CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, June 19, 2017– 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 of May 15, 2017

ADOPTION OF MINUTES OF QUARTERLY WORKSHOP of May 17, 2017

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, July 17, 2017 at 7:00pm in the City Council Chambers.

2) Reminder: The Planning Commission Quarterly Workshop is tentatively scheduled for WEDNESDAY, July 19, 2015 at 12:00 noon in the City Hall Conference Room.

3) Update on City Council Actions

4) Update from Planning Office
    a. Review of *Zoning Ordinance* Objectives for Plan Consideration

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW DEVELOPMENT APPLICATIONS

1) S-17-14 Dover Dialysis Center at 107 Mont Blanc Boulevard - Public Hearing and Review of a Site Development Plan application to permit construction of a 10,000 S.F. one-story office building and associated site improvements. 6,500 S.F. of the building to be used as a medical office and the remaining 3,500 S.F. is to be reserved for future commercial/professional office tenants. The property is zoned CPO (Commercial and Professional Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located between Mont Blanc Boulevard and Saulsbury Road south of Walker Road. The owner of record is CCD Properties LLC and the equitable owner is MRMS Associates II, LLC. Property Address: 107 Mont Blanc Boulevard. Tax Parcel: ED-05-067.19-04-49.00-000. Council District 1. *Waiver Request: Elimination of Bicycle Parking.*

2) S-17-15 Dover Station at 655 West North Street – Public Hearing and Review of a Site Development Plan application to permit construction of a 20,000 S.F. two-story office

building and a 6,000 S.F. group home as well as associated site improvements. This project adds to the existing development at 645 West North Street and will share site access. The property is zoned IO (Institutional and Office Zone) and is located on the north side of West North Street east of Clarence Street. The owner of record is Faithworks, LLC. Property Address: 655 West North Street. Tax Parcel: ED-05-076.12-04-08.00-000. Council District 4. *Waiver Requested: Reduction of Loading Spaces, Partial Elimination of Opaque Barrier (Fence Component) and Alternative Format of Opaque Barrier. This property was the subject of Site Development Plan Application S-07-37 for a similar development, granted Final Approval in May 2008; construction was not commenced and the plan subsequently expired. This property is also associated with Site Development Plan Application S-06-40, granted Final Approval in July 2007, for development of the adjacent property at 645 West North Street.*

3) S-17-16 Eden Hill Farm TND - Professional Office, Medical and Financial District: Revised Implementation Plan – Public Hearing and Review of a Revised Implementation Plan for the Professional Office, Medical and Financial District component of the Traditional Neighborhood Design project known as Eden Hill Farm. The District is located on two parcels of land consisting of 25.47 +/- total acres. The Revision is for the area east of Banning Street (known as Lot 2B) consisting of 7.33 +/- acres. The proposed overall plan for the District consists of six buildings, parking areas, open space areas, and the street layout. The parcel is zoned TND (Traditional Neighborhood Design Zone) and is located at the southeast corner of West North Street and Banning Street. The owner of record is Dover Medical Properties LLC. The property area is unaddressed. Tax Parcels: ED-05-076.00-01-13.05-000 and ED-05-076.00-01-13.02-000. Council District 2. *This Revised Plan is to supersede the initial Implementation Plan, S-06-26 Eden Hill Farm - TND Professional Office, Medical and Financial District, reviewed by the Planning Commission during 2006 with its conditional approval granted August 2006. Phases 1 and 2 of development were subject to plans S-06-42 and S-16-16.*

4) S-17-12 Capital Station Dover at 50 North DuPont Highway (Revised) – Public Hearing and Review of a Site Development Plan application to permit construction of 65,000 S.F. of commercial development to be known as Capital Station, at the northwest corner of North DuPont Highway and Division Street and also adjacent to Maple Parkway. The development is proposed to include a 24,197 S.F. retail and restaurant multi-tenant building, a 6,625 S.F. retail and restaurant multi-tenant building, a 6,100 S.F. retail or restaurant building, a 6,080 S.F. restaurant building, and a 21,998 S.F. grocery store. Related site improvements include demolition of the former Playtex factory and provision of parking, landscaping, and pedestrian and bicycle facilities for the shopping center. The property is zoned SC-1 (Neighborhood Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone – Tier 1: Secondary Wellhead Protection Area). The owner of record is Capital Station Dover LLC. Property Address: 50 North DuPont Highway. Tax Parcel: ED-05-077.06-01-02.00-000. Council District: 2. *Waivers Requested: Partial Elimination of Sidewalk, Reduction of Arterial Street Buffer, and Floodplain Requirement to Reduce Impervious Area. This property was the subject of Site Development Plan S-14-03 Watertower Place aka "Tower Commons" granted conditional approval by the Planning Commission on April 21, 2014; construction was not commenced and the plan subsequently expired.*

NEW BUSINESS

1. Update on Project Research for *Zoning Ordinance* Text Amendments

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 June 9, 2017