CITY OF DOVER PLANNING COMMISSION
AGENDA
Tuesday, January 21, 2014 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) Application S-14-03 Tower Commons at 50 North DuPont Highway will not be heard on January 21, 2014. 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 regular meeting is scheduled for TUESDAY, February 18, 2014 at 7:00pm in the City Council Chambers.

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

3) Education and Training Opportunities

4) Update on City Council Actions

5) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

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*

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: January 10, 2014 posted 10:45am