MEMORANDUM

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

DATE: November 4, 2016

TO: Applicants to the Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, November 9, 2016

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, November 9, 2016 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, November 21, 2016. Please review the DRAFT Development Advisory Committee (D.A.C) Report provided for your project and be prepared to discuss any questions or concerns.

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 Capital Grange No. 18 Inc. 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-16-13 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 utilizing the previous plan submission.*

4) 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 to 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 consist of a total of 7.92 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.

5) 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.*

6) 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.*

Please be advised that the Planning Commission meeting agenda will include other items in addition to the item listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: Edward Hazlett, Master, Capital Grange No. 18 Inc.
Iva Hazlett, Capital Grange No. 18 Inc.
Norman H. Greenfield, Jr.
Nick Nistazos, Franchise Management Services Inc.
Steve McGee, Franchise Management Services Inc.
Brock Parker, Parker and Associates
Will Kernodle, Parker and Associates
Fred Horn, W.F. Horn Architect Inc.
Christopher A Whaley, Delaware State Housing Authority
Emily Lanter, Delaware State Housing Authority
Steve Gherke, Delaware State Housing Authority
C.B. Admin, Delaware State Housing Authority
B. Bartilomo, Architectural Alliance
D. Blake, Blake & Vaughan Engineer Inc.
Roger Gross, Merestone Consultants Inc.
Long, Tann & D'Omofrio Inc.
T. Dempsey, CSG Advisors Inc.
Ray Thomas, Lemek LLC
David M. Kuklish, P.E., Bohler Engineering
Dave Sweeney, Protective Properties LLC
Alex Schmidt, Century Engineering Inc.