MEMORANDUM

Department of Planning & Inspections
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Dover, Delaware 19903
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DATE: July 12, 2016

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, July 27, 2016

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, July 27, 2016 at 10:00 AM** in the **City Hall CAUCUS Room** of City Hall to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, August 15, 2016.

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 anticipated to be scheduled for August 15, 2016, and Final Reading/Public Hearing is anticipated to be 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 reminded that we will meet with the applicants on **Wednesday, August 3, 2016 at 10:00 AM** in the **City Hall Conference Room of City Hall**, 15 Loockerman Plaza, Dover. Please plan to attend this meeting as well.

CC: Planning Staff
Inspections Staff
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Scott Koenig
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City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon
Electric Department
Tax Assessor
Chief Bernat
Kathy Diver
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