MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
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DATE: August 13, 2015

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, September 2, 2015

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, September 2, 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, September 21, 2015.

1) AX-15-01 Lands of Paul C. Phillips and Theresa HoShue at 121 Acorn Lane and a property on Nixon Lane - Review of 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: Nixon Lane. Tax Parcel: ED-00-068.19-01-25.00-000.

2) S-15-12 Blue Hen Apartments: Phase 2 – 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 Lot Line Adjustment Plan is included with this application to create an overall acre parcel for the entire apartment complex. The zoning is RG-2 (General Residence Zone) with portions subject to SWPOZ (Source Water Protection Overlay Zone - Tiers 1 and 3). 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 – 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 – 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 720 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 – Review of 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. First Reading before City Council August 24, 2015. Public Hearing before the Planning Commission, September 21, 2015. Public Hearing and Final Reading before City Council, October 12, 2015.*

Please be reminded that we will meet with the applicants on **Wednesday, September 9, 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	Lisa Collins	City Council
Electric Department	Jim Sullivan	Sarah Keifer	Mayor
Tax Assessor	Eileen Butler	Jennifer Vallee	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	