MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: June 21, 2016 **UPDATED INFORMATION**

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, June 29, 2016

ROOM CHANGE and ADDITIONAL REVISED APPLICATION

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, June 29, 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, July 18, 2016. Please note the room change for this meeting.

The **following application S-16-13 has submitted REVISED Plans** and will rejoin the review process. Please review the REVISED Plans and provide updated review comments.

1) S-16-13 Revised Dunkin Donuts at 1116-1128 Forrest Avenue - 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 C2-A (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.

The applications listed below were previously distributed for review and will be discussed at the Development Advisory Committee Meeting on June 29, 2016.

1) S-16-14 Lidl Grocery Store at North DuPont Highway and Kings Highway NE - 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-05-068.18-21.00-000, 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. Council District 2.

2) US-16-03 Outback Steakhouse Restaurant Signage at Dover Town Center - 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.*

3) MI-16-10 Text Amendments: Manufactured Homes – Review 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 anticipated to be scheduled for July 18, 2016, and Final Reading/Public Hearing is anticipated to be scheduled before City Council for August 8, 2016.*
    - 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

4) MI-16-06 Abandonment of Topaz Circle Stub Street at Emerald Pointe – Review 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 Request was initially distributed for DAC review in May-June 2016. The application will be rejoining the DAC Review process pending its formal referral for review from City Council on June 27, 2016.*

Please be reminded that we will meet with the applicants on **Wednesday, July 6, 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	Kathy Diver	Shane Breakie
Fire Marshal	Mark Nowak	Mike Clevens
Scott Koenig	Dover Fire Chief	Sarah Keifer
Mayor	David Cahill	Matt Jordan
City Clerk	Elaine Webb	Milton Melendez
City Council	Todd Sammons	Gregg Moore
City Comptroller	Wendy Polasko	Ami Sebastian-Hauer
Sharon Duca	Sabrina Fite	Office of State Planning
Jason Lyon	Jim Galvin	State Historic Preservation Office
Electric Department	Kevin Coyle	Capital School District
Tax Assessor	Jim Sullivan	Caesar Rodney School District
Bill Neaton	Eileen Butler	Fred Tolbert
Chief Bernat	Cathy Smith	Kathleen Still