PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE
A G E N D A

SEPTEMBER 9, 2013 - 12:00 NOON

CITY HALL CONFERENCE ROOM
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk (736-7008 or e-mail at CityClerk@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. **Review of Active Recreation Area Plan - Walker Woods and Walker Woods II (Village of Sherwood)**
   (Staff Recommends Approval of the Active Recreation Area Plan as Submitted, with the Changes Recommended by Staff)

2. **Consideration of Contribution Amount - Cash-In-Lieu of Recreation Area Construction for Nottingham Meadows**
   (Staff Recommends Acceptance of the $14,517 Cash-In-Lieu of Recreation Area Construction Donation, as the Amount Complies with the Requirements of the Zoning Ordinance)

3. **Presentation - Restoration and Remediation of Mirror Lake - Rick Greene, Department of Natural Resources and Environmental Control (DNREC)**
   (Committee Action Not Required)

4. **Adjournment**

/tm
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THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

City of Dover

DATA SHEET FOR RECREATION PLAN REVIEW

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF September 9, 2013

Plan Title:	Walker Woods/Walker Woods II (Village of Sherwood)
File Number:	MI-13-17
Plan Type:	**Active Recreation Area Plan**
Location:	North Side of Walker Road East of Kenton Road
Owner:	Walker Woods Properties, LLC Milford Housing Development Corporation
Site Area:	77 Residential Units on 9.0722 ± acres
Property Use:	Proposed Apartments
Number of Dwelling Units:	Total - 77 dwelling units proposed
Zoning Classification:	**Current Zoning** – RG-3 (Group Housing Zone) and ROS (Recreation and Open Space Zone) **Proposed Zoning** – RG-2 (General Residence Zone) – City Council will act on rezoning request on September 9, 2013. (Application #Z-13-02/ Ordinance #2013-13)

PROJECT SUMMARY

The proposed project is to redevelop Walker Woods and Walker Woods II into an apartment complex. This will include consolidation of the parcels that currently make up the townhouse community. The proposed project includes 77 dwelling units on 9.0722 acres, which is a density of approximately 8.5 dwelling units per acre. Therefore, the development qualifies for the open space exemption in the *Zoning Ordinance*, Article 5 – Supplementary Regulations, § 10.5:

> 10.514 *Residential developments of ten (10) or fewer acres with a density over six units per acre.* These developments shall be exempt from the area requirements set forth in section 10.16, but shall be required to provide 150 square feet of active recreation area per dwelling unit or 10,000 square feet of active recreation area, whichever is greater. If the commission determines that the construction of some or all of the required active recreation area is not practical or desirable, the commission shall require a cash in lieu donation for the active recreation area determined as not practical or desirable. Cash-in-lieu amount shall be in accordance with subsection 10.173 of this article.

Proposal for Active Recreation Plan

Based on the proposed 77 dwelling units and 150 square feet of recreation area required per unit, the site is required to have 11,550 square feet of recreation area. The applicant has proposed to meet this requirement through a variety of amenities throughout the development. On the southwest portion of the site, there is a community center building with meeting rooms and activity rooms. A playground area is adjacent to this community center. On the east side of the site, a picnic area, including an ADA accessible picnic area, is proposed with a series of picnic tables and grills. There is also a proposed five-foot-wide mulch path leading from the picnic area to the end of the cul de sac. There is a 15'x12' exercise station area proposed adjacent to the picnic area.

In addition to these amenities, the applicant has proposed a series of benches and relaxation stations scattered through the development. The relaxation stations include a bench, trash receptacle, recycling receptacle, and smoking receptacle on a concrete pad. There are four (4) relaxation stations and nine (9) stand-alone benches distributed throughout the proposed development.

The plan shows tree plantings throughout the development, including areas adjacent to the recreation amenities.

The following table provides information from the submitted Plan for the Active Recreation Area:

	Required	**Provided on Plan**
Active Recreation Area (Article 5 §10.514)	150 S.F. per dwelling unit or a minimum of 10,000 SF 77 DU = 11,550 SF required • Age Oriented to development • Parking • Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street • Landscaping	12,050 SF provided as follows: • Community Center Meeting and Activity Rooms • Playground • 5' wide mulch path – 277' long • Picnic area with 8 tables and 8 grills • ADA picnic area with table and grill • 9 benches • 4 relaxation stations • Exercise stations

STAFF RECOMMENDATIONS

The following are comments and recommendations from Staff of the Department of Planning & Inspections following review of the Active Recreation Area Plan.

1. Staff recommends approval of the Active Recreation Area Plan as submitted with the following recommended changes:

    a. Please provide additional detail on what amenities will be provided as a part of

the exercise stations.

b. The mulch path should include a defined edging that will prevent encroachment of grass and/or weeds into the mulch path area.

2. The ability of the Site Development Plan for this project to move forward is subject to City Council approval of the rezoning application (Z-13-02), which is scheduled for City Council Action on Monday, September 9, 2013.

3. The project, including the Active Recreation Plan, is subject to review and approval of the Site Development Plan by the Planning Commission, which includes:

   a. Review of the building architecture for the community center;

   b. Compliance of Site Development Plan with tree planning and landscape requirements in the *Zoning Ordinance*, Article 5 – Supplementary Regulations, §15 Landscape Guidelines and §16 Tree Planting and Preservation.

4. The applicant is reminded of the requirements for construction phasing of the recreation area as associated with the development of the residential units.

   > 10.6 *Construction phasing.* The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that 100 percent of the recreation and open space areas shall be completed prior to issuing building permits for the final 20 percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

5. There shall be provisions which ensure that the common open space land and community room (including active recreation area) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the maintenance of all common open space.
   a. Add a note on the Site Plan regarding who is responsible for maintenance, and insurance on the common open space.

The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments: Recreation Plan Sheet dated August 23, 2013.

DE STATE GRID NAD 83

ACTIVE RECREATION AREA COMPUTATIONS

ACTIVE RECREATION AREA REQUIRED: 150sqft PER UNIT: 77 UNITS x 150 sqft	= 11,550 sqft
ACTIVE RECREATION AREA PROVIDED:	
COMMUNITY CENTER MEETING AND ACTIVITY ROOMS	= 2,000 sqft
PLAYGROUND	= 2,200 sqft
PATHWAYS	= 4,500 sqft
COVERED PUBLIC AREA	= 300 sqft
TOT LOT	= 648 sqft
9 BENCHES	= 144 sqft
4 RELAXATION STATIONS	= 880 sqft
3 15' x 12' EXERCISE STATIONS	= 540 sqft
ADA PICNIC AREA	= 355 sqft
TOTAL PROVIDED	= 11,567 sqft

TREE PLANTING COMPUTATIONS

TREE PLANTINGS NEEDED: 1 TREE PER 3,000 sqft OF LOT AREA.
LOT AREA: 285,833 sqft, 285,833 / 3,000 =95.3 TREES NEEDED

TREE PLANTINGS PROVIDED: =96 TREES PROVIDED

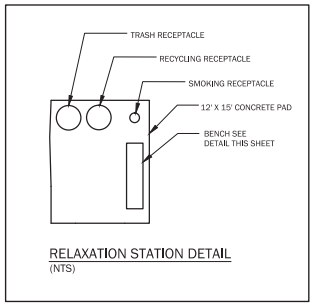
ACTIVE RECREATION COST ESTIMATE

PLAYGROUND	= $12,000
5' WIDE PATH 277 LF	= $1,500
PICNIC AREA	= $5,000
GAZEBO	= $5,000
9 PICNIC TABLES @ $1,000 EACH	= $9,000
9 GRILLS @ $200 EACH	= $1,800
9 BENCHES @ $200 EACH	= $1,800
4 RELAXATION STATIONS @ $500 EACH	= $2,000
8 BIKE RACKS @ $200 EACH	= $1,600
15' x 12' EXERCISE STATIONS	= $500
15' X 12' ADA PICNIC AREA	= $500
TOTAL COST	= $48,800

PARKING COMPUTATIONS

PARKING SPACES REQUIRED: 2.25 SPACES PER UNIT: 77 UNITS x 2.25 = 173.25 SPACES

HANDICAPPED PARKING SPACES PROVIDED: = 8 SPACES
TOTAL PARKING SPACES PROVIDED: = 174 SPACES



RELAXATION STATION DETAIL
(NTS)



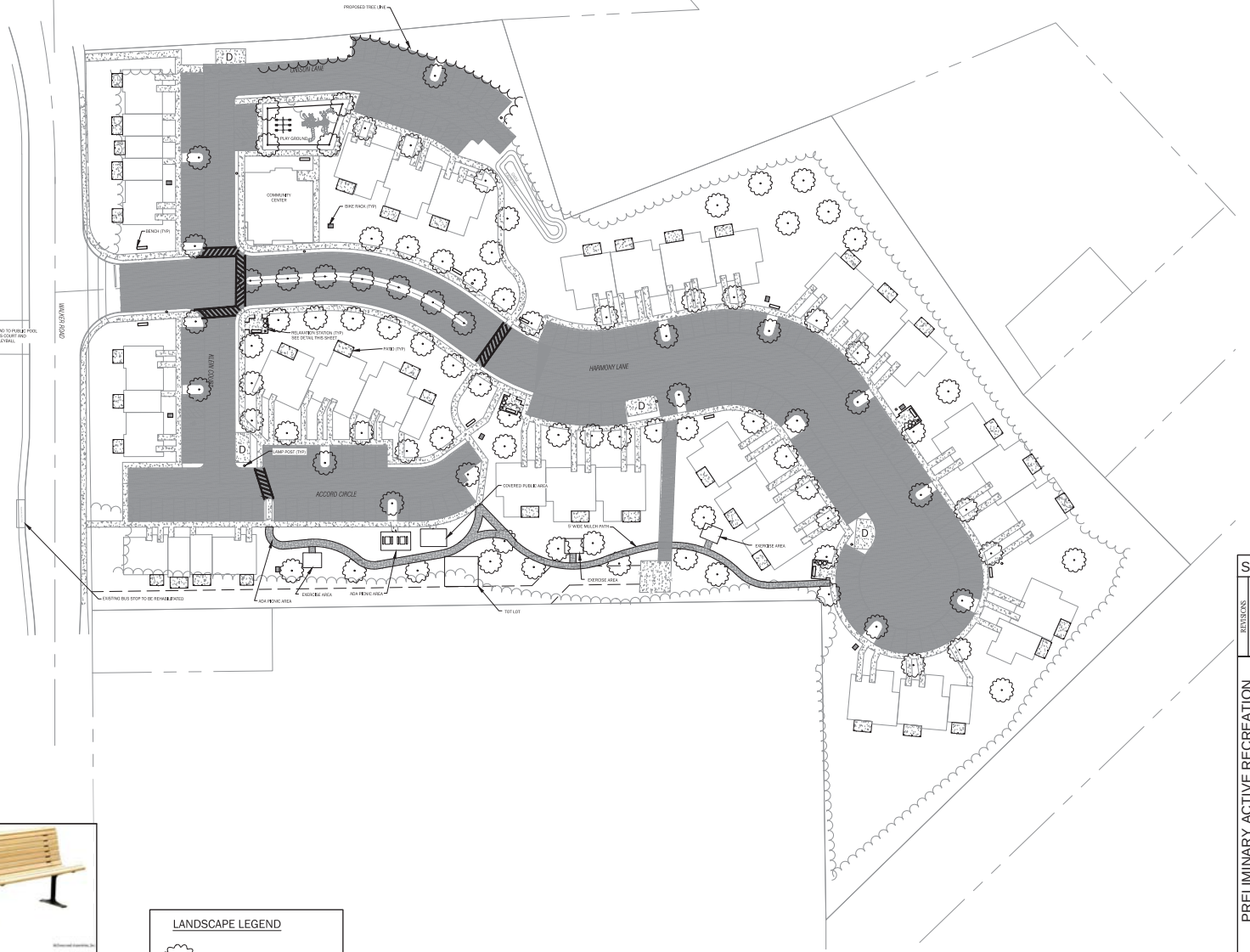
TYPICAL PICNIC TABLE
*Galvanized Tubular Legs
*Powder Coated Finish

Dimensions:
72"L x 59"W x 30 1/4"H
Weight of Table: 162 lbs.
Color: Black
Slats: Recycled plastic



TYPICAL PARK BENCH
*Cratfed Cast Iron Bench
*Rust-Proof Cast Iron Legs
*Powder Coated Finish

Dimensions:
60"L x 29-1/2"H, 23-1/2" Deep
Weight of Bench: 100 lbs.
Weight Capacity: 500 lbs.
Color: Black
Slats: Hardwood



LANDSCAPE LEGEND

LANDSCAPING HEREON SHALL CONSIST OF A MIXTURE OF EASTERN RED BUD, ARISTOCRAT PEAR, RED OAK, OR OTHER SIMILAR SPECIMEN STREET LANDSCAPING TREE 1" CALIPER 3' - 4' TALL ALL TREES SHALL HAVE A ONE YEAR REPLACEMENT GUARENTEE. FLOWERING SHRUBS: "KNOCKOUT ROSES, CHERRY LAUREL,NANDINA, VIRGINIA SWEETSPIRE, ETC."

GRAPHIC SCALE
1 inch = 40 feet

SHEET 6B OF 8

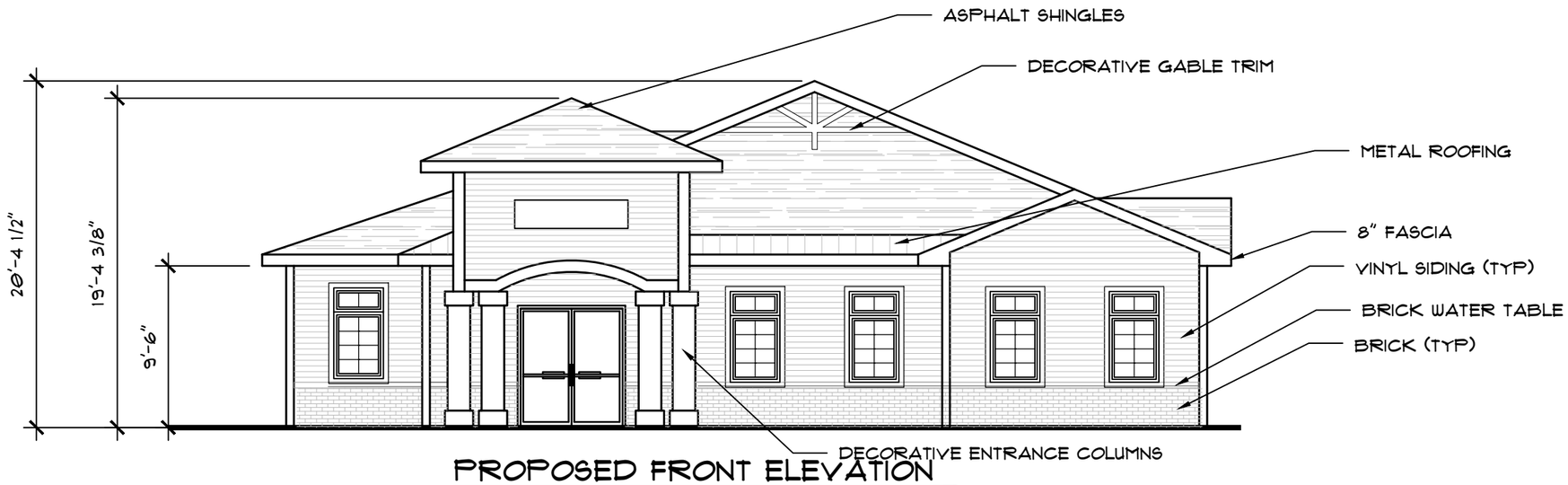
PRELIMINARY ACTIVE RECREATION & TREE PLANTING PLAN
THE VILLAGE AT SHERWOOD
WALKER ROAD
DOVER, DELAWARE

SCALE	1" = 40'
DATE	9/6/2013
DRAWN BY	BAS
PROJECT	1200-4100, 4800-4500 & 8901
APP	067184-01
DWG	ACT-REC-8

REVISIONS:

PARKER & ASSOCIATES
CIVIL ENGINEERING inc SITE PLANNING
SURVEYING FORESTRY

Sep 05, 2013 7:56pm



PROPOSED FRONT ELEVATION

1/8" = 1'-0"



PROPOSED REAR ELEVATION

1/8" = 1'-0"

FISHER ARCHITECTURE

Fisher Architecture, LLC
108 Pine Bluff Road
Salisbury, MD 21801
(410) 742-0238

SEAL:

PROFESSIONAL CERTIFICATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 0013955
EXPIRATION NO.: 09.23.2013

VILLAGE AT SHERWOOD

WALKER ROAD
DOVER, DELAWARE

3	08.28.2013	revised elevations
2	08.23.2013	parks-rec submission
1	08.21.2013	pre-application meeting

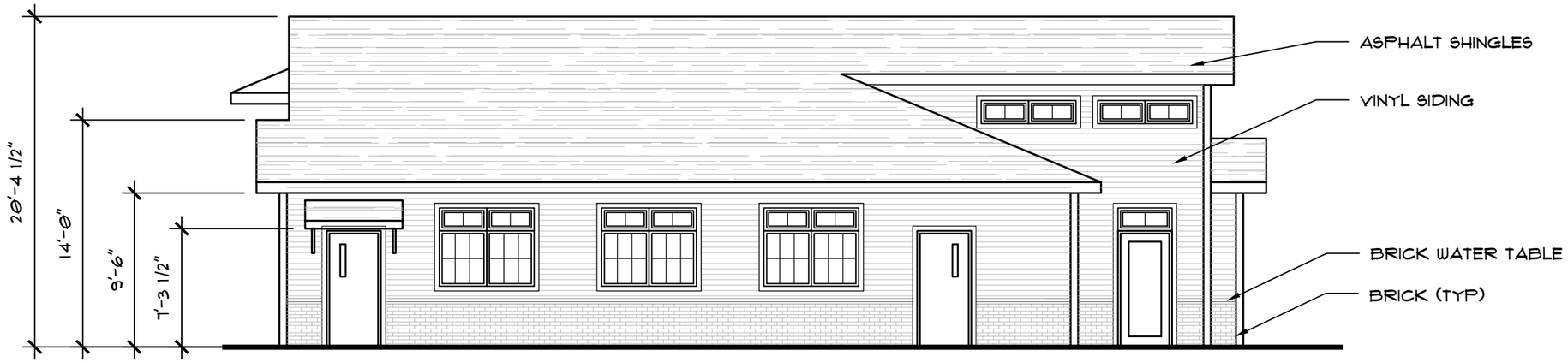
SHEET INFO:

COMMUNITY BLDG ELEVATIONS

START DATE:	08.01.2013
PROJECT NO.	2013031
SCALE:	AS NOTED

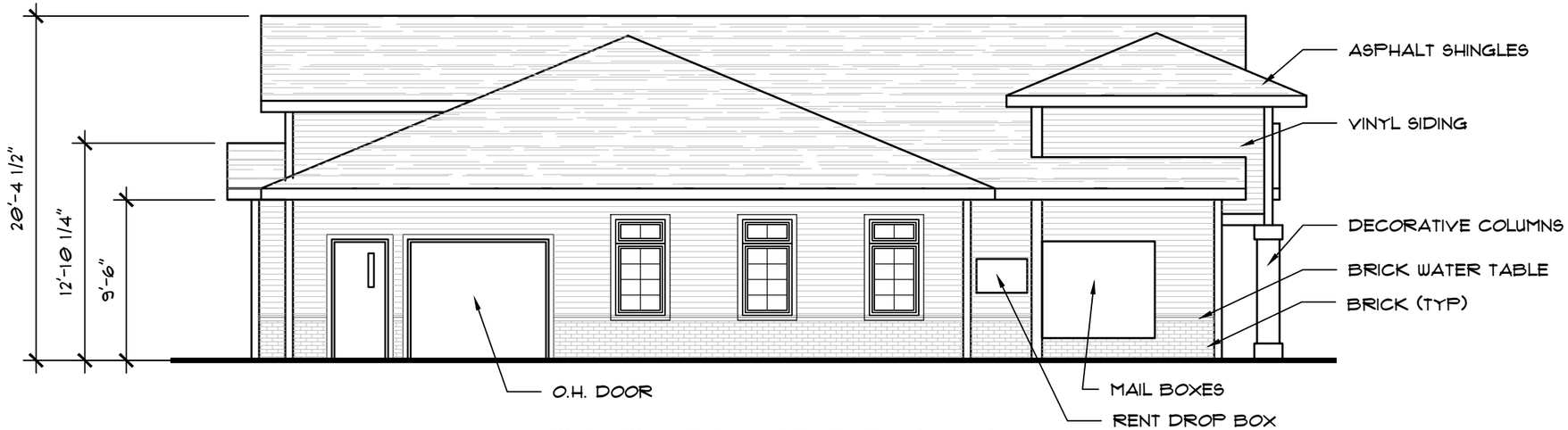
SHEET NUMBER:

SK-1



PROPOSED SIDE ELEVATION

1/8"=1'-0"



PROPOSED SIDE ELEVATION

1/8"=1'-0"

FISHER ARCHITECTURE

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108 Pine Bluff Road
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SHEET INFO:

COMMUNITY BLDG ELEVATIONS

START DATE:	08.01.2013
PROJECT NO.	2013031
SCALE:	AS NOTED

SHEET NUMBER:

SK-2

DATA SHEET FOR RECREATION PLAN REVIEW
Approval of Cash Donation

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF September 9, 2013

Plan Title:	Nottingham Meadows MI-13-10
Plan Type:	Revised Active Recreation Area – Approval of Cash Donation (Cash-in-lieu of recreation area construction)
Property Location:	South of Hazlettville Road and west of Wyoming Mill Road
Property Address:	Nottingham Meadows Subdivision
Owner:	Siobain-VI, LLC
Present Zoning:	R-8 (One Family Residence Zone) SWPOZ (Source Water Protection Overlay Zone) (a portion of) Tier 3 – Excellent Recharge Area
Proposed Site Area:	116 lots (45.07592 Ac. +/-, including right-of-way) 108 Residential Lots and 8 Open Space parcels
Proposed Cash-in-lieu Donation:	$14,517

SUMMARY:

The Parks, Recreation and Community Enhancement Committee reviewed a proposed amendment to the Active Recreation Area for Nottingham Meadows at their meeting on June 10, 2013. The proposal was to eliminate the proposed pool and clubhouse and provide a cash in-lieu payment to meet the Active Recreation Area requirement for this residential subdivision. The owner submitted a Minor Lot Line Adjustment Plan to expunge 105 lots in the approved subdivision, reducing the subdivision to 108 residential lots.

The developer's proposal received a favorable recommendation from the Parks, Recreation & Community Enhancement Committee, and the Revision to the Active Recreation Plan was ultimately approved by the Planning Commission following a public hearing on June 17, 2013.

CODE SUMMARY AND ANALYSIS:

Article 5, Section 10 of the *Zoning Ordinance* addresses Open Space, Recreation and Other Public Facilities. This includes in subsection 10.17, the process and calculation of the amount for cash-in-lieu of recreation area construction. Subsection 10.7 further specifies that City Council, through the Parks, Recreation and Community Enhancement Committee, must approve the cash donation amount prior to final acceptance by the Planning Commission.

Regarding the calculation of the amount of the cash donation, the *Zoning Ordinance* specifies that the "cash donation shall be equivalent to the appraised value of land required…" and that this value shall be "based on the appraisal prepared for the developer to secure construction financing."

An appraisal performed by Dover Consulting Services, Inc., dated July 5, 2013, was submitted to the Planning Office. This appraisal values the subdivision at $21,292 per acre. Based on this number, the value of the 29,700 SF of land required for Active Recreation Area is $14,517.

CODE CITATION:

Dover Code of Ordinances, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities:

10.1 Recreation Areas.

10.17 *Cash in lieu of recreation area construction.*

10.171 *Determination of suitability for cash donation.* If the commission determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the commission shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.

10.172 *Separate recreation account.* The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

10.173 *Amount of cash donation.* The cash donation shall be equivalent to the appraised value of land area required in section 10.16. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standards of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.

10.174 *Appeal of appraised value.* If the city does not accept the land value established by the appraisal detailed in [sub]section 10.173, the city may, at the developer's expense, require another appraisal be performed. This appraisal will be let on a bid basis between at least three appropriately qualified, certified appraisers selected by the city. The appraiser(s) who prepared the original appraisal in [sub]section 10.173 cannot be a party to this appeal appraisal.

10.175 *Payment of cash donation.* One hundred percent cash donation provided under this section shall be collected prior to issuing the first building permit for the development.

10.7 *Council approval.* Prior to acceptance by the planning commission, all areas planned for public dedication, or cash donations provided under this section must be submitted to, and approved by the parks, recreation, and community enhancement committee of the City of Dover, and shall be subject to final review and approval by [the] city council.

STAFF RECOMMENDATION

Staff recommends acceptance of the $14,517 cash-in-lieu of recreation area construction donation, as the amount complies with the requirements of the *Zoning Ordinance*.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.