



## Department of Planning Services Division of Planning

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### MEMORANDUM

**TO:** Regional Planning Commission

**FROM:** Kent County Department of Planning Services

**DATE:** July 5, 2018

**RE:** Application S-17-03 – Planted Buffer Waiver Request

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Attached please find a Planted Buffer Waiver Reconsideration Request for application S-17-03 IG Burton New Chrysler Building.

The applicants are requesting an amendment to the previously approved waiver from the 30' landscape buffer along arterial streets. The original waiver approval included the condition that a landscaped buffer be installed along the western property line to screen the auto dealership from the adjacent Colony South residential development.

In order to ensure positive drainage throughout the site, elevations will be raised, creating a steep slope in the parking area in the rear of the building. Due to this design, Kent Conservation District directed a closed drainage system to better convey stormwater runoff. A swale was created in order to direct the runoff to the existing stormwater management pond. Due to this swale and the drainage easement there is no longer sufficient room to plant the buffer trees in this area. In lieu of the landscaping screen on the western property line, the applicant is proposing to install a 6 foot white vinyl privacy fence to provide screening in this location.

Due to the stormwater management design and existing and proposed site improvements, staff recommends **approval** of the proposed waiver reconsideration. Installing the proposed 6 foot white vinyl privacy fence will also serve to screen the adjacent residential uses. Furthermore, a fence is permissible as an opaque barrier per Chapter 205, Section 224, Item A(3).

If you have any questions or concerns feel free to contact the Planning office.