CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, May 18, 2015 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) This agenda includes the applications previously scheduled for the April 20, 2015 meeting of the Planning Commission. Due to a lack of quorum at the April Meeting, all agenda items were rescheduled for this May 18, 2015 meeting. Public Notice was completed for these applications giving notice of tonight's (May 18, 2015) hearing date.

ADOPTION OF MINUTES OF REGULAR MEETING of March 16, 2015
ADOPTION OF MINUTES OF April 20, 2015

COMMUNICATIONS & REPORTS

1) Notice: The Planning Commission Quarterly Workshop is cancelled for WEDNESDAY, May 20, 2015.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, June 15, 2015 at 7:00pm in the City Council Chambers.

3) Update on City Council Actions

4) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   A. S-13-06 US Gas at 461 North DuPont Highway – Request for a one year extension of the Planning Commission approval granted on April 15, 2013 for Site Development Plan to allow for the addition of a fenced paved area consisting of 6,861 SF of impervious surface located at 461 North DuPont Highway. The property is the location of an existing automobile service station with fuel sales. The property is zoned C-4 (Highway Commercial Zone). The property is located on the southeast corner of North DuPont Highway and Townsend Boulevard. The owner of record is US Gas, LLC. Address: 461 North DuPont Highway. Tax Parcel: ED-05-068.13-01-55.00-000. Council District 3. *The project is working through the Check Print Review process to achieve Final Site Plan approval.*

2) Pending Application:

A. Z-15-01 Lands of 801 Gold Coast, LLC at 801 North State Street: Rezoning from RG-3 to C-2A – Public Hearing and Review for Recommendation to City Council on a rezoning application for a 1.943 acre +/- parcel. The property is zoned RG-3 (Group Housing Zone). The proposed zoning is C-2A (Limited Central Commercial Zone). The property is located on the east side of North State Street between the Silver Lake bridge and Lepore Road; the property is adjacent to Silver Lake. The owner of record is 801 Gold Coast, LLC c/o Luther D. Shank III. Address: 801 North State Street. Tax Parcel: ED-05-068.09-01-13.00-000. Council District 3. Ordinance #2015-02.
   i) *The Planning Commission on March 16, 2015 deferred consideration of this Rezoning Application Z-15-01 until a future meeting. Application is associated with request (MI-15-01A) for a Comprehensive Plan Amendment consisting of a land use classification revision to Map 12-1: Land Development Plan. The City Council took final action to approve Comprehensive Plan Amendment MI-15-01A at their meeting of April 13, 2015. The Rezoning Application is now eligible for consideration.*

NEW DEVELOPMENT APPLICATIONS

1) SB-15-01 Lands of Michael E. Camisky at 5096 Hazlettville Road – Public Hearing and Review of a Minor Subdivision Plan to subdivide an existing 3.21 acre lot into four (4) lots. Lots 1, 2, and 3 consisting of 0.24 acres each fronting on Saxondale Lane and the residual area consists of 2.42 acres. The property is zoned RM-1 (Medium Density Residence Zone). The property is located on the southeast side of Hazlettville Road and between Hazlettville Road and Saxondale Lane. The owner of record is Michael E. Camisky. Property Address: 5096 Hazlettville Road. Tax Parcel: ED-05-076.00-02-04.00-000. Council District 2.

2) S-15-04 Dover Town Center at 1574 N. DuPont Highway – Public Hearing and Review of a Site Development Plan to construct the two (2) pad buildings consisting of a 5,740 S.F. restaurant and a 7,685 S.F. commercial building, to reconfigure the existing retail structure to create multiple tenant spaces (reduction in overall main building size from 118,234 S.F. to 98,098 S.F.). This results in a total of 111,503 S.F. building area on the property. Associated site improvements will also occur on this 12.74 acre site. 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 c/o Dean Pletz. Property Address: 1574 N. DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4. *Waiver Request: Reduction of Arterial Street Buffer. Site Plan S-12-10 for this property was approved by the Planning Commission at its meeting in June 2012. The plan subsequently expired. Plan C-14-06 was filed in November 2014 and distributed for D.A.C. review but was withdrawn upon request of the applicant.*

3) S-15-05 North Street Mini Storage at 1351 West North Street – Public Hearing and Review of a Site Development Plan to construct a self-storage facility consisting of three (3) buildings totaling 108,940 S.F. to include an office building and two (2) storage buildings with 519 units, and associated site improvements. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the north side of West North Street east of Mifflin Road and west of Commerce Way. The owner of record is RES-Data, LLC and SSS-Data, LLC c/o Dean Pletz. Property Address: 1351 West North Street. Tax Parcel: ED-05-076.14-01-07.00-000. Council District 1. *Waivers Requested: Elimination of Curbing, Elimination of Opaque Barrier Requirement. Site Plan S-12-06 for this property was approved by the Planning Commission at its meeting in April 2012. An extension was*

granted and the plan expired on April 30, 2015. The plan is being refiled because construction did not commence before plan approval expired.

4) MI-15-07 Northgate Center Parcel Consolidation and Right of Way Abandonment – Public Hearing and Review for Recommendation to City Council on a Waiver Request associated with the plan for consolidation of seven (7) parcels and abandonment of a portion of the right-of-way for Krisko Circle. The subject area consists of 20.6275 acres. Properties zoned IPM (Industrial Park Manufacturing) and a portion subject to the SWPOZ (Source Water Protection Overlay Zone. The properties are located on the northeast side of Bay Road south of Blue Hen Corporate Center and north of the Puncheon Run Connector from Route 1. The owner of record is 605 South Bay Road LLC. Equitable Owner: Eastern Shore Natural Gas. Tax Parcels: ED-05-077.00-03-06.00-000, ED-05-077.00-03-07.00-000, ED-05-077.00-03-08.00-000, ED-05-077.00-03-09.00-000, ED-05-077.00-03-10.00-000, ED-05-077.00-03-11.00-000, ED-05-077.00-03-12.00-000. Council District 2. *Waiver Request: Waiver from the requirements of Land Subdivision Regulations Article VI §A.15 related to the length of dead-end streets. This property was originally subdivided with Application SB-05-05 Stover Professional Campus.*

5) Z-15-02 Lands of Blue Hen Apt, LLC and Blue Hen CC, LLC and Read Street LLC: Rezoning from RM-2 and SC-3 with SWPOZ to RG-2 and SC-2 with SWPOZ – Public Hearing and Review for Recommendation to City Council on a rezoning application for a series of parcels comprised of the Blue Hen Apartment Complex and the Blue Hen Corporate Center Complex and totaling 80.02 acres. The properties are currently zoned RM-2 (Medium Density Residence Zone) and SC-3 (Regional Shopping Center Zone). Portions of the properties are subject to the SWPOZ (Source Water Protection Overlay Zone – Tier 1: Secondary Wellhead Protection and Tier 3: Excellent Recharge Area). The proposed zoning is RG-2 (General Residence Zone) and SC-2 (Community Shopping Center Zone) and remaining subject to the SPWOZ (Source Water Protection Overlay Zone – Tier 1: Secondary Wellhead Protection Area and Tier 3: Excellent Recharge Area). The properties are located on 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 CC, LLC (listed as Blue Hen Mall, LLC) and Read Street LLC. Property Addresses: 605 Bay Road, 625 Bay Road, 635 Bay Road, 645 Bay Road, 655 Bay Road, and 400 Haslet Street. Tax Parcels: ED-05-077.00-01-19.00-000, ED-05-077.00-01-19.02-000, ED-05-077.00-01-19.03-000, ED-05-077.00-01-19.04-000, ED-05-077.00-01-19.05-000, ED-05-077.00-01-19.06-000, ED-05-077.00-01-19.07-000 ED-05-077.00-01-19.08-000, ED-05-077.00-01-19.09-000, and ED-05-077.00-01-01.00-000. Council District 2. Ordinance #2015-08.

6) S-15-07 Eden Hill Farm TND: Residential District – Revised Implementation Plan – Public Hearing and Review of a Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes of a total of 742 dwelling units (single family, duplexes, townhouses, and multi-family units), the redesign of open space areas, and the street layout. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned TND (Traditional Neighborhood Design). The project is located south West North Street and Wemyss Road and southeast of the intersection of West North Street and Saulsbury Road. The owner of record for the area of revision is Eden Hill Residential, LLC. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2. *The Implementation Plan was previously reviewed as SB-06-03 Eden Hill*

Farm TND: Residential District Implementation Plan consisting of 665 dwelling units with the Planning Commission conditional approval granted June 19, 2006 and other subsequent approvals related to lot layout and Pattern Book revisions. Related Applications: SB-07-01, MI-08-03, MI-08-20, MI-09-03, MI-09-13, MI-10-04, MI-10-14, and MI-10-20.

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 May 8, 2015 at 1:30pm