CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, July 18, 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 June 20, 2016

WELCOME to Planning Commission Members

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, August 15, 2016 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is tentatively scheduled for WEDNESDAY, August 17, 2016.

3) Update on City Council Actions

4) Updates from Planning Office

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS Regarding APPLICATIONS

1) S-16-15 Family Dental Associates at 385 Saulsbury Road: Waiver Request – Review and Consideration of a Waiver Request for the Elimination of Upright Curbing as associated with the Administrative Site Plan for a 1,615 SF expansion of an existing parking lot to increase the lot by four (4) spaces. The project is located on the east side of Saulsbury Road and south of Walker Road. The property is zoned C-PO (Commercial and Professional Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The owner of the property is Christopher A. Nacrelli. Tax Parcel: ED-05-067.19-02-02.06-000. Council District 4. *At its meeting of June 15, 2016 the Board of Adjustment granted variance V-16-05 to allow an increase in the number of parking spaces.*

NEW DEVELOPMENT APPLICATIONS

1) US-16-03 Outback Steakhouse Restaurant Signage at Dover Town Center - Public Hearing and Action on Review of a Unified Comprehensive Signage Plan application which would amend the applicant's existing approved Signage Plan (US-15-02) to permit construction and implementation of signage for a pad site restaurant at Dover Town Center. The new signage

would consist of five wall signs totaling 219.3 S.F. and a 32 S.F. tenant panel on a previously-approved north pylon sign serving the shopping center. The property is located on the west side of North DuPont Highway between KW Boulevard and Cedar Chase Drive. The property is zoned C-4 (Highway Commercial Zone). The owner of record is Onix Dover LLC. Property Address: 1574 North DuPont Highway, Suite 800.Tax Parcel ED-05-057.00-01-05.01-000. Council District 4. *This application is associated with Comprehensive Signage Plan US-15-02 approved by the Planning Commission on September 21, 2015 with Final Plan approval on October 28, 2015.*

2) S-16-13 Revised Dunkin Donuts at 1116-1128 Forrest Avenue - Public Hearing and Action on Review of a Site Plan application to permit the construction of approximately 34,813 S.F. of retail and office space in four buildings and other site improvements. The project is to include a Parcel Consolidation Plan to merge the six parcels on site. The project's initial phase consists of one 7,389 S.F. building with three tenant spaces, one of which will be occupied by a Dunkin Donuts. Construction would involve demolition of all existing buildings on site. The property consists of 7.7 acres and is located on the south side of Forrest Avenue west of Saulsbury Road. The property is zoned C-2A (Limited Central Commercial Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The owner of record is Ennis Business Associates, LLC. And developer/purchaser is Franchise Management Services, Inc. Property Addresses: 1116-1128 Forrest Avenue. Tax Parcels: ED-05-076.11-02-22.00-000, ED-05-076.11-02-59.00-000, ED-05-076.11-02-20.00-000, ED-05-076.11-02-21.00-000, ED-05-076.11-02-23.00-000 and ED-05-076.11-02-20.01-000. Council District 1. *Waivers Requested: Partial Elimination of Curbing, and Opaque Barrier Requirements – Fence Component (Material & Location); and Consideration for Determination of Superior Urban Design*

3) S-16-14 Lidl Grocery Store at North DuPont Highway and Kings Highway NE – Public Hearing and Action on Review of a Site Plan application to permit the construction of an approximately 36,185 S.F. retail grocery store and associated site improvements. The project is to include a Parcel Consolidation Plan to re-subdivide the six parcels on site into three and abandon the unimproved right-of-way known as Midland Road. Construction would involve demolition of all existing buildings on site. The property consists of 6.95 acres (7.275 acres prior to right-of-way dedication) and is located on a site bounded by North DuPont Highway, Maple Parkway, and Kings Highway. The property is zoned C-4 (Highway Commercial Zone) and IO (Institutional and Office Zone) with all site improvements to occur in the C-4 zone. The owners of record are Davis H. Wood, Wells Fargo Bank NA, and Kings Highway Land Partners, LLC. The equitable owner is Lidl US Operations, LLC. Property Addresses: 122, 136, 140 and 162 North DuPont Highway and 321 Kings Highway NE. Tax Parcels: ED-05-068.18-01-20.00-000, ED-05-068.18-01-21.00-000, ED-05-068.18-01-22.00-000, ED-05-068.18- 01-23.00-000, ED-05-068.18-01-24.00-000 and ED-05-068.18-01-25.00-000. Council District 2. *Waiver Requested: Partial Elimination of Sidewalks and Consideration of Area Subject to Tree Planting Requirement*

4) MI-16-06 Abandonment of Topaz Circle Stub Street at Emerald Pointe – Public Hearing and Review for Recommendation to City Council of a proposal to abandon the stub street connecting Topaz Circle and planned street Senior Way. The abandonment would result in the Emerald Pointe subdivision having only one connection onto a major road, McKee Road and would eliminate the interconnection to The Arbors via the planned street of Senior Way and to College Road. This matter was referred by the Safety Advisory and Transportation

Committee of City Council to the Development Advisory Committee and Planning Commission for a recommendation. Council District 1. *Emerald Point Subdivision (SB-02-01) was approved by the Planning Commission in 2002 with Final Plan approvals in 2003-2004 and has since been developed. Application S-16-07 The Arbors Senior Garden Apartments was conditionally approved by the Planning Commission on March 21, 2016. This Abandonment proposal is as a result of its referral for review from the City Council on June 27, 2016.*

5) MI-16-10 Text Amendments: Manufactured Homes – Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Zoning Ordinance* and the *Dover Code of Ordinances*, principally *Zoning Ordinance* Article 3, Section 8 – Mobile Home Park Zone (MHP) and *Dover Code of Ordinances*, Chapter 66 – Manufactured Homes and Trailers. Article 3, Section 8 is proposed to be renamed "Manufactured Housing Zone (MH)" and Chapter 66 is proposed to be renamed "Manufactured Homes, Mobile Homes, and Land Lease Communities." The purpose of the text amendments is to update standards and terminology throughout the Dover Code as they relate to manufactured homes, and to implement standards for management and maintenance of land lease communities. Ordinance #2016-16. *Public Hearing before the Planning Commission is scheduled for July 18, 2016, and Final Reading/Public Hearing is scheduled before City Council for August 8, 2016.*
   A. A copy of the Proposed Ordinance #2016-16 is available on the City's website www.cityofdover.de under the Government Heading: Ordinances, Resolutions & Tributes

NEW BUSINESS

1) Nomination and Election of Officers (Chairman and Vice-Chairman)

2) 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: posted June 8, 2016