CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, November 18, 2013 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) *Application US-13-02 Delaware Technical Community College Comprehensive Signage Plan will not be heard on November 18, 2013 due to inadequate Public Notice. This application will be rescheduled for the December 16, 2013 Planning Commission meeting and will be subject to Public Notice requirements.*

ADOPTION OF MINUTES OF REGULAR MEETING of October 21, 2013

COMMUNICATIONS & REPORTS

1) Reminder: The Planning Commission Quarterly Workshop is scheduled for Tuesday, November 19, 2013 at 12:00noon in the City Hall Conference Room.

2) Reminder: The next Planning Commission regular meeting is scheduled for Monday, December 16, 2013 at 7:00pm in the City Council Chambers.

3) Update on City Council Actions

4) 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) AX-13-02 Lands of Raul Juarez at 508 Acorn Lane – Public Hearing and Review of an Annexation and Rezoning Request for two parcels of land totaling 2.45+/- acres located at 508 Acorn Lane and divided by Acorn Lane. Parcel 1 located on the west side of Acorn Lane contains 1.315 acres +/- and Parcel 2 located on the east side of Acorn Lane contains 1.135 acres +/-. The property is currently zoned RS-1 (Single Family Residential) in Kent County. The proposed zoning for the property is R-8 (One Family Residential Zone). The property is located south of White Oak Road on both the west and east sides of Acorn Lane. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Area and the land use designation is Residential Low Density. The owner

of record is Raul M. Juarez. Address: 508 Acorn Lane. Tax Parcel: ED-00-068.15-01-10.00-000.

2) AX-13-03 Lands of the City of Dover on Acorn Lane – Public Hearing and Review of an Annexation and Rezoning Request for one parcel of land totaling 0.075 acres (3,264 S.F. +/-) located on the west side of Acorn Lane. The property is currently zoned RS-1 Single Family Residential) in Kent County. The proposed zoning for the property is R-8 (One Family Residential Zone). The annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Area and the land use designation is Residential Low Density. The owner of record is the City of Dover. Address: Acorn Lane. Tax Parcel: ED-00-068.15-01-12.00-000.

3) C-13-09 Bee Hive Beauty Shop at 27 West Loockerman Street – Public Hearing and Review of a Conditional Use Plan to allow for the establishment beauty salon within the existing building at 27 West Loockerman Street. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the north of West Loockerman Street west of South State Street. The owner is Forty S. Bradford Street, LLC c/o Chris Raubacher. The lessee is Kathryn Lord. Address: 27 West Loockerman Street. Tax Parcel: ED-05-077.09-02-37.00-000. Council District 2. *This Application was postponed from the September and October meetings due to inadequate Public Notice.*

4) SB-13-06C The Meadow Subdivision on Jefferson Terrace – Public Hearing and Conceptual Subdivision Plan Review 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 Requested: Length of Dead End Street and Increased Percentage of Lots on Cul-de-sac.*

5) S-13-20 Uzin Utz Manufacturing N.A. at Garrison Oak Technical Park Lot #12 – Public Hearing and Review of a Site Plan to allow for the construction of a dry mortar plant located on Lot 12 in the Garrison Oak Technical Park. The plant facility includes an office building, warehouse, and production building. Review of the Performance Standards Review Application associated with the Site Plan to determine if the proposed use will conform to the applicable performance standards as outlined in *Zoning Ordinance*, Article 5 §8 Performance Standards. The subject parcel is 10.86 acres +/- and is zoned IPM-2 (Industrial Park Manufacturing Zone – Technology Center). The Garrison Oak Technical Park is located on the north side of White Oak Road east of State Route 1 and this lot is located on the west side of Garrison Oak Drive. The owner of the property is the City of Dover. The equitable owner is Uzin Utz Manufacturing North America, Inc. Address: 200 Garrison Oak Drive. Tax Parcel: LC-05-068.00-02-12.00-000. Council District 3. *Waivers Requested: Partial Elimination of Curbing and Reduction in the Required Parking.*

6) US-13-03 Loockerman Plaza (Loockerman East) Comprehensive Signage Plan – Public Hearing and Review of a Unified Comprehensive Signage Plan application to permit the construction and implementation of signage for the multiple building complex undergoing redevelopment at Loockerman East consisting of two pylon signs, monument sign, and wall signs for the hotel building and building tenants. The subject site is a total of 4.29 acres ± and is

zoned C-4 (Highway Commercial Zone) and C-PO (Commercial/Professional Office Development District). The property is located at the southwest corner of South DuPont Highway and Loockerman Street. The owners of record are Hub Associates, LLC and A&G Kramedas Associates. Property Addresses: 514 East Loockerman Street, 516 East Loockerman Street, 554 East Loockerman Street, and 222 South DuPont Highway. Tax Parcels: ED05-077.06-01-62.00-000. ED05-077.06-01-63.00-000, ED05-077.06-01-64.00-000, and ED05-077.06-01-87.00-000. Council District 2. *The Planning Commission granted conditional approval of the associated Site Plan S-11-08 on May 16, 2011, approval of revised architecture on August 19, 2013 and Final Plan approval was granted on July 19, 2013.*

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: November 8, 2013 posted 11:15am