CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, September 21, 2015 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) *Application S-15-12 Blue Hen Apartments: Phase 2 scheduled for this Planning Commission meeting of September 21, 2015 will not be heard. The application will be rescheduled for a future meeting of the Planning Commission and will be subject to Public Notice requirements for that future meeting.*

ADOPTION OF MINUTES OF REGULAR MEETING of August 17, 2015

ADOPTION OF MINUTES OF QUARTERLY WORKSHOP of August 19, 2015

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, October 19, 2015 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Revised Plan Information:
   A. S-13-18 Redevelopment of Walker Woods: The Village of (~~Sherwood~~) McKee Branch – Information on Revisions to building architecture associated with the Site Plan to redevelop the property with twelve (12) two story and three story apartment buildings (a total of 77 units in Buildings A-L) and a 3,400 SF Community Building. The properties are zoned RG-2 (General Residence Zone). The properties known as Walker Woods Phases 1 and 2 are situated on the north side of Walker Road adjoining Harmony Lane; the new development will be named the Village at McKee Branch. The owners of record are Walker Woods Properties, LLC and Milford Housing Development Corporation. Addresses: 1357-1383 Walker Road and multiple addresses on Harmony Lane. Tax

Parcels: multiple parcels on map ED-05-067.18-01 Council District 4. *The Planning Commission granted conditional approval of the Site Plan on October 21, 2013 with Final Plan approval pending.*

NEW DEVELOPMENT APPLICATIONS

1) AX-15-01 Lands of Paul C. Phillips and Theresa HoShue at 121 Acorn Lane and a property on Nixon Lane – Public Hearing and Review for Recommendation to City Council on an Annexation Request and Rezoning Request for two parcels of land in the vicinity of Acorn Lane and Nixon Lane.
   A. Property located at 121 Acorn Lane consisting of 0.46 acres. +/-. The property is currently zoned RS-1 (Single Family Residential) in Kent County. The proposed zoning for the property is R-8 (One Family Residential Zone). The property is located on the west side of Acorn Lane and northwest of Shadybrook Drive. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Area and the land use designation is Residential Medium Density. The owner of record is Paul C. Phillips and Theresa HoShue. Address: 121 Acorn Lane. Tax Parcel: ED-00-068.19-01-25.01-000.
   B. Property located on Nixon Lane consisting of 0.51 acres +/-. The property is currently zoned RS-1 (Single Family Residential) in Kent County. The proposed zoning for the property is R-8 (One Family Residential Zone). The property is located on the east side of Nixon Lane and north of North Little Creek Road. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Area and the land use designation is Residential Medium Density. The owner of record is Paul C. Phillips and Theresa HoShue. Address: 55 Nixon Lane. Tax Parcel: ED-00-068.19-01-25.00-000.

~~2) S-15-12 Blue Hen Apartments: Phase 2 – Public Hearing and Review of Site Development Plan for a multi-family residential development consisting of 12 apartment buildings with 192 total units, accessory garage structures and associated site improvements on multiple parcels totaling 6.19 +/- acres. This plan is an expansion of the existing Blue Hen Apartment complex (Site Plan Application S-07-57) bringing the total number units to 354 dwelling units for the complex. A Minor Subdivision Plan is included with this application to create an overall parcel for the entire apartment complex. The zoning is RG-2 (General Residence Zone) with a portion subject to SWPOZ (Source Water Protection Overlay Zone - Tier 1). The property is located on the east side of Bay Road and south of Blue Hen Boulevard between Bay Road and Haslet Street. The owners of record are Blue Hen Apt, LLC and Blue Hen Mall, LLC. Property Addresses: 605 and 655 Bay Road, 400 Haslet Street. Tax Parcels: ED-05-077.00-01-19.03-000, ED-05-077.00-01-19.05-000, ED-05-077.00-01-19.07-000, ED-05-077.00-01-19.09-000 and ED-05-077.00-01-01.00-000. Council District 2. *Waiver to be Requested: Elimination of Rear Emergency Access Requirement. The Planning Commission on May 18, 2015 recommended approval of Application Z-15-02 to rezone portions of the subject parcels and other parcels from SC-3 and RM-2 to SC-2 and RG-2. Ordinance #2015-08 related to the rezoning was approved by City Council on June 8, 2015.*~~

3) S-15-13 Dover Town Center: Revised Phase 2 – Public Hearing and Review of Revised Site Development Plan for areas of the Dover Town Center project. This plan proposes revision of the multi-tenant retail building from 7,665 SF to 11,600 SF and the revision of the restaurant building from 5,740 SF to 5,793 SF. As a result the total building area on the site will be 115,491 SF. The property consists of 12.42 acres (following right-of-way dedication) and is zoned C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway between KW Boulevard and Cedar Chase Drive. The owner of record is Onix Dover, LLC. Property Address: 1574 North DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4. *The Dover Town Center project previously reviewed as Site Development Plan S-15-04 was approved by the Planning Commission on May 18, 2015 and granted Final Site Plan approval on July 6, 2015.*

4) US-15-02 Dover Town Center – Public Hearing and Review of a Unified Comprehensive Sign Plan application for the Dover Town Center complex to permit the construction and implementation of signage for the 12.42 acre parcel to include two (2) illuminated freestanding pylon signs totaling 576 SF and 28 wall signs of various types totaling 1,872 SF. The property is zoned C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway between KW Boulevard and Cedar Chase Drive. The owner of record is Onix Dover, LLC. Property Address: 1574 N DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4.

5) MI-15-11 Text Amendment: RG-1 and RG-2 Uses and Bulk Standards and Establish Infill Standards for Residence Zones – Public Hearing and Review for Recommendation to City Council regarding Text Amendments to *Zoning Ordinance* Article 3 - District Regulations, Section 2 - General Residence Zone (RG-1 and RG-2); Article 4 - Zoning Bulk and Parking Regulations, Section 4.2 - RG-1 (General Residence Zone); and Article 5 - Supplementary Regulations, Section 1 - Supplementary Regulations Applying to Residence Zones. The proposed Ordinance revisions would permit townhouse and duplex housing types in the RG-1 and RG-2 zones subject to Conditional Use Site Development Plan approval by the Planning Commission, limit multiple dwellings to the RG-2 zone, establish administrative waivers, and revise RG-1 bulk standards. The proposed Ordinance also established infill standards for the development of vacant lots within developed areas of residence zones. Ordinance #2015-13. *The Legislative, Finance, and Administration Committee reviewed the proposed Text Amendment on August 10, 2015 and First Reading before City Council was completed on August 24, 2015. Public Hearing before the Planning Commission is scheduled for September 21, 2015. Public Hearing and Final Reading before City Council is set for October 12, 2015.*

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 September 11, 2015 at 2:30pm