MEMORANDUM

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

DATE: August 18, 2014

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, August 27, 2014

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, August 27, 2014 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, September 15, 2014.

1) S-14-18 Tall Pines at 1655 and1665 Kenton Rd – Site Development Application to permit a residential condominium development consisting of two (2) three story buildings with a total of 24 units on a 2.64 acre +/- parcel. The property is zoned RG-2 (General Residence Zone). The property is on the south side of Kenton Road and the north side of Chestnut Grove Road located west of the intersection of the two roads. The owner of record is Woodbrook Ventures, LLC. Property Addresses: 1655 and 1665 Kenton Road. Tax Parcel: ED-05-066.00-01-11.00-000. Council District 1. *A previous Site Development Plan S-04-33 and Parcel Consolidation Plan were approved by the Planning Commission in December 2004. Some site improvements and foundation work began but then ceased, therefore the original plan expired.*

2) MI-14-12 Text Amendment: PND Buffer and Setbacks – Review of Text Amendments to the *Zoning Ordinance*, Article 3 Section 24 – Planned Neighborhood Design Option (PND), Subsection 24.62 – Buffers, Article 4 – Zoning Bulk and Parking Regulations, Subsections 4.10 and 4.11. The proposed ordinance revisions would remove the required 40-foot buffer around the perimeter of developments utilizing the PND Option and would reduce the front and rear yards for houses being constructed under the PND Option. Ordinance #2014-18. *The Parks Recreation and Community Enhancement Committee reviewed the Proposed Text Amendment on August 11, 2014. First Reading before City Council August 25, 2014, Public Hearing before the Planning Commission, September 15, 2014, Public Hearing and Final Reading before City Council, October 13, 2014*

3) MI-14-14 Text Amendment: Site Plan Development Approval – Review of Text Amendments to the *Zoning Ordinance*, Article 10 Section 2 – Site Plan Development Approval. The proposed ordinance revision corrects the intent of Ordinance #2014-08 which rewrote commercial and office zone regulations and administrative processes. The adopted ordinance allows for existing building expansion by up to 15% to be reviewed administratively, but omitted a similar provision for impervious surfaces. The proposed amendment would also allow for expansion of up to 15% of impervious cover on a site to be reviewed administratively. Ordinance #2014-20. *The Legislative, Finance, and Administration Committee reviewed the Proposed Text*

Amendment on August 11, 2014. First Reading before City Council August 25, 2014, Public Hearing before the Planning Commission, September 15, 2014, Public Hearing and Final Reading before City Council, October 13, 2014.

The full text of all Proposed Text Amendments is available on the City's website www.cityofdover.com under the "Government" heading, link to "Ordinances, Resolutions, and Tributes" or you may contact the Planning Office for a copy of the Proposed Text Amendment.

Please be reminded that we will meet with the applicants on **Wednesday, September 3, 2014 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	Lara Allison
Sharon Duca	Kevin Coyle	Lisa Collins	Office of Child Care Licensing
Electric Department	Jim Sullivan	Sarah Keifer	Connie Holland
Tax Assessor	Eileen Butler	Tricia Faust	David Edgell
Bill Neaton	Elaine Webb	Gregg Moore	City Council
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	Mayor
Kathy Divver	Julio Seneus	Caesar Rodney School District	City Comptroller
Fire Marshal	Milton Melendez	Capital School District	