MEMORANDUM

Department of Planning & Inspections
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DATE: March 30, 2016

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, April 6, 2016

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, April 6, 2016 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, April 18, 2016. Please review the DRAFT Development Advisory Committee (D.A.C) Report provided for your project and be prepared to discuss any questions or concerns.

1) AX-16-02 Lands of Heartland Delaware, Inc. - Review of 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. - Review of 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. - Review and Recommendation for 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- 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. 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 - 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 will be subject to 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 - Review of 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. *The Legislative, Finance, and Administration Committee reviewed the proposed Text Amendment on March 15, 2016 and First Reading completed before City Council on March 28, 2016. Public Hearing scheduled before the Planning Commission on April 18, 2016 and Public Hearing and Final Reading before City Council on May 9, 2016.*

Please be advised that the Planning Commission February meeting agenda will include other items in addition to the items listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: Bob Howarth, Heartland Delaware Inc.
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