MEMORANDUM

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

DATE: March 18, 2014

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, April 2, 2014

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, April 2, 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, April 21, 2014.

1) C-14-01 Personal Service Nail Salon at 235 W Loockerman Street – Conditional Use Application to permit a nail salon in an existing 1,400 S.F. +/- first floor space with associated interior improvements on a .10 acre parcel. 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.

2) C-14-02 YMCA of Delaware Kent Swim Club at 825 Kenton Road – Conditional Use Application 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. *Waivers Requested: Elimination of Sidewalk Requirement.*

3) S-14-08 Woodland Tree Clearing Plan of 560 Bay Road – Site Development Plan to permit the clearing of approximately 7.45 acres +/- of trees on a 12.67 acre +/- parcel. No buildings or paving is 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.

4) MI-14-02 Text Amendment: Revisions to Conditional Uses in RG-1/RG-2 – Review of 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)*

5) MI-14-03 Text Amendment: Revisions to Uses in Shopping Center Development Zones – Review of 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)*

6) S-14-03 REVISED Tower Commons at 50 North DuPont Highway* – REVISED Submission as a Site Development Master Plan 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 – Retail of 4,800 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 will require a Board of Adjustment application for a parking variance. Waiver Requested: Reduction of the Arterial Street Buffer.*

   **This application was previously submitted for DAC Review in January 2014; however, it did not progress to Planning Commission review in order to address significant review comments on the project design. Please review new submission and revise your review comments.*

Please be reminded that we will meet with the applicants on **Wednesday, April 9, 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 Hosfelt	Mark Nowak	Ami Sebastian-Hauer	Mayor Carey
Kathy Diver	Julio Seneus	Caesar Rodney School District	City Comptroller
David Truax	Milton Melendez	Capital School District	