CITY OF DOVER PLANNING COMMISSION
AGENDA
MEETING and QUARTERLY WORKSHOP
Monday, May 16, 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 April 18, 2016

COMMUNICATIONS & REPORTS

1) The Planning Commission Quarterly Workshop originally scheduled for WEDNESDAY, May 18, 2016 has been combined with the Regular Meeting of May 16, 2016.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, June 20, 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

1) S-16-03 Serenda Apartment Building at 762/764 S. State Street: Waiver Request – Review and Consideration of a Waiver Request for the Elimination of Upright Curing as associated with the Administrative Site Plan for interior renovations of a 4-unit apartment building and associated site improvements. The project is located on the west side of S. State Street north of Gooden Avenue and across from the entrance drive to South Dover Elementary School. The property is zoned R-8 (One-Family Residence Zone). The owner of the property is KCRM LLC. Tax Parcel: ED-05-077.13-02-32.00-000. Council District 2.

NEW DEVELOPMENT APPLICATIONS

1) S-16-12 Parking Lot at 1 South Bradford Street – Public Hearing and Review of a Site Plan application to permit the construction of a 3,830 S.F. +/- parking lot containing thirteen (13) parking spaces at the rear of the existing building on site. Construction would involve demolition of a 300 S.F. accessory garage. A future phase proposes an additional three (3) parking spaces of 570 S.F. and demolition of a 325 S.F. portion of the existing building. The property consists of 0.207 acres (9,024 S.F.) and is located at the southeast corner of South Bradford Street and West Division Street. The property is zoned RG-O (General Residence and Office Zone). The owner of record is One South Bradford, LLC. Property Address: 1 South Bradford Street. Tax Parcel: ED-05-77.05-04-01.00-000. Council District 3.

2) MI-16-05 Text Amendments: Speed Bumps, Speed Cushions, and Speed Humps – Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Dover Code of Ordinances*, Section 98-10 – Speed Reduction Devices; Appendix A: Subdivisions, Article VI, Section A – Streets; and Appendix B - Zoning Ordinance, Article 10, Section 2.54 – Proposed Development. The proposed Ordinance revisions would create definitions for speed bumps, speed cushions, and speed humps and allow speed cushions to be installed on private commercial property following review by the Safety Advisory and Transportation Committee and approval by City Council. Speed bumps and speed humps would remain prohibited. Ordinance #2016-09. *Public Hearing and Final Reading before City Council is scheduled on June 13, 2016.*

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. Manufactured Homes
            2. Residential Zones

    c. Current Studies and Projects
        i. Transportation Improvement District
        ii. Division Street/Forest Street Design Charrette
        iii. Bradford Street Streetscape Enhancement project
        iv. Evaluation of Non-Conforming Uses in Residential Districts

    d. Updates on Program and Plan Activities
        i. Downtown Development District Program/Restoring Central Dover Community Plan
        ii. Delaware Plan4Health

3) Education and Training Opportunities
    a. Delaware Planning Education Program by UD-IPA: Workshop Series – "Creating a Flood Ready Community" May 20, 2016, 9:00am-Noon (Registration Required)
    b. APA Webinars:
        i. "Translating the Plan Into Implementation" on May 11, 2016, 4-5:30pm
        ii. "Planning Law Review" on June 29, 2016, 4-5:30pm

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 May 6, 2016