CITY OF DOVER PLANNING COMMISSION
AGENDA
Tuesday, February 20, 2018 – 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 December 18, 2017

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, March 19, 2018 at 7:00pm in the City Council Chambers.

2) Notice: The Planning Commission Quarterly Workshop scheduled in February 2018 has been canceled.

3) Update on City Council Actions

4) Update from Planning Office
    a. Educational and Training Opportunities

OPENING REMARKS CONCERNING APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Revisions to Applications:
    A. S-17-29 Delaware State University Residence Hall at 1200 N. DuPont Highway: Master Plan – Update on Revisions to Site Plan and Building Architecture associated with the Site Development Master Plan application for the Residence Hall project approved by the Planning Commission on November 20, 2017. The Site Development Master Plan has been Revised to consist of a new 192,141 S.F. five-story Student Residence Hall of 620 Beds (increased from 600 Beds and including refinement of building footprint with increase in building size) and architectural changes to exterior finishes. The project phases consist of the following: Phase 1- Relocation of Utilities, Phase 2 - Construction of Residence Hall and Demolition of Laws Hall, and Phase 3 - Demolition of Tubman Hall. The subject project area is 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. *The associated Administrative Site Plans are S-17-31 Phase 1, S-17-33 Phase 2, and S-17-34 Phase 3.*

NEW APPLICATIONS

1) C-18-01 Governors Café Kitchen Addition at 144 Kings Highway SW – Public Hearing and Review of Conditional Use Site Plan Application to permit the construction of a one-story, 344 SF addition to the kitchen for the Governors Cafe. The Governors Café is located within the existing building at 144 Kings Highway SW. The property consists of 0.7419 +/- acres and is located at the southernmost intersection of American Avenue and Kings Highway. The property is zoned RG-O (General Residence and Office Zone) and is subject to the H (Historic District Zone). The owner of record is Cahall Properties, LLC. Address: 144 Kings Highway SW. Tax Parcel: ED-05-077.05-04-40.00-000. Council District 2. *Application HI-17-04 was reviewed by the Historic District Commission on December 21, 2017.*

2) S-18-01 DGKP Property: Office/Warehouse at 1351 West North Street – Public Hearing and Review of a Site Development Plan Application to permit construction of a two-story, 71,775 SF office and warehouse complex and adjoining parking spaces. The property consists of a 5.01 +/- acres and is located on the north side of North Street, east of Mifflin Road and west of Commerce Way. The property is zoned IPM (Industrial Park and Manufacturing Zone). The submission is subject to Review of a Performance Standards Review Application. The owner of record is DGKP North Street LLC. Address: 1351 West North Street. Tax Parcel: ED-05-076.14-01-07.00-000. Council District 1. *Waivers Requested: Elimination of Opaque Barrier (Opaque Component) and Partial Elimination of Upright Curbing. Consideration of Performance Standards Review Application.*

3) SB-18-01 Minor Subdivision Plan for 747 North DuPont Highway – Public Hearing and Review of a Minor Subdivision Plan application to permit the subdivision of a 25.01 +/- acre parcel into: Lot 1 of 10.007 acres and Lot 2 of 15.004 acres. The property is located on the northeast side of North DuPont Highway and south of Leipsic Road. The property is zoned SC-2 (Community Shopping Center: Shopping Center Development Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone – Tier 3: Excellent Recharge Area). The owner of record is Rojan DD 15 LLC. Property Addresses: 747 North DuPont Highway. Tax Parcel: ED-05-068.05-01-15.00-000. Council District 3.

4) MI-18-01 Text Amendments: *Zoning Ordinance*, Article 3 Section 28 for Fuel Pumps as Conditional Use in TND zone - Public Hearing and Review for Recommendation to City Council on Text Amendments to the Appendix B: *Zoning Ordinance,* Article 3 – District Regulations. The proposed Ordinance is to amend Section 28 - Traditional Neighborhood Design Zone (TND), Subsection 28.52 – Neighborhood Commercial District. The proposed text revision seeks to allow fuel pumps as Conditional Use as accessory to a convenience retail store and subject to the requirements of Article 10, Section 1 – Approval of Conditional Uses. Ordinance #2017-16. *The City Council Public Hearing on this Text Amendment request is scheduled for March 12, 2018.*
    - A copy of the Proposed Ordinance #2017-16 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 December 12, 2017 and the First Reading before City Council occurred on January 8, 2018. The Public Hearing before the Planning Commission is set for February 20, 2018 and Public Hearing and Final Reading before City Council is on March 12, 2018.*

NEW BUSINESS

1) S-17-28 Multiplex at 299 College Road: Review of Cash-in-lieu of Active Recreation Area Payment – Review of the payment amount for Cash-in-lieu of Active Recreation Area construction as associated with the Site Development Plan 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. *Cash-in-lieu amount of $4,000 was accepted by the Parks, Recreation & Community Enhancement Committee on December 12, 2017 and by City Council on January 8, 2018.*

2) Update on Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance,* Article 10 §2.28)

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: February 9, 2018