CITY OF DOVER PLANNING COMMISSION
AGENDA
Wednesday, December 16, 2015 – 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 November 16, 2015

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for TUESDAY, January 19, 2016 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Update on Planning activities
    a. Welcome to new Planner: Eddie Diaz

4) Schedule of Deadlines and Meeting Dates for 2016

5) Education & Training Opportunities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW DEVELOPMENT APPLICATIONS

1) C-15-04 The Grande, Building 4: Planned Neighborhood Design – Senior Citizen Housing Option – Public Hearing and Review of a Conditional Use Site Plan to establish a Planned Neighborhood Design development of Senior Citizen Housing. The plan proposes construction of a four story 62,240 SF apartment building of 48 units (Building 4) and other associated site improvements at the existing apartment complex which consists of three apartment buildings known as The Grande. With this project, the complex will consist of a total of 192 apartment units of Senior Housing. The property is 6.7326 acres ± and is zoned RG-5 (General Residence Zone for Mid-Rise Apartments) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue (Route 8) just west of the Saulsbury Road intersection. The owner of record is Doveview Investors, LLC. Property Addresses: 101-405 Doveview Drive. Tax Parcel: ED05-076.07-01-30.00-000. Council District 1. *Waiver Requests: Alternative Design Standards for Alternative*

Design Standards for Average and Minimum Lot Area, Building Spacing, Building Height & Number of Stories, Lot Coverage, Number of Dwelling Units Per Building and Off-Street Parking; and the Elimination of Rear Emergency Access Requirements. Project includes review of an Active Recreation Plan.

2) S-15-15 Fordham & Dominion Brewery Building Addition (Phase 2) at 1284 McD Drive – Public Hearing and Review of a Site Plan application to permit the construction of a 13,370 S.F. addition to the existing Fordham & Dominion Brewery and the associated site improvements. The property is zoned IPM (Industrial Park Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Noise Zones A and B and Accident Potential Zone II. The subject area is located on the south side of McD Drive near the intersection with Horsepond Road. The owner of record is William H. McDaniel, Inc. Property Address: 1284 McD Drive. Tax Parcel: ED-05-077.12-01-13.00-000 (portion). Council District 2. *Waiver Requests: Elimination of Curbing, Reduction in Parking Requirement, and Partial Elimination of Sidewalk. Application V-09-02 Fordham Brewery approved a variance to construct the building additions in the floodplain.*

3) Z-15-04 Lands of Whatcoat Community Development Inc. at 904-992 Whatcoat Drive: Rezoning from RG-1 with COZ-1 to RG-2 with COZ-1 – Public Hearing and Review for Recommendation to City Council on a rezoning application for a 4.282 acre +/- parcel. The property is zoned RG-1 (General Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is RG-2 (General Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the east side of Saulsbury Road and south of Whatcoat Drive. The owner of record is Whatcoat Community Development Inc. and the equitable owner is Whatcoat Village Associates Inc. Addresses: 904, 910, 930, 950, 956, 970, 986, and 992 Whatcoat Drive. Tax Parcel: ED-05-067.19-02-11.00-000. Council District 4. Ordinance #2015-23. *A Public Hearing and Final Reading are scheduled for action before the City Council on January 11, 2016.*

4) MI-15-13 Text Amendment: Definitions of One-Family Dwelling and Manufactured Home – Public Hearing and Review for Recommendation to City Council of Text Amendments to *Zoning Ordinance*, Article 12 – Definitions to amend the definition of "one-family dwelling" and to add a definition for "manufactured home." Ordinance #2015-20. *A Public Hearing and Final Reading are scheduled for action before the City Council on January 11, 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 December 9, 2015