MEMORANDUM

Department of Planning & Inspections
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DATE: May 2, 2014

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, May 7, 2014

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **Wednesday, May 7, 2014 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications, which are pending consideration by the Planning Commission at its meeting of Monday, May 19, 2014.

1) S-14-11 6 South State Street – Site Development Plan Review and Architectural Review Certification to add parking facilities and other site improvements at an existing 6,906 S.F. +/- office/apartment building on a 15,051 S.F. +/- parcel. The property is zoned RG-O (General Residence and Office Zone) and subject to the H (Historic District) zone. Concurrent interior renovations will convert the use from office/residence to all office. The property, known as the Dr. Henry Ridgely House, is located at the southwest corner of South State Street and West Division Street. The owner of record is Six South State, LLC. Property Address: 6 South State Street. Tax Parcels: ED-05-077.05-04-27.00-000, ED-05-077.05-04-27.01-000. Council District 3. *Waivers Requested: Parking Reduction, Elimination of Upright Curb Requirement. This application is associated with HI-14-03 heard by Historic District Commission on April 17, 2014.*

2) SB-14-02 Lands of Union A.M.E. Church at 222 West Reed Street – Review of a Minor Subdivision to create two (2) parcels of land from an existing 5,385 S.F. +/- parcel in order to place the existing church building and house on individual lots. The parcel will be subdivided into a 1,447 S.F. +/- parcel (Parcel A), and a 3,938 S.F. +/- parcel (Parcel B). The property is zoned C-2 (Central Commercial Zone), located at the southeast corner of West Reed Street and South New Street. The owner of record is Union A.M.E. Church. Property Addresses: 222 West Reed Street and 101 South New Street. Tax Parcel: ED-05-077.09-01-36.00-000. Council District 4. *This application is associated with V-14-03 heard by the Board of Adjustment on February 19, 2014.*

3) SB-14-03 Lands of Robert & Kathleen Dunn at 276 Troon Road – Review of a Minor Subdivision to create two (2) parcels of land from an existing 26,997 S.F. +/- parcel, previously known as Lot 6 of Fox Meadows Subdivision. The parcel will be subdivided into a 12,803 S.F. +/- parcel and a 14,194 S.F. +/- parcel. The property is zoned R-10 (One-Family Residence Zone), located on Troon Road, north of Merion Road, northeast of Maple Dale Golf Course. The property owners are Robert & Kathleen Dunn. Property Address: 276 Troon Road. Tax Parcel: ED-05-067.09-02-06.00-000. Council District 1. *Waiver to be Requested: Elimination of Sidewalks.*

4) US-14-01 Dover High School at One Dover High Drive – Review of a Unified Comprehensive Signage Plan application to permit the construction and implementation of signage for the 105.6 acre +/- Dover High School campus consisting of illuminated monument and wall signs, non-illuminated building entrance canopy signs and directional signage, and a mesh bleacher banner. The property is zoned R-10 (One-Family Residence Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south side of Forrest Avenue and east of Dover High Drive. The property owner is Capital School District. Property Address: One Dover High Drive (Previously 1650 Forrest Avenue). Tax Parcels: ED-05-076.00-02-07.00-000. Council District 1.

Please be advised that the Planning Commission meeting agenda will include other items in addition to those listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda.

cc: Kevin M. Baird, Six South State, LLC
Troy L. Adams, P.E., Mountain Consulting, Inc.
Constantine F. Malmberg, III
Rev. Ruth Evans
Rich Vetter, P.E.
Robert and Kathleen Dunn
Donald G. Grower, PLS, Inc.
Sean Sokolowski, Capital School District
Carl Krienen, ABHA Architects