CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, September 19, 2016 – 7:00 P.M.
City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL
APPROVAL OF AGENDA

ADOPTION OF MINUTES OF REGULAR MEETING and QUARTERLY WORKSHOP of August 15, 2016

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, October 17, 2016 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Update from Planning Office

4) Education and Training Opportunities
    a. APA Maryland/Delaware Regional Planning Conference: October 14-16, 2016 in Towson, Maryland

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Revised Plan Information:
    A. S-16-07 The Arbors Senior Garden Apartments at 1051 College Road: Revised Plan – Information on Revisions to Site Plan application for construction of a 48-unit senior garden apartment complex consisting of a proposed three-story 55,350 S.F. residential building, active recreation area, and associated site improvements. The proposed Revisions consist of construction of a site entrance/drive aisle instead of the improved public street (Senior Way) connecting from College Road to Topaz Circle, and the reconfiguration of parking lot and walking trail system of the Active Recreation Area. The parcel is divided into two discontinuous areas on either side of existing street right-of-way and totals 3.77 acres. It is zoned RG-2 (General Residence Zone). The property is located on the north side of College Road and west of McKee Road. The owner of record is Shree Ganesh LLC. Address: 1051 College Road. Tax Parcel: ED-05-067.00-01-35.03-000. Council District 1. *The Planning Commission granted conditional approval of the Site Plan on March 21, 2016 including approval of waivers for the partial elimination of curbing and a reduction in the parking requirements.*

NEW DEVELOPMENT APPLICATIONS

1) S-16-17 Parking Lot at 623 Fulton Street – Public Hearing and Review of a Site Development Plan to replace an existing 11,600 S.F. +/- gravel parking lot with a thirty-four (34) space asphalt parking lot of the same area, with striping, parking bumpers, and lighting.

The purpose of the parking lot is to provide parking for adjacent properties. The property consists of 0.33 acres and is located on the north side of Fulton Street east of Ridgely Street. The property is zoned IPM (Industrial Park Manufacturing Zone). The owner of record is Harrington Commercial, LLC. Property Address: 623 Fulton Street. Tax Parcel: ED-05-076.08-01-13.00-000. Council District 4. *Waiver Requests: Elimination of Sidewalk Requirement, Partial Elimination of Curbing Requirement, Elimination of Bicycle Parking, and Elimination of Opaque Barrier (Fence Component). This application is associated with approved variance V-15-06 (granted March 18, 2015) to allow the property to use gravel surfacing for a specific time period.*

2) S-16-18 Loockerman Way Redevelopment Master Plan: Two Mixed Use Buildings at 126 West Loockerman Street – Public Hearing and Review of a Site Development Master Plan, Active Recreation Area Plan, and Architectural Review Certification to permit in two phases the construction of retail and restaurant space and a total of twenty (20) apartment units in two mixed use buildings on the existing site known as Loockerman Way. Phase 1 is to consist of the three story 24,960 S.F. west building (5,860 S.F. +/- retail and eight (8) apartment units) while Phase 2 is to consist of the four story 29,272 S.F. east building (6,913 S.F. +/- retail and twelve (12) apartment units). Reconfiguration of the existing plaza on site and construction of additional parking are also proposed. The property consists of 1.14 acres and is located on the south side of West Loockerman Street between South Governors Avenue and South State Street. The property is zoned C-2 (Central Commercial Zone) and is subject to the H (Historic District zone). The owner of record is the Downtown Dover Partnership and the equitable owner is Loockerman Plaza, LLC. Property Address: 126 West Loockerman Street. Tax Parcel: ED-05-077.09-04-06.00-000. Council Districts 4. *Waiver Request: Reduction of Parking Requirement. This application is associated with application HI-16-05 to the Historic District Commission. On July 21, 2016 and August 18, 2016, the Historic District Commission recommended approval an Architectural Review Certificate subject to conditions for this project.*

3) S-16-19 Schutte Park Public Works Yard – Public Hearing and Review of a Site Development Plan to permit construction of a maintenance building, a greenhouse, a salt barn, two truck wash stations, material storage, and other improvements at the City Department of Public Works Yard in Schutte Park. The total area of proposed new buildings is 7,855 S.F. The property consists of 104.33 acres and the project area consists of approximately 15.61 acres. The project site is located at the end of Electric Avenue inside Schutte Park. The property is zoned ROS (Recreational and Open Space Zone) and is subject to the SWPOZ-3 (Source Water Protection Overlay Zone- Tier 3 Excellent Recharge Area). The owner of record is the City of Dover. Property Address: 10 Electric Avenue. Tax Parcel: ED-05-076.00-01-06.00-000. Council District 2. *Waiver Request: Reduction of Parking Requirement; Elimination of Sidewalk Requirement; Consideration of Area Subject to Tree Planting Requirement; and Consideration of a Tree Mitigation Plan*

NEW BUSINESS

ADJOURN

THE AGENDA ITEMS MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

Posted Agenda: posted September 9, 2016