MEMORANDUM

Department of Planning & Inspections
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DATE: April 2, 2015

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, April 8, 2015

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, April 8, 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, April 20, 2015.

1) SB-15-01 Lands of Michael E. Camisky at 5096 Hazlettville Road – 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 front 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 – Site Development Plan to construct the two (2) pad buildings consisting of a 5,740 S.F. restaurant and a 8,888 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 112,494 S.F.). 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 Plan C-14-06 was filed in November 2014 and distributed for D.A.C. review but was withdrawn upon request of the applicant.*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 – 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 expires in April 2015. The plan is being refiled because construction will not commence before plan approval expires.*

Please be advised that the Planning Commission April 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.

CC: Michael Camisky
Greg Scott, PE, Scott Engineering, Inc.
Steve Silver, SSS-Data, LLC and Onix Dover, LLC
Ron Schaefer, RES-Data, LLC
Dean Pletz, RES-Data, LLC
Doug Liberman, Larson Engineering Group
David Strouse, Chesapeake Group, LLC
Dave Grayson, GG+A