Delaware Planning Commission Members,

As some of you may remember there was a great deal of concern related to the Addison Development in particular for the residents of Hayes Colony, Shelbourne Forest, Oakhurst and Oakdale subdivisions. A combined effort by residents in each of these subdivisions pulled together hundreds of signatures with concerns and objections relating to this development.

An outcome of these objections resulted in the Planning Commission / Staff Report dated December 15, 2021. This report included a list of 36 conditions, which the Planning Commission and City Council members at the time assured the residents of the impacted neighborhoods would be accounted for moving forward. The Planning Commission / Staff Report dated December 15, 2021 was included with Ordinance 22-04.

Item #17 from the list indicated the following relating to the properties adjacent to the northern part of the development (i.e. Kensington Drive):

The northern buffer plan shall be detailed during Sub Area Development Planning. The mound height shall be a minimum 8 ft. high, and the mound constructed in a continuous fashion (not undulating) together with minimum 6 ft. high evergreens planted in a staggard course atop the mound. The mound shall be exclusive of any utility provision which shall additionally be included to ensure proper drainage from the adjacent existing subdivision as well as the development proposed in the Sub Area. Additionally, where trees are preserved within this 60 ft. wide buffer (primarily on the eastern half) additional evergreen trees shall be planted between the preservation zone and the proposed development units in Sub Area E to ensure year-round screening.

The Planning Commission / Staff Report dated August 2, 2023 in the Trees and Buffering section included the following text:

The proposed development would include a significant buffer along the northern boundary of the site in which specifically the northeastern portion of the site would contain a 60-foot Tree Preservation Zone adjacent to the Oakhurst Subdivision. The northwestern portion of the site would contain a minimum 8-foot-high mound with a staggered course of evergreens, which are required to be at least six-feet tall at time of planting. This would initially produce a 14-foot-high buffer which will grow in scale as these trees mature. The building footprints and respective stormwater drainage have been designed to not compromise the Tree Preservation Zone and mounding areas.

We were assured that the minimum 8 ft. high continuous mound together with minimum 6 ft. high evergreens would be the proper amount of buffering between the houses on Kensington Drive and the Redwood Apartments.

Shortly after Christmas we receive a card in the mail with the following text:

PC 25-18: request by American Structurepoint for approval of a minor modification to Development Plan 2023-2379 (Redwood at Addison Farms) to amend the approved buffer mound and landscaping plan.

This development continues to be the gift that keeps on giving. Please explain to the residents of Kensington Drive how a 3-foot mound with evergreens is to provide a "robust buffer along the northern boundary of the development". That is a quote from Ordinance No. 23-50 in item number 16 from the final development plan sub-area E. Will the buffering be continuous screening or staggered screening? Will the buffering be 14-feet high, comprised of a 3-foot mound and 11-foot evergreens?

In closing; the fact that the developers neglected to take the existing topography into account and agreed to the terms of a minimum 8-ft high mound with the accompanying 6-ft high evergreens should not be something that penalizes the northwest residents of Kensington Drive. If anything should take place the mound should be located further to the south to preserve the existing tree line and maintain the required minimum 8-ft high mound with the accompanying 6-ft high evergreens.

Thank you for your time and consideration.

Tony & Lisa Bonofiglio

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