A G E N D A
CITY OF DOVER PLANNING COMMISSION
Monday, December 19, 2011 – 7:00 P.M. - City Hall: Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA
ADOPTION OF MINUTES OF REGULAR MEETING of November 21, 2011

COMMUNICATIONS & REPORTS

1) Report on City Council actions

2) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Revised Application:
   a. S-11-02 Revised C.F. Schwartz Building Addition at 1530-1536 North DuPont Highway – Public Hearing and Review of Revisions to the Site Development Plan previously approved for the construction of a 24,444 S.F. building addition and the associated site improvements on a 7.83 +/- acre parcel. The property is zoned RC (Recreational and Commercial Zone) and C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway at the intersection with Rustic Lane. The owner of record is C.F. Schwartz Motor Company. Property Address: 1530-1536 North DuPont Highway. Tax Parcel: ED-05-057.00-01-06.00-000. Council District 4. *Revisions proposed include a Waiver Request to Reduce the Number of Required Bicycle Parking Spaces and a Revised Landscape Plan including Consideration of a Revised Tree Mitigation Plan. The Planning Commission previously approved Application S-11-02 on February 21, 2011 with Final Plan Approval granted September 6, 2011.*

NEW DEVELOPMENT APPLICATIONS

1) S-11-21 Inner City Cultural League/Dover Cultural Center at 39 S. West Street – Public Hearing and Site Plan Review to permit the construction of a 4,085 S.F. building and associated site improvements. The subject site is one parcel of land consisting of 0.5923 acres +/- (25,800 S.F.). The property is situated on the east side of South West Street in the block between West Division Street and Forest Street just east of the railroad corridor. The property is zoned C-2A (Limited Central Commercial Zone). The owner of record is Downtown Dover Partnership. Property Address: 39 South West Street. Tax Parcel: ED-05-076.08-06-02.00-000. Council District 4. *Waivers Requested: Reduction in Parking Requirements; Elimination of Opaque Barrier (Fence Component) and Partial Elimination of Curbing.*

2) C-11-07 North Street Area Improvement Project – Public Hearing and Review for Conditional Use/Site Development Master Plan and Architectural Review Certificate for the North Street Area Improvement project. The project involves three project areas/phases consisting of the following: a parking lot consolidation project on the south side of North Street; streetscape

improvements to the block of North Street between South State Street and South Governors Avenue; and the redevelopment a vacant area in the block between North Street and West Loockerman Street as a plaza with parking lot. The project area consists of multiple parcels of land totaling 4.1635 acres ± of land zoned C-2 (Central Commercial Zone) or RGO (General Residence and Office Zone) and subject to the H (Historic District Zone). The project area is focused on the segment of North Street between South State Street and South Governors Avenue and the area between West Loockerman Street and Bank Lane. The owners of record include Rudolph von Croy c/o Colonial Investment & Management, Delaware State Housing Authority, Collegian Plaza Hospitality Group II LLC, and the City of Dover; the equitable owner (for certain parcels) is the Downtown Dover Partnership. The property addresses include 114, 116, 120, 126 and 128 West Loockerman Street; 100, 104, 106, and 119 West North Street; 309 South Governors Avenue; and 16 and 22-26 The Green. Tax Parcels: ED-05-077.09-04-32.00-000, ED-05-077.09-04-06.00-000, ED-05-077.09-04-31.00-000, ED-05-077.09-04-30.00-000, ED-05-077.09-04-08.00-000, ED-05-077.09-04-09.00-000, ED-05-077.09-04-43.00-000, ED-05-077.09-04-42.00-000, ED-05-077.09-04-51.01-000, ED-05-077.09-04-53.00-000, ED-05-077.09-04-53.01-000, ED-05-077.09-04-07.00-000, ED-05-077.09-04-50.00-000 and ED-05-077.09-04-54.00-000. Council Districts 2 and 4. *Waiver Requested: Partial Elimination of Curbing. Application HI-11-05 is scheduled for review at the Historic District Commission Meeting on December 15, 2011.*

3) MI-11-17 Text Amendment: Revisions to *Zoning Ordinance,* Article 3 Section 2 and Article 6 regarding Conditional Uses in the General Residence Zone – Public Hearing and Review for Recommendation to City Council on a series of Amendments to the *Zoning Ordinance,* Article 3 §2 to permit limited commercial uses accessory to the principal residential use on properties within the General Residence Zone (RG-1 and RG-2) that are located within the City's Historic District Zone and/or listed on the National Register of Historic Places as part of a historic district or as an individual property. It would also require that such accessory uses be subject to Conditional Use approval by the Planning Commission set standards for such accessory uses. Also includes amendments to Article 6 pertaining to the associated parking requirements. Ordinance #2011-29.

NEW BUSINESS

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.