CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, June 18, 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 May 21, 2012

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for July 16, 2012 at 7:00pm in the City Council Chambers.

2) 2012 Planning Law Review – APA Audio/Web Conference. June 27, 2012 at 4:00-5:30pm hosted at the Kent County Administration Building, Room 220. Sponsored by the DE APA Chapter and the Kent County Planning Office.

3) Report on City Council actions

4) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   a) S-11-09 State Street Plaza at 1004 S. State Street – Request for a one year extension of the Planning Commission approval granted July 18, 2011 and September 18, 2011 for a Site Plan for the construction of a 9,942 SF office building and other associated site improvements at 1004 South State Street. The property is 0.7635 acres ± and is zoned C-2A (Limited Central Commercial Zone). The property is located on the west side of South State Street at the intersection with Wyoming Avenue. The owner of record is Gateway South Professional Center, LLC and the equitable owner is ADP Properties, Inc. Property Address: 1004 South State Street. Tax Parcel: ED05-077.17-07-21.00-000. Council District 2.

NEW BUSINESS

NEW DEVELOPMENT APPLICATIONS

1) S-12-07 McDonald's at 915 and 1025 South DuPont Highway – Public Hearing and Review of a Site Development Plan and a Lot Line Adjustment Plan to allow for the demolition of the two existing buildings located on the two parcels of land and the construction of a 3,896 SF restaurant and associated site improvements. The parcels are zoned C-4 (Highway Commercial Zone). The property is located on the east side of South DuPont Highway. The owners of the property are Franchise Realty Interstate and Siobain VI, LLC. Addresses: 915 and 1025 South DuPont Highway. Tax Parcels: ED-05-077.18-02-02.00-000 and ED-05-077.18-02-03.00-000. Council District 2. *Waivers Requested: Partial Elimination of Curbing, Alternative Material for Fence Component of Opaque Barrier, Consideration of a Tree Mitigation Plan, and Reduction of the Arterial Street Buffer.*

2) S-12-10 Redevelopment of Wal-Mart Site at 1574 North DuPont Highway – Public Hearing and Review of a Site Development Plan to allow for renovations to the former Wal-Mart Building (change in building size from 118,234 SF to 116,620 SF), the construction of a two 7,020 SF pad site buildings, and associated site improvements. The subject property consists of 12.74 acres and is zoned C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway, north of Rustic Lane. The owner of the property is Onix Dover, LLC. Address: 1574 North DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-0000. Council District 4. *Waiver Requested: Reduction in Arterial Street Buffer.*

3) S-12-11 Greentree Shopping Center Expansion (Redner's) at 25 Greentree Drive – Public Hearing and Review of a Site Development Plan to allow for a 10,000 SF addition to the existing shopping center building for redevelopment of a vacant grocery store and associated site improvements. The submission also includes a Minor Lot Line Adjustment Plan. The subject area is zoned SC-2 (Community Shopping Center Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue (Route 8) between Independence Boulevard and Kenton Road. The owners of the properties are Greentree Village Center LP and Stevens/Anstine 1987-1 LP. Address: 25 Greentree Drive. Tax Parcels: ED-05-076.06-01-67.00-000 and ED-05-076.06-06-66.00-000. Council District 1. *Waivers Requested: Partial Elimination of Curbing-Parking Lot, Partial Elimination of Upright Curbing for Building Access, Elimination of Loading Space and Consideration of Tree Mitigation Plan.*

4) S-12-12 Delaware State University Applied Optics Research Building: Site Development Master Plan – Public Hearing and Review of a Site Development Master Plan consisting of three phases on the Delaware State University Campus. Project includes the relocation of three existing modular buildings (4,280 SF, 1,696 SF, and 1,696 SF) and the construction of two Applied Optics Research Buildings: Building 1 of 4 stories and 30,700 SF and Building 2 of 5 stories and 44,232 SF (total of 74,932 SF of new building) along with associated site improvements. The subject property is zoned IO (Institutional and Office Zone) and is subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3 – Excellent Recharge Area. The property is located on the west side of North DuPont Highway north of College Road. The owner is State of Delaware c/o Delaware State University. Address: 1200 North DuPont Highway. Tax Parcels: Portion of ED-05-057.00-01-21.00-000, ED-05-057.00-19.00-000, and ED-05-57.00-01-20.00-000. Council District 4. *Waiver Requested: Elimination of Loading Spaces.*

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: June 8, 2012 10:00am