CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, October 15, 2012 – 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 17, 2012

COMMUNICATIONS & REPORTS

1) An Audio/Web Conference entitled "Planning Mistakes: Accessing, Learning, Adapting" will be held on October 10, 2012 from 4:00pm-5:30pm at the Kent County Administrative Building, Room 220. The session is co-sponsored by the Delaware Chapter of the American Planning Organization (APA) and the Kent County Department of Planning Services.

2) Reminder: The next Planning Commission regular meeting is scheduled for November 19, 2012 at 7:00pm in the City Council Chambers.

3) Reminder: The next Planning Commission Quarterly Workshop is scheduled for Tuesday, November 20, 2012 at 4:00pm in the City Hall Conference Room.

4) Report on City Council actions

5) Update on other Planning activities

NEW BUSINESS

1) Resolution honoring Francis Nichols for his service as a Planning Commission member

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: NONE

2) Review of Development Application:
   a) C-12-06 Dover First Christian School at 647 Wyoming Avenue – Continuation of the Review of a Conditional Use Site Plan to allow for the construction of a 4,000 SF school building and associated site improvements. The application also includes a Conditional Use to allow for the temporary use of the existing hall within the church as the school. The property is zoned R-8 (One Family Residence Zone). The property is located on the north side of Wyoming Avenue east of New Burton Road and west of Woodford Drive. The owner of record is Seventh Day Adventist Church. Address: 647 Wyoming Avenue. Tax Parcel: ED-05-76.20-01-78.00-000. Council District 2. *Waiver Requests: Elimination of Sidewalk along New Burton Road, Elimination of Sidewalk along Konschak Avenue,*

Elimination of Upright Curbing, Reduction in Parking. At the meeting of September 17, 2012, the Planning Commission referred the application to the Architectural Review Oversight Subcommittee and tabled the application until the October meeting. The Public Hearing was closed on September 17, 2012.

NEW DEVELOPMENT APPLICATIONS

1) AX-12-01 Lands of Taililou LLC at 110 and 136 Rustic Lane –Public Hearing and Recommendation to City Council on the Rezoning Request associated with the Annexation of two parcels of land totaling 1.68786 +/- acres located at 110 and 136 Rustic Lane. The property at 110 Rustic Lane consists of 1.118 +/- acres is currently zoned BG (General Business District). The property at 136 Rustic Lane consists of 0.56986 +/- acres is currently zoned RMH (Residential Manufactured Home District) in Kent County. The proposed zoning for both properties is C-2A (Limited Central Commercial Zone). The properties are located east of North DuPont Highway. The current annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Areas. The owner of record is Taililou LLC. Addresses: 110 and 136 Rustic Lane. Tax Parcels: ED-00-057.02-02-38.00-000 and ED-00-057-02-02-40.00-000.

2) S-12-18 Leander Lakes Apartments on Forrest Avenue – Public Hearing and Review of a Site Plan application to permit the construction of ten (10) apartment buildings totaling 240 units with the associated site improvements. The property is zoned RM-2 (Medium Density Residence Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The subject area is located on the south side of Forrest Avenue, west of Dover High Drive and the land recognized as the new Dover High School. The owner of record is Leander Lakes, LLC. Property Address: Forrest Avenue. Tax Parcel: ED-05-075.00-01-05.01-000. *Council District 1. Waivers Requested: Use of alternative sidewalk materials (concrete to asphalt) along Route 8, partial elimination of curbing to allow for stormwater management, and elimination of rear emergency access requirements. A previous application S-09-13 for this property was conditionally approved by the Planning Commission on August 17, 2009; the plan has expired.* PLUS #2009-05-08.

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 5, 2012 at 12:45pm