MEMORANDUM

Department of Planning & Inspections
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Dover, Delaware 19903
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DATE: October 13, 2016

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, November 2, 2016

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, November 2, 2016 at 10:00 AM** in the **City Hall Conference Room of City Hall** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, November 21, 2016.

1) Z-16-06 Lands of Capital Grange on South Bradford Street - Review and Recommendation for rezoning of a 0.32-acre Parcel located on the west side of South Bradford Street south of Waples Avenue, and to the rear of 911 South Governors Avenue. The property is zoned R-8 (One Family Residence Zone) and the proposed zoning is RG-1 (General Residence Zone). The owner of record is the Capital Grange No. 18 Co. Property is an unaddressed parcel on South Bradford Street. Tax Parcel: ED-05-077.17-03-15.00-000. Council District 2. Ordinance #2016-23. *This application is associated with item MI-16-13: Nonconforming Uses in Residential Districts. The Rezoning is proposed in order to comply with City Council action requiring the sunsetting of nonconforming uses in residential zones.*

2) C-16-05 Residence at 955 Forest Street - Review of a Conditional Use application to reestablish the property as a one-family residence after the property became vacant for more than one year. The property consists of 0.19 acres and is located on the northeast corner of Forest Street and Carver Road. The property is zoned CPO (Commercial and Professional Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The owner of record is Norman H. Greenfield Jr. Property Address: 955 Forest Street. Tax Parcel: ED-05-076.07-01-63.00-000. Council District 4.

3) S-16-22 Redevelopment of Liberty Court Apartments - Review of a Site Development Plan application proposing to demolish the fourteen apartment buildings at Liberty Court Apartments and construct thirteen new buildings on the existing foundations, leaving one building not reconstructed. The redevelopment would reduce the number of dwelling units on site from 108 to 100 dwelling units. The properties consists of a total of 7.77 acres and are located on the north side of Walker Road opposite the end of Independence Boulevard. The property is zoned RM-2 (Medium Density Residence Zone). The owner of record is the Delaware State Housing Authority and project redeveloper is Liberty Court Preservation Corporation. Property Address: 1289 Walker Road. Tax Parcels: ED-05-067.18-01-72.01-000 and ED-05-067.18-01-72.00-000. Council District 4.

4) S-16-23 Panera Bread Restaurant at 545 North DuPont Highway - Review of a Site Development Plan application to permit construction of a 4,986 S.F. restaurant and related

site improvements on a 36,848 S.F. pad site at the Capitol Commons development as part of the 8.417-acre parcel. The property is located on the east side of North DuPont Highway north of Townsend Boulevard. The property is zoned C-4 (Highway Commercial Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone – Tier 3: Excellent Recharge Area). The owner of record is Dover, DE Retail LLC c/o TLM Realty Corp. and project developer is Lemek, LLC. Project Address: 545 North DuPont Highway. Property Address: 515 North DuPont Highway. Tax Parcel: ED-05-068.09-01-34.00-0001. Council District 3. *This application is associated with Site Development Plan S-16-02 Capital Commons that was granted conditional approval by the Planning Commission in February 2016 and Final Plan approval in May 2016.*

5) S-16-24 Advantech at 151 Garrison Oak Drive, Garrison Oak Technical Park Lot #13 - Review of a Site Development Plan application to permit construction of a 15,945 S.F. office building and light manufacturing facility, together with outdoor loading areas and other site improvements. Review of the Performance Standards Review Application associated with the Site Plan to determine if the proposed use will conform to the applicable performance standards as outlined in *Zoning Ordinance*, Article 5 §8 Performance Standards. The subject property consists of 10.06 acres and is located on the east side of Garrison Oak Drive north of White Oak Road; also known as Lot 13 of the Garrison Oak Technical Park. The property is zoned IPM-2 (Industrial Park Manufacturing Zone - Technology Center). The owner of record is Protective Properties, LLC. Property Address: 151 Garrison Oak Drive. Tax Parcel: LC-05-068.00-02-13.00-000. Council District 3. *Waiver Request: Partial Elimination of Upright Curbing.*

The following application will be rejoining the Development Advisory Committee and Planning Commission Review process. Information on this proposal was previously provided and comments from reviewers received for the July Planning Commission meeting. Contact the Planning Office with any questions pertaining to this application.

6) S-16-13 Revised Dunkin Donuts at 1116-1128 Forrest Avenue - Review of a Site Development Plan application to permit the construction of approximately 34,813 S.F. of retail and office space in four buildings and other site improvements. The project is to include a Parcel Consolidation Plan to merge the six parcels on site. The project's initial phase consists of one 7,389 S.F. building with three tenant spaces, one of which will be occupied by a Dunkin Donuts, and one 3,712 S.F. building with one tenant space. Construction would involve demolition of all existing buildings on site. The property consists of 7.7 acres and is located on the south side of Forrest Avenue west of Saulsbury Road. The property is zoned C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The owner of record is Ennis Business Associates. LLC. And developer/purchaser is Franchise Management Services, Inc. Property Address: 1116-1128 Forrest Avenue. Tax Parcels: ED-05-076.11-02-22.00-000, ED-05-076.11-02-59.00-000, ED-05-076.11-02-20.00-000, ED-05-076.11-02-21.00-000, ED-05-076.11-02-23.00-000 and ED-05-076.11-02-20.01-000. Council District 1. *Waivers Requested: Partial Elimination of Curbing, and Opaque Barrier Requirements – Fence Component (Material & Location); and Consideration for Determination of Superior Urban Design. This application was originally to be heard at the July 2016 meeting of the Planning Commission but was withdrawn. The applicant has requested to rejoin the review process for the November meeting. Project review will continue utilizing the previous submission; there are no revised plans for review.*

The following application is anticipated to become part of the Development Advisory Committee Review and Planning Commission process pending future City Council action. The Council Committee of the Whole – Legislative, Finance, and Administrative Committee at their meeting of October 11, 2016 made a recommendation regarding this proposed Text Amendment which will be reported to City Council on October 24, 2016.

7) MI-16-15 Text Amendment: Temporary Uses in the AEOZ (Airport Environs Overlay Zone) – Review of a Text Amendment to the *Zoning Ordinance*, Article 3, Section 22.4 – Exemptions, (C) Temporary Uses. The proposed amendment would revise the allowable period of operation for temporary uses in the AEOZ (Airport Environs Overlay Zone). Ordinance #2016-24. *Public Hearing before the Planning Commission is anticipated to be scheduled for November 21, 2016, and Final Reading/Public Hearing is anticipated to be scheduled before City Council for December 12, 2016.*
    - A copy of the Proposed Ordinance #2016-24 will be available on the City's website http://www.cityofdover.com/ under the Government Heading: Ordinances, Resolutions & Tributes.

Please be reminded that we will meet with the applicants on **Wednesday, November 9, 2016 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: Planning Staff
Inspections Staff
Fire Marshal
Scott Koenig
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon
Electric Department
Tax Assessor
Chief Bernat
Patricia Marney
Mark Nowak
Dover Fire Chief
David Cahill
Elaine Webb
Todd Sammons
Wendy Polasko
Sabrina Fite
Jim Galvin
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Office of State Planning
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Dean Holden