MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: January 12, 2015

TO: Development Advisory Committee

FROM: Planning Office

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

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, JANUARY 28, 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 Tuesday, February 17, 2015.

1) MI-15-01 Comprehensive Plan Amendments 2015 - Review of a series of Amendments to the *2008 Comprehensive Plan,* as amended. The Amendments include consideration of the following: a request for amendment of Map 12-1: Land Development Plan to revise the Land Use Classification of a property as associated with rezoning application Z-15-01 and amendments to the text of Chapter 13 – Growth and Annexation Plan of *Comprehensive Plan*. Ordinance #2015-01.

   A. Consideration of Amendment to Map 12-1: Land Development Plan Map - Request for a parcel located on the east side of North State Street between the Silver Lake bridge and Lepore Road to revise the Land Use Classification from Residential Medium Density to Commercial on Map 12-1: Land Development Plan Map. Property Address: 801 North State Street. This is associated with rezoning application Z-15-01.

   B. Consideration of Amendment to Chapter 13 – Growth and Annexation Plan – Amendment to Chapter 13 - Growth and Annexation of the *Comprehensive Plan* to amend the text to delete the Cost Revenue Analysis Model and to delete the requirement for its use as a means of reviewing annexation proposals within the Category 2 Annexation Areas.

2) Z-15-01 Lands of 801 Gold Coast, LLC at 801 North State Street: Rezoning from RG-3 to C-2A – Review and Recommendation for 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. *Associated with request (MI-15-01) for Comprehensive Plan Amendment as a land use classification to Map 12-1.*

3) SB-13-06P Revised Jefferson Terrace (previously known as The Meadow) Subdivision on Jefferson Terrace – Preliminary Subdivision Plan Review to create five (5) residential lots from an existing parcel totaling 4.23 acres +/- of land. The property is zoned R-10 (One Family Residence Zone) and R-8 (One Family Residence Zone). The property is located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace. The proposal includes an extension of the street known as Jefferson Terrace. The owner of record is Penntex, LCC. Address: Jefferson Terrance. Tax Parcel: ED-05-077.17-06-2.01-000. Council District 2. *Waivers granted approval by City Council on 1/13/2014: Increased Length of Dead End Street and Increased Percentage of Lots on Cul-de-sac. This submission is a Revised Preliminary Subdivision Plan which supersedes the previous submission SB-13-06P filed for review in February 2014.*

Please be reminded that we will meet with the applicants on **Wednesday, February 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	Col. Robert Welsh
Scott Koenig	Todd Sammons	Rich Von Steton	Fred Tolbert
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	City Comptroller
Bill Neaton	Elaine Webb	Gregg Moore	
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	
Kathy Divver	Julio Seneus	Caesar Rodney School District	
Fire Marshal	Milton Melendez	Capital School District	