CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, August 15, 2016 – 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 July 18, 2016

COMMUNICATIONS & REPORTS

1) The Planning Commission Quarterly Workshop originally scheduled for WEDNESDAY, August 17, 2016 has been combined with the Regular Meeting of August 15, 2016.

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

3) Update on City Council Actions

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS Regarding APPLICATIONS

1) S-16-16 Eden Hill Farm Traditional Neighborhood Design: Professional Office, Medical & Financial District – Phase 2, Eden Hill Skilled Nursing Facility (Building 4**) -** Review and Consideration of Minor Amendments related to building size & form, parking requirements, and site improvements proposed with the Administrative Site Plan S-16-16 for Phase 2: Building 4 of the Professional Office, Medical and Financial District component of the Eden Hill Farm Traditional Neighborhood Design. The Implementation Plan S-06-26 for the POMF District as approved consists of nine buildings, parking areas, open space areas, and the street layout in multiple phases. The project is located on an overall parcel consisting of 25.47 acres ± of land and is zoned TND (Traditional Neighborhood Design). The project is located on the south side of West North Street and west of the railroad corridor flanking Banning Street. The owner of record is Eden Hill Medical Center, LLC. Tax Parcel: ED-05-076.00-01-13.02-000. *POMF Implementation Plan S-06-26 was granted final approval on October 2, 2007 and Phase 1 of the POMF District was constructed under Administrative Site Plan S-06-42.*

2) C-15-04 The Grande, Building 4: Planned Neighborhood Design – Senior Citizen Housing Option: 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 Conditional Use Site Plan to establish The Grande: Planned Neighborhood Design development of Senior Citizen Housing. The Active Recreation Area Plan for The Grande,

an apartment complex to consist of a total of 192 apartment units of Senior Housing, is comprised of 22,569 SF of recreation area with amenities and a deficit of 6,231 SF of recreation area. This application detailed construction of Building 4 on The Grande property which consists of a total of 6.7326 acres ± and is zoned RG-5 (General Residence Zone for Mid-Rise Apartments) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue (Route 8) just west of the Saulsbury Road intersection. The owner of record is Doveview Investors, LLC. Property Addresses: 101-405 Doveview Drive. Tax Parcel: ED05-076.07-01-30.00-000. Council District 1. *Cash-in-lieu amount of $22,914 was accepted by the Parks, Recreation & Community Enhancement Committee on July 12, 2016 and by City Council on July 25, 2016.*

NEW DEVELOPMENT APPLICATIONS

1) C-16-04 90 Saulsbury Road Clubhouse and Pool, Associated with The Grande: Planned Neighborhood Design – Senior Citizen Housing Option – Public Hearing and Review of a Conditional Use Site Plan application to permit the construction of a 2,500 S.F. +/- clubhouse building, pool, parking and access walkway connecting to The Grande apartment complex. The project may include a Parcel Consolidation Plan to join the clubhouse property to the main Grande property. The clubhouse property consists of 1.48 acres and is located on the west side Saulsbury Road near Carver Road. The property is zoned C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone), and will become part of The Grande PND-SCHO. The owner of record is 90 Saulsbury Associates, LLC. Property Address: 90 Saulsbury Road. Tax Parcel: ED-05-076.07-01-28.00-000. Council District 1. *Waiver Request: Partial Elimination of Upright Curbing. This application is associated with development applications for The Grande (previously known as Doveview Apartments) at 101-405 Doveview Drive, including C-15-04 (Building 4), S-11-12 (Buildings 1-3) and C-06-02 (for establishment of the Planned Neighborhood Design - Senior Citizen Housing Option).*

NEW BUSINESS

1) MI-16-12 Text Amendment: Height in COZ-1 (Corridor Overlay Zone) – Public Hearing and Review for Recommendation to City Council on a Text Amendment to the *Zoning Ordinance*, Article 3, Section 27.66 – Building Height. The proposed amendment would revise the building height limitation for a defined area on properties within the Corridor Overlay Zone (COZ-1). Specifically, areas within one hundred (100) feet of a right-of-way line of the roadways referenced in the *Zoning Ordinance*, Article 3, Section 27.3 – Zone Boundaries would remain subject to the current two-story, 35-foot height limitation, while areas outside this buffer would have no height restrictions other than those applying to underlying zoning. Ordinance #2016-18. *Final Reading/Public Hearing is scheduled before City Council for September 12, 2016.*
   A. A copy of the Proposed Ordinance #2016-18 is available on the City's website http://www.cityofdover.com/ under the Government Heading: Ordinances, Resolutions & Tributes.

QUARTERLY WORKSHOP SESSION

1) Planning Commissioner Comments and Concerns

2) Department of Planning & Inspections Update
   a. Summary of 2016 Applications

b. Research Activities
    i. Update on Research for Ordinance Amendments
        1. Residential Zones
    ii. Status of Ordinance Amendments
        1. Manufactured Housing

c. Current Studies and Projects
    i. Transportation Improvement District
    ii. Evaluation of Non-Conforming Uses in Residential Districts
    iii. Senator Bikeway
    iv. Dover/Kent County MPO Regional Bicycle Plan

d. Updates on Program and Plan Activities
    i. Downtown Development District Program/Restoring Central Dover Community Plan
    ii. Delaware Plan4Health
    iii. Division Street/Forest Street Design Charrette
    iv. Bradford Street Streetscape Enhancement project

3) Education and Training Opportunities
    a. APA Maryland/Delaware Regional Planning Conference: October 14-16, 2016 in Towson, Maryland
    b. APA Webinars: Series to Resume in Fall 2016

4) Open Discussion

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 August 5, 2016