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January 23, 2026

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 Planning and Zoning Commission met on November 12, 2025 to review and discuss the Conditional Use application and voted 3-2 to recommend approval to the Town Council.
2. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above refenced parcel.
3. The proposed MV Town Center 3 has one planned entrance from Dukes Drive.
4. Per Town Code Section 155-49 **Conditional Uses Enumerated** "As appropriate, buildings, structures, and uses may be approved by the Town Council as conditional uses in any district from which they are prohibited, except as otherwise provided, in accordance with the procedures and standards of this article, provided that the location is appropriate and not in conflict with the Comprehensive Plan, that the public health, safety, morals, and general welfare will not be adversely affected, that adequate off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values, and further provided that the additional standards of this article are complied with. Unless otherwise specified in this article or specified as a

condition of approval, the height limits, yard spaces, lot area, and sign requirements shall be the same as for other uses in the district in which the conditional use is located.”

5. 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.**
6. Per Town Code Section 155-11, Subsection H “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.**
7. Per Town Code Section 155-11, Subsection K: Maximum number of dwelling units. The number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per family or dwelling. Net development areas shall be determined by subtracting 25% of the area set aside for streets or the actual area of proposed streets, whichever is less. The area of land set aside for common open space or recreational use shall be included in determining the number of units permitted. However, the maximum building density shall not exceed 6.2 dwelling units per acre. **The proposed plan meets the requirements of the maximum number of dwellings units allowed calculation with the areas shown. The maximum number of dwelling units 26, the Site Plan proposes 23 units.**
8. Per Town Code Section 155-11, Subsection 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 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.**
9. Per Town Code Section 125-30 Sidewalks; Sidewalks shall be provided within

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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.**

10. 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

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