



## ORDINANCE #2021-10

### **AN ORDINANCE AMENDING THE 2019 COMPREHENSIVE PLAN BY AMENDING TABLE 12-1: LAND USE AND ZONING MATRIX BY ADDING ZONING DISTRICTS TO CERTAIN LAND USE CATEGORIES.**

**WHEREAS**, the City of Dover has adopted a Comprehensive Plan laying out land use policies within the City of Dover, Delaware; and

**WHEREAS**, the City Council of the City of Dover, on January 13, 2020, following the recommendation of the City of Dover Planning Commission, adopted the 2019 Comprehensive Plan pursuant to Title 22, Section 702 of the Delaware Code; and then adopted amendments to the 2019 Comprehensive Plan on March 8, 2021; and

**WHEREAS**, the Honorable John Carney, Governor of the State of Delaware, certified the 2019 Comprehensive Plan to be effective as of January 13, 2020 by letter of March 10, 2020; and

**WHEREAS**, Title 22 Section 702 of Delaware Code requires the City rezone properties in accordance with the Comprehensive Plan and this analysis was undertaken as part of the implementation of the 2019 Comprehensive Plan; and

**WHEREAS**, the City of Dover Planning Office has reviewed the Land Development Plan Map (Map 12-1 as amended March 8, 2021) along with the Zoning Map, and during this review has identified necessary plan text revisions to the associated Table 12-1: Land Use and Zoning Matrix, of the 2019 Comprehensive Plan as amended. A set of plan text amendments to the Land Use and Zoning Matrix (Table 12-1) is presented for review as part of the Comprehensive Plan Amendments 2021 Set #2; and

**WHEREAS**, the Planning Commission held a public hearing on May 17, 2021, after which the Planning Commission made a recommendation in regard to these plan text amendments to the Table 12-1: Land Use and Zoning Matrix.

**WHEREAS**, it is deemed in the best interest of zoning and planning in the City of Dover to add several zoning districts to certain Land Use Categories on the Land Use and Zoning Matrix (Table 12-1) as shown on the Exhibit of Proposed Revisions to 2019 Comprehensive Plan (on pages 12-26.1, 12-26.2 and 12-26.3) and known as Revised Table 12-1.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET AND AMEND THE 2019 COMPREHENSIVE PLAN BY:**

That from and after the passage and approval of this ordinance, that Chapter 12 - Land Development Plan, Table 12-1: Land Use and Zoning Matrix of the 2019 Comprehensive Plan as amended on March 8, 2021 has been amended by adding several zoning districts to certain Land Use Categories as noted in the referenced Exhibits presented to City Council on June 14, 2021. This will replace the referenced table with the Revised Table 12-1: Land Use and Zoning Matrix.

(Planning Reference: MI-21-04A Comprehensive Plan Amendments 2021 Set #2)

**BE IT FURTHER ORDAINED:**

That upon final action to adopt this ordinance, the approved plan text amendments shown as Revised Table 12-1 shall be incorporated into Table 12-1: Land Use and Zoning Matrix of the 2019 Comprehensive Plan as amended and published accordingly.

**ADOPTED: JUNE 14, 2021**

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**SYNOPSIS**

The proposed ordinance would adopt plan text amendments to the *2019 Comprehensive Plan*, Chapter 12 - Land Development Plan, Table 12-1: Land Use and Zoning Matrix by adding several zoning districts to certain Land Use Categories as depicted in Revised Table 12-1: Land Use and Zoning Matrix. These amendments (MI-21-04A) are to be reflected as revisions to Table 12-1: Land Use and Zoning Matrix of the *2019 Comprehensive Plan*, as amended March 8, 2021. This amendment is being made as a companion to the Comprehensive Rezoning 2021 Project.

Actions History

- 06/14/2021 - Final Reading - City Council
- 06/07/2021 - Public Hearing - City Council
- 05/17/2021 - Public Hearing - Planning Commission
- 04/26/2021 - First Reading - City Council