CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, May 20, 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 April 15, 2013

COMMUNICATIONS & REPORTS

1) Reminder: The Planning Commission Quarterly Workshop scheduled for Tuesday, May 21, 2013 has been cancelled.

2) Reminder: The next Planning Commission regular meeting is scheduled for Monday, June 17, 2013 at 7:00pm in the City Council Chambers.

3) Pedestrian and Bicycle Planning Webcast + Local Value Added Session: June 5 at 4:00pm-7:00pm hosted at Milford Public Library. Sponsored by APA Delaware, Dover/Kent County MPO, and City of Dover Planning Office.

4) 2013 Planning Law Review Webcast: June 26, 2013 at 4:00-5:30pm hosted at the Kent County Administration Building, Room 220. Sponsored by the APA Delaware and the Kent County Planning Office.

5) Report on City Council actions

6) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   a) S-11-07 Weston Drive Property: Mini-Storage Facility – Request for a second one year extension of the Planning Commission approval granted May 16, 2011 for a Site Plan for the construction of three mini-storage buildings for a total of 16,800 S.F. of new buildings and other associated site improvements at 200 Weston Drive. The property is 5.36 acres ± and is zoned IPM (Industrial Park/Manufacturing Zone). The property is located at the north end of Weston Drive. The owner of record is Stoltzfus Mast, LLC. Property Address: 200 Weston Drive. Tax Parcel: ED05-076.08-01-11.01-000. Council District 4. *Previously, a one year extension was granted on May 21, 2012 by the Planning Commission.*

b) S-11-08 Loockerman East: Lands of Hub Associates, LLC – Request for a second one year extension of the Planning Commission approval granted May 16, 2011 for a Site Plan for the redevelopment of four parcels of land (to be consolidated) in order to construct a 92 room hotel, an 11,230 S.F. retail building, and other associated site improvements (with the existing 17,200 S.F. TGI Friday's building to remain). The subject property 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. *Previously, a one year extension was granted on May 21, 2012 by the Planning Commission.*

2) Review of Development Application:
   a) S-13-05 Lands of KGH Development Corporation at 625 South State Street – Continuation of the Review of an Site Plan for the expansion of the existing parking lot for an additional 130 parking spaces located at 625 South State Street and 100 Scull Terrace. The property is zoned IO (Institutional and Office Zone) and a portion of the property is subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 1 – Wellhead Protection Area and Tier 3 – Excellent Recharge Area. The property is located east side of South State Street in the block between South Street and Hope Street. The owners of record are KGH Development Corporation and Central DE Surgery Center. Addresses: 625 South State Street, 100 Scull Terrace, and 150 Scull Terrace. Tax Parcel: ED-05-077.13-01-51.00-000. Council District 2. *Waiver Requested: Partial Elimination of Curbing and Consideration of Joint Parking Facilities. At the April 15, 2013 meeting, the Planning Commission tabled this application seeking additional information at their April 15, 2013 meeting.*

NEW BUSINESS

1) Resolution honoring Diane Metsch for her service as Secretary to the Planning Commission

NEW DEVELOPMENT APPLICATIONS

1) C-13-03 Luther Village III: Planned Neighborhood Design – Senior Citizen Housing Option on Babb Drive – Public Hearing and Review of a Conditional Use Site Plan for the development of Luther Village Planned Neighborhood Design – Senior Citizen Housing Option consisting of 524 apartment units in a total of nine phases; it was previously established by application C-02-02. Luther Village Phases 1 and 2 have been constructed (Applications S-03-07 and S-7-10). The plan for Phase 3 consists of the construction of a four story apartment building with 48 units, the construction of a one story 3,566 SF resident activity room, and associated site improvements. The plan also includes a Minor Subdivision to create two (2) parcels of land from the existing 29.8 acre +/- parcel. The parcel will be subdivided into a 2.85 acre +/- parcel and a 26.95 acre +/- parcel. The property is zoned RG-2 (General Residence Zone). The property is located east side of John Hunn Brown Road and on the west side of Babb Drive. The owner of record is Martin Luther Foundation of Dover. Address: 101 Babb Drive. Tax Parcel: ED-05-077.06-02-90.00-000. Council District 2. *Consideration of Alternative Design Standards for PND: Building Setback from Property Line, Building Spacing, Building Height,*

Number of Stories, Average Number of Dwelling Units Per Building, and Off-Street Parking Reduction. Waivers Requested: Reduction in Bicycle Parking Requirement, Elimination of Rear Emergency Access, Partial Elimination of Curbing and Subdivision Waiver of Requirement for Lot Frontage on a Public Street.

2) S-13-11 Woodmill Apartment Storage Buildings and Revised Active Recreation Area at Woodmill Apartments – Public Hearing and Review of a Site Plan for the construction two (2) storage buildings at 4,000 SF and 4,800 SF for a total of 8,800 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.

3) S-13-12 Family Dollar at 300 West Loockerman Street – Public Hearing and Review of Site Plan and Architectural Review Certificate for the construction of an 8,316 SF building and associated site improvements. The property is zoned C-2 (Central Commercial Zone) and is subject to H (Historic District Zone). The property is located on the southwest corner of West Loockerman Street and South New Street. The owner of record is Fisher/Grimes Partnership. The equitable owner is Chesapeake Group, LLC. Address: 300 West Loockerman Street. Tax Parcel: ED-05-077.09-01-69.00-000. Council District 4. *Waivers Requested: Partial Elimination of Curbing. Associated with Application HI-13-02 reviewed by the Historic District Commission on March 21, 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: May 10, 2013 at 10:30am.