CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, October 21, 2013 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

ADOPTION OF MINUTES OF REGULAR MEETING of September 16, 2013

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for Monday, November 18, 2013 at 7:00pm in the City Council Chambers.

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

3) Update on City Council Actions
    a. Proclamation of National Community Planning Month

4) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS

1) MI-13-10 Nottingham Meadows: Revised Active Recreation Area – Review and Acceptance of the amount of the cash-in-lieu payment of Active Recreation Area construction for the Nottingham Meadow Subdivision. The property is zoned R-8 (One Family Residence Zone) and a portion is subject to SWPOZ (Source Water Protection Overlay Zone) Tier 3 – Excellent Recharge Area. The subdivision is located on the south side of Hazlettville Road and west of Wyoming Mill Road. The owner of record is Siobain-VI, LLC. Address: Nottingham Subdivision. Council District 2. *The Planning Commission on June 17, 2013 approved a Revised Active Recreation Plan determining that a cash-in-lieu payment was appropriate instead of recreation area construction for this subdivision.*

NEW DEVELOPMENT APPLICATIONS

1) 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 meetings due to inadequate Public Notice.*

2) C-13-11 Dover Christian Church at 1738 Forrest Avenue – Public Hearing and Review of a Conditional Use Site Plan for construction of one story 9,600 SF place of worship (church building) and associated site improvements. The existing residence on the property is proposed for demolition. The property is 1.5576 acres and is zoned R-10 (One Family Residential Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south side of Forrest Avenue and west of Dover High Drive. The owner of record is Dover Christian Church, Inc. Address: 1738 Forrest Avenue. Tax Parcel: ED-05-075.00-01-04.00-000. Council District 1.

3) MI-13-16 Request for Street Abandonment: Harmony Lane – Public Hearing and Review for Recommendation to City Council of a request to abandon the improved street known as Harmony Lane which serves the Walker Woods development. This request consists of Harmony Lane as it runs north of Walker Road. This request was filed by Milford Housing Development Corporation. Council District 4. *This Application is associated with Application S-13-18 Redevelopment of Walker Woods.*

4) S-13-18 Redevelopment of Walker Woods: The Village of Sherwood – Public Hearing and Site Plan Review to redevelop the property with twelve (12) two story and three story apartment buildings (a total of 77 units in Buildings A-L) and a 3,400 SF Community Building. The properties are zoned RG-2 (General Residence Zone). The project also includes a Parcel Consolidation Plan. The properties known as Walker Woods Phases 1 and 2 are situated on the north side of Walker Road adjoining Harmony Lane. The owners of record are Walker Woods Properties, LLC and Milford Housing Development Corporation. Addresses: 1357-1383 Walker Road and multiple addresses on Harmony Lane. Tax Parcels: multiple parcels on map ED-05-067.18-01 Council District 4. *This property was rezoned From RG-3 and ROS to RG-2 on September 9, 2013 with Application Z-13-01. This Application is also associated with Applications MI-13-16 Request for Street Abandonment: Harmony Lane and MI-13-17 Active Recreation Area Plan for Walker Woods. Waivers Requested: Partial Elimination of Upright Curbing and Elimination of Rear Emergency Access for Two and Three Story Apartments.*

5) S-13-19 Woodmill Apartment Storage Buildings and Garage Building and Revised Active Recreation Area at Woodmill Apartments – Public Hearing and Site Plan Review for the construction of a Phase 1: 6-unit garage building at 1,632 SF, construction of Phase 2: a storage buildings at 4,800 SF, and construction of Phase 3: a storage building at 4,000 SF for a total of 10,432 SF. The plan also includes revisions to the Active Recreation Area. The revisions to the Active Recreation Area include the removal of the tennis courts and the creation of a park area with a horseshoe pit and picnic table. The property is zoned RG-2 (General Residence Zone). The property is located on the south side of Farmview Drive and east of Mifflin Road. The owners of record are Multiresidential and Multiresidential-M, LLC. Address: 1300 Farmview Drive. Tax Parcels: ED-05-076.10-02-07.01-000 and ED-05-

076.10-02-56.00-000. Council District 1. *This Application partially supersedes S-13-11 Woodmill Apartment Storage Building and Revised Active Recreation Area; information on the Revised Active Recreation Area will still be applicable to S-13-19.*

6) SB-13-05 Wynsome Oaks Subdivision on White Oak Road – Public Hearing and Conceptual Subdivision Plan Review to create twelve residential lots from an existing parcel totaling 12.73 acres +/- of land. The property is zoned R-8 (One Family Residence Zone) and SWPOZ (Source Water Protection Overlay Zone). The property is located on the south side of White Oak Road, southwest of Mourning Dove Lane. The owner of record is TFLD Management, LLC. Address: White Oak Road. Tax Parcel: LC05-068.00-01-18.00-000. Council District 3. *This property was previously reviewed for subdivision as Application SB-10-02C Wynsome Oaks Subdivision: Conceptual Plan in September 2010; however, that plan has expired. Waivers Requested: Length of Dead End Street and Partial Elimination of Sidewalk*

7) MI-13-18 New Dover High School: Revised Parking Justification and Waiver Request for Parking Reduction – Public Hearing and Consideration of Revised Parking Justification for parking associated with the New Dover High School and a Waiver Request for a Reduction in the required parking. 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 and Final Site Plan Approval was granted to S-11-18.*

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: October 11, 2013 posted 1:00pm