CITY OF DOVER PLANNING COMMISSION
AGENDA
Tuesday, February 18, 2014 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) This agenda includes the applications S-14-01 and S-14-02 previously scheduled for the January 21, 2014 meeting of the Planning Meeting. Due to weather conditions the January meeting was cancelled. Public Notice was completed for these applications giving notice of tonight's (February 18, 2014) hearing date.

2) Application S-14-03 Tower Commons at 50 North DuPont Highway is not scheduled to be heard; notice was previously given noting a January 21, 2014 hearing date. This application will be rescheduled for a future Planning Commission meeting and will be subject to Public Notice requirements.

ADOPTION OF MINUTES OF REGULAR MEETING of December 16, 2013

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission Quarterly Workshop is scheduled for Wednesday, February 19, 2014 at 12:00noon in the City Hall Conference Room.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, March 17, 2014 at 7:00pm in the City Council Chambers.

3) Update on City Council Actions

4) Update on Planning activities
    a. Welcome to new Planner: William Cook

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:

a) S-12-06 West North Street Mini Storage at 1351 West North Street – Request for a one year extension of the Planning Commission approval granted on April 16, 2012 for Site Development Plan for the construction of two mini storage buildings for a total of 108,940 SF with boat and RV storage parking and associated site improvements. The parcel is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the north side of West North Street east of Mifflin Road. The owner of the property is RES-Data, LLC and SSS-

Data, LLC. Address: 1351 West North Street. Tax Parcel: ED05-076.14-01-07.00-000. Council District 1. *Final Site Plan approval was granted on January 15, 2014.*

NEW BUSINESS

NEW DEVELOPMENT APPLICATIONS

1) S-14-01 NBR Properties at 850 New Burton Road – Public Hearing and Review of Site Development Plan to permit the construction of a 20,000 S.F. office building with the associated site improvements on a 1.671 acre parcel. The property is zoned C-1A (Limited Commercial Zone). The property is located southwest of the intersection of New Burton Road/Queen Street and West Street. The owner of record is NBR Properties, LLC. Property Address: 850 New Burton Road. Tax Parcel: ED-05-76.00-01-23.00-000. Council District 2. *A previous plan S-10-21 was reviewed by the Planning Commission on September 20, 2010 and granted Final Plan approval on December 14, 2011; that plan has expired in addition to another plan S-08-26 for the site. Waivers Requested: Elimination of Loading Space and Partial Elimination of Curbing.*

2) S-14-02 Winner Ford at 591 South DuPont Highway – Public Hearing and Review of Site Development Plan to permit the demolition of an existing showroom buildings and the construction of a 31,000 S.F. auto dealership showroom/service building with the associated site improvements on a 9.1717 acre parcel. The property is zoned C-4 (Highway Commercial Zone). The property is located on the northeast corner of the intersection of South DuPont Highway and Public Safety Boulevard. The owner of record is Hawaiko II, LLC c/o Deanna Hynansky and lessee is the Winner Automotive Group. Property Address: 591 South DuPont Highway. Tax Parcel: ED-05-077.00-01-12.05-000. Council District 2. *Waiver Requested: Consideration of a Tree Mitigation Plan.*

3) MI-14-01 Comprehensive Plan Amendments 2014 – Public Hearing and Review for Recommendation to City Council on a series of Amendments to the *2008 Comprehensive Plan*, as amended. The Amendments include consideration of the following: a series of addendums to the text of the *Comprehensive Plan* and 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-14-01. Ordinance #2014-03.

   A. Consideration of Addendum to Comprehensive Plan text – The Addendum relates to a number of ongoing planning projects taking place during 2014. The Addenda include the following items: addendum to Chapter 9 - Transportation Plan regarding a Transportation Improvement District for the Route 13 and Bay Road Corridors; and an addendum to Chapter 11 – Housing and Community Development Plan regarding the Central Dover Community Plan.

   B. Consideration of Amendment to Map 12-1: Land Development Plan Map - Request from a parcel located at the northeast corner of McKee Road and College Road to revise the Land Use Classification from Office to Commercial on Map 12-1: Land Development Plan Map. Property Address: 1205 McKee Road. This is associated with rezoning application Z-14-01.

4) Z-14-01 Lands of College Road Offices, LLC at 1205 McKee Road: Rezoning from CPO with COZ-1 to C-2A with COZ-1 – Public Hearing and Review for Recommendation to City Council on a rezoning application for a 3.46 acre +/- parcel. The property is zoned CPO (Commercial Professional Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the northeast corner of McKee Road and College Road. The owner of record is College Road Offices, LLC. Address: 1205 McKee Road. Tax Parcel: ED-05-067.00-02-51.00-000. Council District 4. Ordinance #2014-04. *This is associated with request (MI-14-01) for Comprehensive Plan Amendment as a land use classification to Map 12-1.*

5) Z-14-02 Lands of David & Susan Edgell at 405 North State Street: Rezoning from R-8 to RG-1– Public Hearing and Review for Recommendation to City Council on a rezoning application for a parcel of 11,250 square feet +/-. The property is zoned R-8 (One Family Residence Zone). The proposed zoning is RG-1 (General Residence Zone). The property is located on the northeast corner of North State Street and Washington Street. The owners of record are David and Susan Edgell. Address: 405 North State Street. Tax Parcel: ED-05-068.17-01-72.00-000. Council District 3. Ordinance #2014-02.

6) SB-13-06P Jefferson Terrace (a.k.a The Meadow) Subdivision on Jefferson Terrace – Public Hearing and Review of a Preliminary Subdivision Plan 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.*

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 February 7, 2014 at 3:30pm