MEMORANDUM

Department of Planning & Inspections
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DATE: October 30, 2015

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, November 4, 2015

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, November 4, 2015 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, November 16, 2015. Please review the updated DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

1) S-15-14 Creekstone Center Development on South Governors Avenue - Site Development Master Plan Review to permit construction of a commercial complex in Phases 1-4 consisting of two 2-story, 18,080 S.F. commercial/office buildings and one 5-story, 77,745 S.F. retail/office building. One existing 2-story 18,080 SF office building and associated site improvements (shown as Phase 1) was previously constructed under Site Plan S-04-19. The area of the site consists of 7.6493 acres +/- which is also proposed to be subdivided into two lots: Lot 1 of 5.0111 acres +/- and Lot 2 of 2.6328 acres +/-. The property is zoned C-2A (Limited Central Commercial Zone). The subject property is situated on the west side of South Governors Avenue near the intersection with Southbee Drive. The owner of record is Creekstone Development, LLC. Property address: 1198 South Governors Avenue. Tax Parcel: ED-05-86.05-01-12.00-000. Council District #2. *Waivers to be Requested: Partial Elimination of Curbing, Elimination of Opaque Barrier Requirement - Fence Component. A previous Site Development Plan S-04-19 Creekstone Center Development was approved by the Planning Commission in June 2004 with Final Plan approval in May 2005. The Site Plan expired due to lack of continual construction activity following completion of the Phase 1 Building*.

2) MI-15-04 Text Amendment: RC Zone and Temporary Outdoor Activities – Review of Text Amendments to *Zoning Ordinance*, Article 3 - District Regulations, Section 18 – Recreational and Commercial Zone (RC). The proposed Ordinance revisions would establish the permitted uses in the RC zone including Temporary Outdoor Activities and Temporary Camping Areas and set minimum requirements for such activities and areas. The proposed Ordinance also outlines the uses in the RC zone subject to Conditional Use approval by the Planning Commission. The proposed Ordinance also deletes *Dover Code of Ordinances*, Chapter 14 – Amusements and Entertainments which addresses Outdoor Music Festivals. Ordinance #2015-17.

Please be advised that the Planning Commission November meeting agenda will include other items in addition to the item 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.