. Per Town Code Section 125-30 Sidewalks; Sidewalks shall be provided within all residential subdivisions, including creation of a new street. Sidewalks shall be provided on both sides of the street and shall be five feet in width unless otherwise specified, and in commercial and industrial subdivisions they shall be from curb to property lines unless otherwise specified. **The Plan is showing Sidewalk only on one side of the Entrance Road off of Dukes Drive and sidewalk connecting to the existing sidewalk on Dukes Drive.**
7. Additional comments may be forthcoming once the required information has been received and reviewed.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Project Director
Sr. Vice President

AJL

