CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, April 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 QUARTERLY WORKSHOP MINUTES of February 17, 2016

ADOPTION OF MINUTES OF REGULAR MEETING of March 21, 2016

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, May 16, 2016 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is scheduled for WEDNESDAY, May 18, 2016 at 12:00 noon in the City Hall Conference Room.

3) Update on City Council Actions

4) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   A. C-14-02 YMCA of Delaware Kent Swim Club at 825 Kenton Road – Request for one year extension of the Planning Commission approval granted April 21, 2014 to the Conditional Use Site Plan Review to permit the construction of a new 1,600 S.F. pavilion, conversion of the property to public sewer service, and associated site improvements on an 18.3 acre parcel. The property is zoned R-10 (One-Family Residence Zone). The property is located on the east side of Kenton Road and south of Walker Road. The owner of record is YMCA of Delaware. Property Address: 825 Kenton Road. Tax Parcel: ED05-067.18-02-01.00-000. Council District 1.

NEW DEVELOPMENT APPLICATIONS

1) AX-16-02 Lands of Heartland Delaware, Inc. – Public Hearing and Review for Recommendation to City Council on an Annexation Request and Rezoning Request for two parcels of land located south of Webbs Lane between South Governors Avenue and South DuPont Highway abutting existing City limits. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 2: 0-10 Years Priority Annexation Areas and the land use designation is Residential Medium Density. The owner of record is Heartland Delaware,

Inc. Proposed Council District 2. Ordinance #2016-12.

A. Property located at 1411 South Governors Avenue consisting of 0.2158 acres +/-. Property is currently zoned BG (General Business District) in Kent County. Proposed zoning is C-4 (Highway Commercial Zone). Located on the east side of South Governors Avenue. Address: 1411 South Governors Avenue. Tax Parcel: ED-00-086.09-01-21.00-000.
B. Property located at 1417 South Governors Avenue consisting of 0.4497 acres +/-. Property is currently zoned BG (General Business District) in Kent County. Proposed zoning is C-4 (Highway Commercial Zone). Located south of Webbs Lane with frontages on South Governors Avenue and South DuPont Highway. Address: 1417 South Governors Avenue. Tax Parcel: ED-00-086.09-01-22.00-000.

2) AX-16-03 Lands of Dover International Speedway, Inc. – Public Hearing and Review for Recommendation to City Council on an Annexation Request and Rezoning Request for multiple parcels of land located east of State Route 1 abutting existing City limits. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 2: 0-10 Years Priority Annexation Areas and the land use designation is to be master planned at the time of annexation. The owner of record is Dover International Speedway, Inc. Proposed Council District 3. Ordinance #2016-13. *A Master Plan of the annexation area and certain adjacent properties was submitted with the application.*

A. Three (3) unaddressed lots of a single parcel totaling 29.57 acres +/-. Property is currently zoned AR (Agricultural Residential District) in Kent County. Proposed zoning is RC (Recreational and Commercial Zone). Located adjacent to State Route 1 and surrounding the intersection of Leipsic Road and Persimmon Tree Lane. Tax Parcel: LC-00-058.00-01-29.00-000.
B. Property located at 1229 Persimmon Tree Lane consisting of 228.86 acres +/-. Property is currently zoned AR (Agricultural Residential District) in Kent County. Proposed zoning is RC (Recreational and Commercial Zone). Located northwest of Persimmon Tree Lane. Tax Parcel: LC-00-058.00-01-02.00-000.

3) Z-16-04 Lands of Dover International Speedway, Inc. – Public Hearing and Review for Recommendation to City Council on a rezoning application for fourteen (14) parcels totaling 291.07 acres +/-. The parcels are located in three different areas (A, B, and C) outlined in the application. The proposed zoning of all parcels is RC (Recreational and Commercial Zone) with some areas also subject to the SWPOZ (Source Water Protection Overlay Zone). The owner of record is Dover International Speedway, Inc. Not all parcels have addresses. Council District 3. Ordinance #2016-15.

A. Area No. A: twelve (12) parcels located east of Leipsic Road and west of State Route 1, totaling 195.13 acres +/- and zoned CPO (Commercial and Professional Office Zone) and R-8 (One-Family Residence Zone), partially subject to the SWPOZ (Source Water Protection Overlay Zone). Tax Parcels: LC-05-058.17-02-01.00-000, LC-05-058.17-01-07.00-000, ED-05-058.17-01-11.00-000, LC-05-058.17-01-08.00-000, ED-05-058.17-01-18.00-000, LC-05-058.17-01-09.00-000, ED-05-058.17-01-19.00-000, ED-05-068.05-01-02.01-000, LC-05-058.00-02-08.00-000, ED-05-068.05-01-16.00-000, LC-05-068.00-01-01.00-000, and LC-05-068.10-01-01.00-000.
B. Area No. B: located east of State Route 1 and south of Pitstop Lane, totaling 10.43 acres +/- and zoned MHP (Mobile Home Park Zone). Tax Parcel: LC-05-058.17-02-01.00-000.
C. Area No. C: located north of Persimmon Tree Lane adjacent to the city limits, totaling 85.51 acres +/- and zoned A (Agricultural Zone). Tax Parcel: LC-05-058.00-02-15.00-000.

4) S-16-10 Dover Behavioral Health Systems: Phase II Building Addition at 725 Horsepond Road – Public Hearing and Review of a Site Plan application to permit the construction of a 10,629 S.F. +/- addition at the rear of the existing hospital building to consist of eight bedrooms and support space. The addition would connect to the existing hospital building by way of the Phase I addition currently under Administrative Site Plan review. The property consists of 14.746 acres and is located on the east side of Horsepond Road north of Lafferty Lane. The property is zoned IO (Institutional and Office Zone) and is subject to the AEOZ (Airport Environs Overlay Zone). The owner of record is UHS of Dover LLC. Property Address: 725 Horsepond Road. Tax Parcel: ED-05-078.00-01-08.00-000. Council District 2. *Waiver Requested: Reduction in Parking Requirement, Reduction in Bicycle Parking Requirement. This project site is also associated with the Administrative Site Plan application S-16-04 Phase I: Building Addition received by the Planning Office on February 1, 2016.*

5) S-16-11 Chesapeake Utilities Dover Campus at Northgate Center, Lot 6 – Public Hearing and Review of a Site Plan application to permit construction of a 56,000 S.F. +/- office building, a 36,000 S.F. +/- warehouse building, vehicle storage, material storage, compressed natural gas dispensers, and associated site improvements on a 20.6275 acre parcel. The proposed campus is intended to consolidate the operations of Chesapeake Utilities and Eastern Shore Natural Gas. The submission is subject to Review of a Performance Standards Review Application. The project site is located on the south side of Stover Boulevard and Krisko Circle between Bay Road and State Route 1. The property is zoned IPM (Industrial Park Manufacturing Zone) and is partially subject to the SWPOZ (Source Water Protection Overlay Zone). The owner of record is Eastern Shore Natural Gas. Tax Parcel: ED-05-077.00-03-06.00-000. Council District 2. *Waivers Requested: Partial Elimination of Curbing, Reduction of Parking Requirements. The property was created by application MI-15-07 Northgate Center Parcel Consolidation and Right of Way Abandonment.*

6) MI-16-04 Text Amendment: Revise Parking Provisions of Article 6 Section 5.3 – Public Hearing and Review for Recommendation to City Council on a Text Amendment to the *Zoning Ordinance,* Article 6 – Off-Street Parking, Driveways and Loading Facilities, Section 5.3. The proposed Ordinance revision would clarify the supplementary parking regulations for multiple dwellings by removing the references to the housing types and rely on the definition of "multiple dwelling." Ordinance #2016-14. *Public Hearing and Final Reading before City Council on May 9, 2016.*

NEW BUSINESS

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 April 8, 2016