MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
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DATE: October 12, 2015

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, October 28, 2015

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, October 28, 2015 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, November 16, 2015.

1) S-15-14 Creekstone Center Development on South Governors Avenue - Site Development Master Plan Review to permit construction a commercial complex in Phases 1-4 consisting of two 2-story, 18,080 S.F. commercial/office buildings and one 5-story, 80,000 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. Waiver to be Requested: Partial Elimination of Opaque Barrier Requirement. *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. *The Legislative, Finance, and Administration Committee will review the proposed Text Amendment on October 12, 2015. It is anticipated that the following dates will be scheduled: First Reading before City Council October 26, 2015; Public Hearing before the Planning Commission, November 16, 2015; and Public Hearing and Final Reading before City Council, December 14, 2015.*

Please be reminded that we will meet with the applicants on **Wednesday, November 4, 2015 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	Jason Halpin	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	