

COMPREHENSIVE REZONING 2021 PROJECT – WRAP UP 8/20/2021

City of Dover, Delaware
Department of Planning & Inspections



Thank You!

Thank you to the citizens of Dover for participating in the City of Dover **Comprehensive Rezoning 2021 Project**. After a Public Hearing and Review, the City Council voted on June 14, 2021 to approve the **Comprehensive Rezoning 2021 Project** to change the zoning of 162 parcels for compliance with the underlying Land Use Designation in the *2019 Comprehensive Plan*.

Comprehensive Plan

The **2019 Comprehensive Plan** is a vision document for the City of Dover's future growth and development addressing where people will live and work, how essential services will be provided, and how the City can ensure a high quality of life. It is an important informational, policy, and regulatory document. It is used as the foundation for rezoning, annexations, and other land use decisions. After a year of development by the Planning Staff and input from the citizens of Dover, the Planning Commission recommended the Plan's adoption in December 2019. City Council adopted the *2019 Comprehensive Plan* on January 13, 2020 and the Plan has been Certified by the State.

Comprehensive Rezoning 2021 Project

The Comprehensive Plan outlines a number of Implementation items. Under *Delaware Code* (State law), the City is required to review and ensure that the Land Development Plan of the Comprehensive Plan and the City's Official Zoning Map are in alignment. This project is known as the **Comprehensive Rezoning 2021 Project**. This project was led by Planning Office Staff from the Department of Planning & Inspections. The project was introduced affected property owners through a mailing and public workshops which were held virtually due to COVID. After the public workshops the **Comprehensive Rezoning 2021 Project** went through a public hearing at both Planning Commission and City Council before City Council ultimately adopted it by Ordinance #2021-09 (MI-21-03).

Other Related Steps

As a companion piece to the Comprehensive Rezoning 2021 Project, Staff also brought forward a series of Amendments to the *2019 Comprehensive Plan*. This set of changes was named Comprehensive Plan Amendments 2021 Set #2 (MI-21-04 A & B). These Amendments were to address text changes to Table 12-1: Land Use and Zoning Matrix and revisions to Land Use Categories designated on the Map 12-1: Land Development Plan discovered during the parcel-by-parcel analysis and/or Comprehensive Rezoning process. These amendments were also approved by City Council at their meeting of June 14, 2021 (Ordinances #2021-10 and #2021-11).

Timeline of Events for the Comprehensive Rezoning 2021 Project:

- August to December 2020 – Staff Review of Analysis of the Land Development Plan Map and the Zoning Map
- January 2021 – Preliminary Rezoning List of properties identified for rezoning in order to match the Land Development Plan
- February - March 2021 – Public Outreach Activities
- February 23, 2021 – Virtual Information Sessions
- March - April 2021 – Preparation for Formal Review
- April 26, 2021 – Introduction & First Reading of Rezoning Ordinance at City Council
- May 17, 2021 – Public Hearing and Review for Recommendation by Planning Commission.
- June 7, 2021 – Public Hearing and Review by City Council.
- June 14, 2021 – Final Action by City Council.
- July – August 2021 – Finalization to the Zoning Map to include amendments approved by City Council.

Project Information on Website

- www.cityofdover.com
- See Page on *2019 Comprehensive Plan*
- See Page on Comprehensive Rezoning 2021 Project
- Use **Dover Parcel and Zoning Viewer** to see updated zoning district of properties
- The *Zoning Ordinance* can be found under Quick Links listed as Municipal Code

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