CITY OF DOVER PLANNING COMMISSION
AGENDA
Tuesday, February 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 January 19, 2016

COMMUNICATIONS & REPORTS

1) The Planning Commission Quarterly Workshop is scheduled for WEDNESDAY, February 17, 2016 at 12:00 noon in the City Hall Conference Room.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, March 21, 2016 at 7:00pm in the City Council Chambers.

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: None

NEW DEVELOPMENT APPLICATIONS

1) MI-16-01 Comprehensive Plan Amendments 2016 – Public Hearing and Review for Recommendations to City Council on a series of Amendments to the *2008 Comprehensive Plan*, as amended. The Amendments include consideration of the following: two requests for amendment of Map 12-1: Land Development Plan to revise the Land Use Classification of properties as associated with rezoning application Z-16-02 and with rezoning application Z-16-03, and a request for amendment of Map 12-1: Land Development Plan to revise the Land Use Classification of properties associated with the Woodlands Area of Dover International Speedway. Ordinance #2016-01. *A Public Hearing and Final Reading are scheduled for action before the City Council on March 14, 2016.*

    A. Consideration of Amendment to Map 12-1: Land Development Plan Map - Request for a parcel located on the west side of New Burton Road and west of the railroad corridor to revise the Land Use Classification from Residential Low Density to Industrial and Public Utilities on Map 12-1: Land Development Plan Map. Property Addresses: 37.2 acres New Burton Road & 1436 New Burton Road. This is associated with rezoning application Z-16-02.

B. Consideration of Amendment to Map 12-1: Land Development Plan Map - Request for a parcel located on the west side of South State Street south of Gooden Avenue to revise the Land Use Classification from Residential Medium Density to Office and Office Parks on Map 12-1: Land Development Plan Map. Property Address: 834 South State Street. This is associated with rezoning application Z-16-03.

C. Consideration of Amendment to Map 12-1: Land Development Plan Map – Request for properties owned by Dover International Speedway Inc. located east of Delaware Route 1 on the north side and south side of Persimmon Tree Lane to revise the Land Use Classification from Active Agriculture to Commercial. Property Addresses: 75 Pit Stop Lane and 599 Persimmon Tree Lane. This amendment is proposed to facilitate the consistent zoning of the Woodlands Area, which is the location of the Firefly music festival.

2) Z-16-02 Lands of Kesselring Company, LLC near New Burton Road: Rezoning from R-20 to IPM – Public Hearing and Review for Recommendation to City Council on a rezoning application for a 37.2 acre +/- parcel. The property is zoned R-20 (One Family Residence Zone). The proposed zoning is IPM (Industrial Park Manufacturing Zone). The property is located on the west side of New Burton Road and west of the railroad corridor and surrounded by the right-of-way for the West Dover Connector. The owners of record are Kesselring Company, LLC & Others and Larry Kesselring. Addresses: 37.2 acres New Burton Road & 1436 New Burton Road. Tax Parcels: ED-05-085.00-01-07.00-000 and ED-05-085.00-01-07.00-001. Council District 2. Ordinance #2016-03. *Associated with request (MI-16-01A) for Comprehensive Plan Amendment as a land use classification revision to Map 12-1. A Public Hearing and Final Reading are scheduled for action before the City Council on March 14, 2016.*

3) Z-16-03 Lands of Michael W. & Winifred M. Braun at 834 South State Street: Rezoning from R-8 to CPO – Public Hearing and Review for Recommendation to City Council on a rezoning application for a 17,000 S.F. +/- parcel. The property is zoned R-8 (One Family Residence Zone). The proposed zoning is CPO (Commercial and Professional Office Zone). The property is located on the west side of South State Street and south of Gooden Avenue. The owner of record is Michael W. & Winifred M. Braun. Address: 834 South State Street. Tax Parcel: ED-05-077.17-03-45.00-000. Council District 2. Ordinance #2016-04. *Associated with request (MI-16-01B) for Comprehensive Plan Amendment as a land use classification revision to Map 12-1. A Public Hearing and Final Reading are scheduled for action before the City Council on March 14, 2016.*

4) C-16-01 The Gathering Place Large Family Day Care at Solid Rock Baptist Church at 113 North West Street– Public Hearing and Review of a Conditional Use application to establish a large family day care serving seven children within an existing building. The property is 0.558 acres and is zoned RG-1 (General Residence Zone). The property is located on the east side of North West Street just north of Fulton Street. The owner of record is the Solid Rock Baptist Church. Property Address: 113 North West Street. Tax Parcel: ED-05-076.08-03-02.00-000. Council District 4.

5) C-16-02 Residential Treatment Facility on property of Healings Wings Christian Center, 1420 McKee Road– Public Hearing and Review of a Conditional Use application to establish

a residential treatment facility as a philanthropic use within an existing building previously approved for use as a homeless veterans shelter under Application C-11-01. The use is proposed for the westernmost building (rear building) on the property which is constructed in a dormitory format. The property is 3.32 acres and is zoned R-8 (One-Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the southwest side of McKee Road, north of the Emerald Pointe subdivision. The owner of record is Healing Wings Christian Center. Address: 1420 McKee Road. Tax Parcel: ED05-067.00-01-20.00-000. Council District 1. *This application is associated with C-11-01 approved by the Planning Commission on April 18, 2011 with Final Plan approval on October 28, 2011.*

6) S-16-01 Lighthouse Construction Inc. Enterprise Office Building at 285 Beiser Boulevard– Public Hearing and Review of a Site Plan application to permit the construction of a two story 43,700 S.F office building and associated site improvements. The project includes a Minor Lot Line Adjustment Plan to increase Lot 2 from 1.578 acres to 3.294 acres with the adjoining Lot 1 to be 21.744 acres. The submission includes the Performance Standards Review Application. The property is zoned IPM (Industrial Park Manufacturing Zone) and is part of the Enterprise Business Park. The property is located on the north side of Beiser Boulevard east of Enterprise Place. The owners of record are Eric and Maria Tamesis and the Del-Homes Catalog Group LLC; an equitable owner is Lighthouse Construction Inc. Address: 285 Beiser Boulevard. Tax Parcels: ED-05-076.15-01-03.01-000 and a portion of ED-05-076.15-01-03.00-000. Council District 1. *Waiver Requested: Increase Impervious Surface Coverage of Lot 1*

7) S-16-02 Capital Commons at 505 & 515 North DuPont Highway– Public Hearing and Review of a Site Plan application to permit the retrofitting of an existing vacant commercial building (previous Kmart location) into two tenant spaces of 55,020 S.F. and 29,456 S.F. and to permit the future use of two future restaurant/retail pad sites with buildings of 6,400 S.F. and 6,083 S.F. The overall building area totals 96,900 S.F. +/- for the location to be known as Capital Commons. Consisting of two parcels, the total property area is 9.079 acres. It is zoned C-4 (Highway Commercial Zone) with a portion of the property is also subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the northeast side of North DuPont Highway north of Townsend Boulevard. The owner of record is Dover, DE Retail LLC. Addresses: 505 & 515 North DuPont Highway. Tax Parcels: ED05-068.09-01-35.00-000 & ED05-068.09-01-34.00-000. Council District 3. *Waivers Requested: Reduction in Arterial Street Buffer, Partial Elimination of Curbing, Opaque Barrier Alternative Format*

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 February 5, 2016