MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
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DATE: February 10, 2016

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, March 2, 2016

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, March 2, 2016 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following application that will be considered by the Planning Commission at its meeting of Monday, March 21, 2016.

1) AX-16-01 Lands of Capitol Cleaners & Launderers, Inc. at 1102 South State Street – Review of an Annexation Request and Rezoning Request for one parcel of land totaling 6,331 S.F. +/- located at 1102 South State Street. The property is currently zoned BG (General Business District) in Kent County. The proposed zoning for the property is C-2A (Limited Central Commercial Zone). The property is located west of South State Street and north of State Street Road and South DuPont Highway. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Area and the land use classification is Commercial. The owner of record is Capitol Cleaners & Launderers, Inc. Address: 1102 South State Street. Tax Parcel: ED-00-086.05-01-46.02-000.

2) C-16-03 Duplexes at W. Reed Street and South Kirkwood Street – Review of a Conditional Use application to construct three duplex buildings for a total of six dwelling units. The project includes a Minor Subdivision Plan to reconfigure the existing lot fronting on Reed Street and the two lots fronting on South Kirkwood Street into six lots fronting on Reed Street, with rear access by a driveway on a separate seventh lot. Each of the six main lots is proposed to be between 1,391 S.F. and 1,949 S.F. in area. The proposed driveway parcel is 1,806 S.F. +/- in area. The total property area is 10,781 S.F. (0.247 acres) and is zoned RG-1 (General Residence Zone). The property is located on the east side of South Kirkwood Street just south of Reed Street. The owner of record is Mautiste Investment Group. Property Addresses: 420 W. Reed Street, 105 South Kirkwood Street, and 107 South Kirkwood Street. Tax Parcels: ED-05-076.12-02-65.00-000, ED-05-076.12-02-64.00-000, and ED-05-076.12-02-63.00-000. Council District 4. *This application is associated with Board of Adjustment application V-16-01 scheduled to be heard February 17, 2016 for variance requests related to RG-1 bulk standards.*

3) US-16-01 Delaware Technical Community College Comprehensive Sign Plan – Review of a Unified Comprehensive Signage Plan application which would amend the applicant's existing approved Signage Plan (US-13-02) to permit additional banners totaling 418 S.F., to be placed on multiple buildings on the Delaware Technical Community College campus. The property is zoned IO (Institutional and Office Zone). The property is located on the west side of North DuPont Highway between West Denneys Road and Scarborough Road. The owner of record is State of Delaware - Delaware Technical & Community College. Address: Delaware Tech Terry

Campus, 100 Campus Drive. Tax Parcel: ED-05-057.00-01-01.00-000. Council District 3. *This application is associated with US-13-02 approved by the Planning Commission on December 16, 2013 with Final Plan approval on January 14, 2015.*

4) US-16-02 Winner Ford Comprehensive Sign Plan – Review of a Unified Comprehensive Signage Plan application which would supersede the applicant's existing approved Signage Plan (US-02-01) and permit the construction and implementation of new signage for multiple buildings of the motor vehicle sales and service facility. The new signage would consist of a pylon sign, wall signs, and post and panel directional signs. The subject property is a total of 9.94 acres +/- and is zoned C-4 (Highway Commercial Zone). The property is located on the east side of South DuPont Highway just to the north of Public Safety Boulevard. The owner of record is 591 DuPont Highway LLC. Property Address: 591 South DuPont Highway. Tax Parcel: ED-05-077.00-01-12.05-000. Council District 2. *This application will supersede US-02-01 approved by the Planning Commission on January 22, 2002.*

5) S-16-06 Grace Presbyterian Church Site Development Master Plan at 350 McKee Road – Review of a Site Development Master Plan application to permit construction in six phases consisting of three building additions and a parking lot expansion. The building additions would total 15,157 S.F. +/-. The Plan also proposes demolition of a 1,485 S.F. +/- building near the western edge of the site. The total building area on site after completion of the Plan would be 32,607 S.F +/-. The property is zoned IO (Institutional and Office Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the west side of McKee Road south of College Road. The owner of record is Grace Presbyterian Church, Inc. Address: 350 McKee Road. Tax Parcel: ED-05-067.14-01-70.01-000. Council District 4. *Waivers Requested: Elimination of Opaque Barrier Fence Component and Partial Elimination of Curbing. This application is associated with Application V-15-15 a variance request to exceed the maximum number of parking spaces as approved by the Board of Adjustment on December 16, 2015.*

6) S-16-07 The Arbors Senior Garden Apartments at 1051 College Road – Review of a Site Plan application to permit construction of a 48-unit senior garden apartment complex. The project consists of a proposed three-story 55,350 S.F. residential building and associated site improvements, including construction of an improved public street (Senior Way) on existing right-of-way connecting College Road and Topaz Circle. The parcel is divided into two discontinuous areas on either side of the right-of-way and totals 3.77 acres. It is zoned RG-2 (General Residence Zone).The property is located on the north side of College Road and west of McKee Road. The owner of record is Shree Ganesh LLC. Address: 1051 College Road. Tax Parcel: ED-05-067.00-01-35.03-000. Council District 1. *A previous Conditional Use Site Plan C-10-02 The Arbors Condominiums was reviewed by Planning Commission in August 2010 but has since expired.*

Please be reminded that we will meet with the applicants on **Wednesday, March 9, 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:

City Clerk	David Cahill	Shane Breakie	Fred Tolbert
Scott Koenig	Todd Sammons	Rich Von Steton	Kathleen Still
Planning Staff	Sabrina Fite	Robert Moyer	State Historic Preservation Office
Inspections Staff	Dover Fire Chief	Jim Galvin	City Comptroller
Sharon Duca	Kevin Coyle	Cathy Smith	City Council
Electric Department	Jim Sullivan	Sarah Keifer	Mayor
Tax Assessor	Eileen Butler	Matt Jordan	Fire Marshal
Bill Neaton	Elaine Webb	Gregg Moore	Milton Melendez
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	Capital School District
Kathy Divver	Wendy Polasko	Caesar Rodney School District	