

CITY OF DOVER PROPOSED ORDINANCE 2023-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF TWO (2) PROPERTIES LOCATED ON THE NORTH SIDE OF WHITE OAK ROAD AND WEST OF BAYSIDE DRIVE.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of an unaddressed property located to the north of White Oak Road (Parcel A) described below from AR (Agricultural Residential District) (Kent County Zoning Classification) to IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications).

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property located at 3015 White Oak Road (Parcel B), described below from AC (Agricultural Conservation District) and AR (Agricultural Residential District) (Kent County Zoning Classifications) to IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

- A. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from AR (Agricultural Residential District) (Kent County Zoning Classification) to IPM-2 (Industrial Park Manufacturing Zone-Business and Technology Center), and partially subject to the SWPOZ (Source Water Protection Overlay Zone) (City of Dover zoning classifications) on an unaddressed parcel near White Oak Road (Parcel A) (located to the north of White Oak Road), consisting of 144.83^{+/-} acres., owned by Calpine Holdings, LLC.
(Parcel A; Tax Parcel: LC-00-058.00-02-49.00-000; Planning Reference: AX-23-01; Third Council District)
- B. That from and after the passage and approval of this ordinance, the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from AC (Agricultural Conservation District) and AR (Agricultural Residential District) (Kent County Zoning Classifications) to IPM-2 (Industrial Park Manufacturing Zone-Business and Technology Center), and partially subject to the SWPOZ (Source Water Protection Overlay Zone)(City of Dover zoning classifications) on that property located at 3015 White Oak Road (Parcel B) (located on the north side of White Oak Road and the west side of Bayside Drive), consisting of 104.06^{+/-} acres., owned by Calpine Holdings, LLC.
(Parcel B; Tax Parcel: LC-00-058.00-02-48.00-000; Planning Reference: AX-23-01; Third Council District)

ADOPTED: *

Actions History

- 04/10/2023 - Scheduled for Public Hearing/Final Reading - City Council
- 03/20/2023 - Scheduled Public Hearing - Planning Commission
- 02/28/2023 - Scheduled for Utility Committee
- 02/13/2023 - Scheduled for First Reading - City Council