MEMORANDUM

Department of Planning & Inspections
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DATE: July 29, 2016

TO: Applicants to the Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, August 3, 2016

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, August 3, 2016 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 Monday, August 15, 2016. 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) C-16-04 90 Saulsbury Road Clubhouse and Pool, Associated with The Grande: Planned Neighborhood Design – Senior Citizen Housing Option - 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: Reduction of Parking Requirements. 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).*

2) MI-16-12 Text Amendment: Height in COZ-1 (Corridor Overlay Zone) – Review of 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. *Public Hearing before the Planning Commission is scheduled for August 15, 2016, and Final Reading/Public Hearing is scheduled before City Council for September 12, 2016.*

- 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.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the item 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: Leonard Iacono, 90 Saulsbury Associates, LLC
Monika Sloan, Northpoint Engineering
Mark Prata, Daisy Construction