MEMORANDUM

Department of Planning & Inspections
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DATE: February 3, 2017

TO: Applicants to the Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, February 8, 2017

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, February 8, 2017 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 Tuesday, February 21, 2017.

Participation in the DAC meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission meeting.

Applicants: 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) S-17-02 Mitten Industrial Park at 141 Lafferty Lane - Review of a Site Development Plan application to permit construction of a 9,600 S.F. building and associated site improvements. The 40.09 acre+/- subject site is located on the east side of Lafferty Lane north of the Kings Cliffe Manufactured Home Park. The property is zoned IPM (Industrial Park Manufacturing Zone) and MH (Manufactured Housing Zone) and is partly subject to the AEOZ (Airport Environs Overlay Zone: Accident Potential Zone I and Noise Zone A). The owner of record is Matthew E. Mitten. Property Address: 141 Lafferty Lane. Tax Parcels: part of ED-05-077.00-01-26.00-000, ED-05-077.00-01-27.00-000, and part of ED-05-086.00-01-08.00-000. Council District 2. *A Minor Lot Line Adjustment Plan MI-14-11 Lands of Mitten & Thomas on Lafferty Lane was recorded in 2016 as part of a land swap between adjacent properties; it appears the process was not fully completed to update the land records. The property was the subject of previous development applications: S-08-06, S-10-10, S-13-14, and S-13-16 which have expired or did not complete the review process.*

2) S-17-03 Dover International Speedway Parking & Event Area Master Plan - Review of the Dover International Speedway Parking & Event Area Master Plan for events such as the Firefly Music Festival event. The Plan is being reviewed as a Site Development Master Plan consisting of temporary and proposed permanent structures on the main festival grounds as well as existing and new parking and camping areas on various lands belonging to the Dover International Speedway. The twenty-four (24) properties are located on the east and west sides of Leipsic Road, the east and west sides of State Route 1, and the west side of Persimmon Tree Lane, and total 737.72 acres. The properties are zoned RC (Recreation and

Commercial Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 3 Excellent Recharge Area and Tier 2 Primary Wellhead Protection Area). The owner of record is Dover International Speedway, Inc. Property Addresses: 74 Pit Stop Lane, 599 Persimmon Tree Lane, 1229 Persimmon Tree Lane, and other addressed and unaddressed properties. Tax Parcels: LC-05-058.17-02-01.00-00001, LC-05-058.17-01-07.00-00001, ED-05-058.17-01-11.00-00001, LC-05-058.17-01-08.00-00001, ED-05-058.17-01-18.00-00001, LC-05-058.17-01-09.00-00001, ED-05-058.17-01-19.00-00001, ED-05-068.05-01-02.01-00001, LC-05-058.00-02-08.00-00001, ED-05-068.05-01-16.00-00001, LC-05-068.00-01-01.00-00001, LC-05-068.10-01-01.00-00001, LC-05-058.17-02-01.00-00001, LC-05-058.00-02-15.00-00001, LC-05-058.00-02-17.00-00001, LC-05-058.00-02-16.00-00001 (split between 3 properties), ED-05-057.00-01-32.01-00001, LC-05-058.00-01-10.00-00001, LC-05-058.17-01-06.00-00001, LC-05-058.17-01-07.00-00001, ED-05-058.17-01-05.00-00001, and ED-05-058.17-01-11.00-00001. Council District 3. *This application follows a process begun in March 2016 to bring lands owned by Dover International Speedway under the City's jurisdiction and under a single zoning classification. Associated applications include AX-16-03 (annexing 1229 Persimmon Tree Lane and 74 Pit Stop Lane) and Z-16-04 (rezoning 14 properties to the RC zoning classification). The Planning Commission recommended approval of both of these applications to City Council on April 18, 2016 with City Council granting final approval for annexation and rezoning on May 9, 2016.*

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items 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: Mathew Mitten
Mike Cotten, Cotten Engineering
Terry Harmeson, Dover International Speedway, Inc.
Gregg Moore, Becker Morgan Group