CITY OF DOVER PLANNING COMMISSION
REVISED AGENDA
Monday, April 21, 2014 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

The agenda has been revised to delay consideration of NEW DEVELOPMENT APPLICATIONS, Item #3 – SB-14-01 Dover Mall at 1365 North DuPont Highway: Minor Subdivision Plan.

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF *REVISED* AGENDA

1) This agenda includes the applications previously scheduled for the March 17, 2014 meeting of the Planning Meeting. Due to weather conditions the March meeting was cancelled. Public Notice was completed for these applications giving notice of tonight's (April 21, 2014) hearing date.

2) *Application SB-04-01 Dover Mall at 1365 North DuPont Highway: Minor Subdivision Plan will not be heard on April 21, 2014 due to a request to delay consideration of the application received from the applicant. This application will be rescheduled for the May 19, 2014 meeting of the Planning Commission and will be subject to Public Notice requirements for the future meeting.*

ADOPTION OF MINUTES OF REGULAR MEETING of February 18, 2014

ADOPTION OF MINUTES OF QUARTERLY WORKSHOP MEETING of February 19, 2014

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, May 19, 2014 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is scheduled for TUESDAY, May 20 2014 at 12:00 noon in the City Hall Conference Room

3) Update on City Council Actions

4) Update on Planning activities

5) Education & Training Opportunities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Revision to Development Applications:
   a) C-10-05 New Dover High School: Revision to Sidewalk – Revision of sidewalk network design for the New Dover High School. The property is zoned R-10 (One Family Residence Zone) and 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 owner of record is the Capital School District. Address: 1650 Forrest Avenue. Tax Parcel: ED-05-076.00-02-07.00-000. *The Planning Commission conditionally approved Conditional Use Site Plan C-10-05 on December 20, 2010, Final Site Plan Approval was granted to S-11-18, and approval granted to a Revised Parking Justification and Waiver Request for Parking Justification on October 21, 2013.*

NEW BUSINESS

NEW DEVELOPMENT APPLICATIONS

1) S-14-04 Kent County Community School Additions at 65 Carver Road and 901 Forest Street – Public Hearing and Site Development Plan Review to permit the construction of building additions totaling 18,280 S.F. between two buildings with the associated site improvements on a 45.46 acre parcel. The building additions consist of 2,640 S.F. to the Kent County Community School at William Henry Middle School and 15,634 S.F. to Booker T. Washington Elementary School. The property is zoned I-O (Institutional and Office Zone) and subject to the COZ-1 (Corridor Overlay Zone 1). The property is located on the north side of Forest Avenue between Weston Drive and Carver Road. The owner of record is Dover Special School District (Capital School District). Property Addresses: 65 Carver Road, 901 Forest Street. Tax Parcels: ED-05-076.07-01-55.00-000, ED-05-076.07-01-65.00-000, ED-05-076.07-01-66.00-000, and ED-05-076.08-01-28.00-000. Council District 4.

2) S-14-05 Winner Volkswagen Showroom at 1387 North DuPont Highway – Public Hearing and Site Development Plan Review to permit the construction of a new 20,178 S.F. showroom and service building adjacent to an existing showroom building with associated site improvements on a 5.505 acre parcel. The property is zoned C-4 (Highway Commercial Zone) and a portion is subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of North DuPont Highway and northwest of the entrances to Dover Mall. The owner of record is 1387 DuPont Highway, LLC c/o Michael Hynansky and lessee is Winner Dover 1387, LLC c/o Michael Hynansky. Property Address: 1387 North DuPont Highway. Tax Parcel: ED-05-057.00-01-15.00-000. Council District 3. *Waivers Requested: Reduction of Arterial Street Buffer, Consideration of Tree Mitigation Plan.*

~~3) *SB-14-01 Dover Mall at 1365 North DuPont Highway: Minor Subdivision Plan – Public Hearing and Minor Subdivision Plan Review to create three (3) lots from an existing parcel totaling 149.3225 acres +/- of land. The lots proposed are Lot 1 of 53.1704 acres, Lot 2 of 30.7046 acres, and remaining residue land of 65.4475 acres. The property is zoned SC-3 (Regional Shopping Center Zone) and a portion is subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of North DuPont Highway. The owner of record is Dover Mall, LLC. Property Address: 1365 North DuPont Highway. Tax Parcel: ED-05-057.00-01-14.00. Council District 3. Waiver Requested: Subdivision Waiver of Requirement for Lot Frontage on a Public Street.*~~

4) C-14-01 Personal Service Nail Salon at 235 W Loockerman Street – Public Hearing and Conditional Use Review to permit a nail salon in an existing 1,400 S.F. +/- first floor tenant space with associated interior improvements. The property is zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). A Conditional Use permit is required when other personal service stores are located within 250 feet of the proposed business site. The property is located on the north side of Loockerman Street and east of the intersection with South New Street. The owner of record is Shreege Properties, LLC. Property Addresses: 235 West Loockerman Street. Tax Parcel: ED-05-077.09-01-50.00-000. Council District 4.

5) C-14-02 YMCA of Delaware Kent Swim Club at 825 Kenton Road – Public Hearing and Conditional Use Site Plan Review to permit the construction of a new 1,600 S.F. pavilion, conversion of the property to public sewer service, and associated site improvements on an 18.3 acre parcel. The property is zoned R-10 (One-Family Residence Zone). The property is located on the east side of Kenton Road and south of Walker Road. The owner of record is YMCA of Delaware. Property Address: 825 Kenton Road. Tax Parcel: ED05-067.18-02-01.00-000. Council District 1. *Waiver Requested: Partial Elimination of Sidewalk Requirement.*

6) S-14-08 Woodland Tree Clearing Plan of 560 Bay Road – Public Hearing and Site Development Plan Review to permit the clearing of approximately 7.45 acres +/- of trees (woodland) on a 12.67 acre +/- parcel. No buildings or paving are proposed. This is associated with the Woodland Tree Mitigation Plan at the Anne McClements Woodland Tract (Fork Branch Nature Preserve) previously approved by the Planning Commission on April 19, 2010 with Application S-10-03 South Dover Plaza. The Woodland Mitigation Plan was implemented and completed by October 2013. The property is zoned C-4 (Highway Commercial Zone). The property is located on the southwest side of Bay Road. The owner of record is S H E Holdings, LLC. Property Address: 560 Bay Road. Tax Parcel: ED-05-077.00-01-10.00-000. Council District 2.

7) MI-14-02 Text Amendment: Revisions to Conditional Uses in RG-1/RG-2 – Public Hearing and Review for Recommendation to City Council on a Text Amendment to the Zoning Ordinance, Article 3 Section 2 General Residence Zones (RG-1 and RG-2) relating to conditional uses. The proposed ordinance re-designates subsection (d) as subsection (e), and inserts a new subsection (d) that allows professional offices as a Conditional Use within the General Residence Zone on State Street and Governors Avenue between Water Street and Mary Street, and on Route 8 subject to a series of restrictions. Ordinance #2014-05. *(Applicant Request and City Council Sponsors: Bonar, Hutchison, Lynn)*

8) MI-14-03 Text Amendment: Revisions to Uses in Shopping Center Development Zones – – Public Hearing and Review for Recommendation to City Council on Text Amendments to the *Zoning Ordinance*, Article 3 Section 17 Shopping Center Development (SC-1, SC-2, and SC-3). The proposed ordinance adds light motor vehicle service as an accessory use in the SC-2 zone subject to conditions. The proposed ordinance would permit apartments and multi-family dwellings as part of a mixed-use development in the SC-3 zone. Ordinance #2014-06. *(Applicant Requests and City Council Sponsors: Bonar, Hare, Lynn)*

9) S-14-03 Watertower Place at 50 North DuPont Highway – Public Hearing and REVISED Site Development Plan Review (formerly named Tower Commons) to permit the demolition

of existing office and industrial buildings and the construction of a shopping center consisting of a total of four restaurant and commercial retail buildings with the associated site improvements in Phase 1. Building 1 – Restaurant of 6,400 SF, Building 2 – Restaurant/Retail of 9,600 SF, Building 3 – Restaurant of 5,030 SF, and Building 4 – Retail of 14,820 SF. The overall property consists of 9.3 acres and is zoned SC-1 (Neighborhood Shopping Center Zone) and subject to the Source Water Protection Overlay Zone (SWPOZ). The property is bounded by North DuPont Highway, Division Street, Kings Highway, and Maple Parkway. The owner of record is Playtex Manufacturing, Inc. and the equitable owner is TC Holdings, LLC. Property Addresses: 50 N. DuPont Highway and 519 East Division Street. Tax Parcel: ED-05-077.06-01-02.00-000. Council District 2. *This application may require a Board of Adjustment application for a parking variance. Waivers Requested: Partial Elimination of Sidewalks on Kings Highway and Maple Parkway, Requirement to Reduce Imperious Area (Floodplain Requirement), Reduction of the Arterial Street Buffer.*

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 April 11, 2014 at 4:00pm
Posted REVISED Agenda: posted April 21, 2014 at 12:15pm