CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, November 20, 2017 – 7:00 P.M.
City Hall, City Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

ADOPTION OF MINUTES OF REGULAR MEETING of October 16, 2017

COMMUNICATIONS & REPORTS

1) The Annual Meeting of the Planning Commission typically held in July including the election of Chairman and Vice Chairman will be scheduled for a future meeting upon completion of the appointment process for Commission members.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, December 18, 2017 at 7:00pm in the City Council Chambers.

3) Notice: The Planning Commission Quarterly Workshop scheduled in November 2017 has been canceled.

4) Update on City Council Actions

5) Update from Planning Office

OPENING REMARKS CONCERNING APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW APPLICATIONS

1) C-17-05 Loockerman Coffee Shop at 14 Loockerman Plaza – Public Hearing and Review of Application for Conditional Use to permit conversion of an existing 820 SF 1 1/2-story structure into a restaurant (coffee shop). The subject site consists of two parcels totaling an 15,191.66 S.F. +/- (0.139 +/- acres). The property is zoned RGO (General Residence and Office Zone) and is within the H (Historic District Zone). The property is located on the south side of Loockerman Plaza and east of South State Street. The owner of record is The New Parsonage, LLC and the lessee is Kristin Stonesifer. Location Address: 14 Loockerman Plaza. Property Addresses: 203 and 205 South State Street. Tax Parcels: ED-05-077.09-05-01.00-000 and ED-05-077.09-05-01.01-000. Council District 4.

2) S-17-28 Multiplex at 299 College Road – Public Hearing and Review of a Site Development Plan application to permit construction of a three (3) unit multiplex residential building (multi-family dwelling) with adjoining parking spaces. The property consists of a 18,244 S.F. +/- parcel (0.42 +/- acres) and is zoned RM-2 (Medium Density Residence Zone). The property is located on the northwest side of College Road and adjacent to Conwell Street. The owner of record is Stephen E. Lumor (Enyam, LLC). Property Address: 299 College Road. Tax Parcel: ED-05-067.00-02-26.00-000. Council District 4.

3) S-17-29 Delaware State University Residence Hall at 1200 N. DuPont Highway: Master Plan – Public Hearing and Review of a Site Development Master Plan to permit phased construction of a new 190,000 S.F. five-story Student Residence Hall. The project phases consist of the following: Phase 1- Relocation of Utilities, Phase 2 - Construction of Residence Hall (600 Beds) and Demolition of Laws Hall, and Phase 3 - Demolition of Tubman Hall. The subject project area consists of 209,088 +/- S.F. (4.80 +/- acres) internal to the Delaware State University Campus of 287.32 +/- acres. The property is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) – Tier 3: Excellent Recharge Area. The campus is location west of North DuPont Highway and north of College Road. The owner of record is State of Delaware c/o Delaware State University. Property Address: 1200 North DuPont Highway. Tax Parcels: ED-05-057.00-01-19.00-000, ED-05-057.00-01-20.00-000, and ED-05-057.00-01-21.00-000. Council District 4.

4) MI-17-03 Text Amendments: Adult Day Care Facilities – Public Hearing and Review for recommendation to City Council on a series of Text Amendments to the Appendix B: *Zoning Ordinance*, Article 3 – District Regulations, Article 5 – Supplementary Regulations, and Article 12 - Definitions. The proposed Ordinance establishes provisions for Adult Day Care facilities allowing them to be permitted in any zoning district provided that state licensing and city code requirements have been met. Other amendments update references and definitions to make the distinction between Child Day Care facilities and Adult Day Care facilities. Ordinance #2017-13.
    - A copy of the Proposed Ordinance #2017-13 is available on the City's website www.cityofdover.com under the Government Heading: Ordinances, Resolutions & Tributes. https://www.cityofdover.com/ordinances-and-resolutions
    - *The Legislative, Finance, and Administration Committee reviewed the proposed Text Amendments on September 25, 2017 and the First Reading before City Council occurred on October 9, 2017. The Public Hearing before the Planning Commission is set for November 20, 2017and Public Hearing and Final Reading before City Council is on December 11, 2017.*

NEW BUSINESS

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: November 9, 2017