MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: May 14, 2014

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, May 28, 2014

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, May 28, 2014 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, June 16, 2014.

1) C-14-03 Janaid's Hair Salon at 213 West Loockerman Street – Conditional Use Application to permit a hair salon in an existing two-story building on a 2,235 S.F. +/- parcel. The property is zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The property is located on the north side of Loockerman Street mid-block between South New Street and South Governors Avenue. The owner of record is Sherie S. Vaughn, to be conveyed to Janaid Kareem. Property Address: 211-213 West Loockerman Street. Tax Parcel: ED-05-077.09-01-55.00-000. Council District 4.

2) S-14-12 Jolly Joe's Addition at 1160 White Oak Road – Site Development Plan to permit construction of a 2,400 S.F. +/- addition to an existing 1,927 S.F. +/- commercial building and associated site improvements on a 22,513 S.F. +/- parcel. The property is zoned C-1 (Neighborhood Commercial Zone), located on the southeast side of White Oak Road between Mitscher Road and Spruance Road. The owner of record is Kewal Singh and Harbhinder Kaur. Property Addresse: 1160 White Oak Road. Tax Parcel: ED-05-068.14-03-54.00-000. Council District 2. *Waivers Requested: Elimination of Opaque Barrier (Fence) Requirement, Elimination of Upright Curbing Requirement.*

3) SB-14-04 Lands of Kalpkish, LLC at 348 N DuPont Highway – Review of a Minor Subdivision to create two (2) parcels of land from an existing 3.35 acre +/- parcel, on the site currently occupied by Super 8 Motel. The parcel will be subdivided into a 2.55 acre +/- parcel and a 0.80 acre +/- parcel. The property is zoned C-4 (Highway Commercial Zone), located on the southwest side of DuPont Highway northwest of Oak Lane and abutting Silver Lake. The property owners is Kalpkish, LLC, c/o Kishor C. Sheth. Property Address: 348 North DuPont Highway. Tax Parcel: ED-05-068.13-01-79.00-000. Council District 3. *This application is associated with V-14-06 to be heard by the Board of Adjustment on May 21, 2014 requesting a variance from the rear and front setback requirements.*

4) MI-14-10 Text Amendment: Revisions to Commercial and Office Zones – Review of Text Amendments to the *Zoning Ordinance,* Article 3 Sections 10-16 and 26 pertaining to District

Regulations, Article 4 Sections 4.14 and 4.15 pertaining to Bulk and Parking Regulations, Article 10 Section 2 pertaining to Site Development Plan approval, and Article 12 Definitions. The proposed ordinance revisions are the result of numerous consultations with the business and real estate community to simplify zones, generalize certain use categories, and provide more flexibility in site design. Ordinance #2014-08. *The Parks Recreation and Community Enhancement Committee reviewed the Proposed Text Amendment on April 28 and May 12, 2014.*

**The First Reading of this Proposed Text Amendment is pending at City Council. The Proposed Text Amendment is available on the City's website www.cityofdover.com under the "Government" heading, link to "Ordinances, Resolutions, and Tributes" or you may contact the Planning Office for a copy of the Proposed Text Amendment.*

The following application is pending. The ability to review this Conditional Use is subject to action on MI-14-02: Text Amendment Revisions to Conditional Uses in RG-1/RG-2 (Ordinance #2014-05).

5) C-14-04 109 East Division Street – Conditional Use Application to permit professional offices at an existing 1,689 S.F. structure on a 11,340 +/- parcel. The property is zoned RG-1 (General Residence Zone) and subject to the H (Historic District Zone). Planned interior renovations will convert the use from residential to office. The property is located at the north side of East Division Street between Pennsylvania Avenue and Maple Lane. The owner of record is Leg Hall, LLC c/o Rhett Ruggerio. Property Address: 109 East Division Street. Tax Parcel: ED-05-077.05-02-55.00-000. Council District 3. *This property is associated with application Z-13-03 to rezone from the RG-1 (General Residence Zone) to RG-O (General Residence and Office Zone). The case was presented and public hearing held before the Planning Commission in September 2013; however, the rezoning application was withdrawn.*

Please be reminded that we will meet with the applicants on **Wednesday, June 4, 2014 at 10:00 AM** in the City Hall Conference Room of City Hall, 15 Loockerman Plaza, Dover**.** Please plan to attend this meeting as well.

cc:

City Clerk	David Cahill	Shane Breakie	Col. Robert Welsh
Scott Koenig	Todd Sammons	Rich Von Steton	Fred Tolbert
Planning Staff	Sabrina Fite	Robert Moyer	State Historic Preservation Office
Inspections Staff	Dover Fire Chief	Jim Galvin	Lara Allison
Sharon Duca	Kevin Coyle	Lisa Collins	Office of Child Care Licensing
Electric Department	Jim Sullivan	Sarah Keifer	Connie Holland
Tax Assessor	Eileen Butler	Tricia Faust	David Edgell
Bill Neaton	Elaine Webb	Gregg Moore	City Council
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	Mayor
Kathy Diver	Julio Seneus	Caesar Rodney School District	City Comptroller
Fire Marshal	Milton Melendez	Capital School District	