CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, November 21, 2016 – 7:00 P.M.
City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) Application C-16-05 Residence at 955 Forest Street will not be heard on November 21, 2016 due to lack of Public Notice. This application will be rescheduled for a future Planning Commission meeting and will be subject to Public Notice requirements.

ADOPTION OF MINUTES OF REGULAR MEETING of October 17, 2016

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, December 19, 2016 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Update from Planning Office
    a. Report on Delaware APA Chapter Annual Meeting & Mini-Conference: November 3, 2016 in Milford, Delaware

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS Regarding APPLICATIONS

1) S-16-21 Lands of Michael Braun at 834 South State Street– Review and Consideration of Waiver Requests for the Elimination of the Curbing Requirement and the Partial Elimination of the Opaque Barrier Requirement associated with the Administrative Site Plan for conversion of a 1,600 +/- sq. ft. residence to office use. The Plan consists of adding a new five-space parking lot and other site improvements necessary to make the property suitable for the change in use. The property is located on the west side of South State Street north of Wyoming Avenue and is zoned C-PO (Commercial and Professional Office Zone). The owner of record is Michael W. & Winifred M. Braun. Tax Parcel: ED-05-077.17-03-45.00-000. Council District 2. *This project is associated with Rezoning Application Z-16-03 that rezoned the property from R-8 to C-PO with Ordinance #2016-04 as approved by City Council on March 14, 2016*.

NEW DEVELOPMENT APPLICATIONS

1) Z-16-06 Lands of Capital Grange on South Bradford Street – Public Hearing and Review for

Recommendation to City Council on 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) S-16-13 Revised Dunkin Donuts at 1116-1128 Forrest Avenue – Public Hearing and 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 utilizing the previous plan submission.*

3) S-16-22 Redevelopment of Liberty Court Apartments - Public Hearing and 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. *Waiver Requested: Elimination of Rear Emergency Access Requirement*

4) S-16-23 Panera Bread Restaurant at 545 North DuPont Highway – Public Hearing and 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 – Public Hearing and 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*.

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 November 10, 2016