REVISED A G E N D A

CITY OF DOVER PLANNING COMMISSION

Monday, November 21, 2011 – 7:00 P.M. - City Hall: Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF REVISED AGENDA

1. Application C-11-06: Request (letter dated 11/18/2011) to postpone consideration of application for 60 days and reschedule for January 17, 2012 meeting.

ADOPTION OF MINUTES OF REGULAR MEETING of October 17, 2011

COMMUNICATIONS & REPORTS

1) The Planning Commission Quarterly Workshop previously scheduled for Tuesday, November 22, 2011 at 4:00pm in the City Hall Conference Room is cancelled.

2) Reminder: The next Planning Commission regular meeting is scheduled for Monday, December 19, 2011 at 7:00pm in the City Council Chambers.

3) Schedule of Deadlines and Meeting Dates for 2012

4) Report on City Council actions

5) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW DEVELOPMENT APPLICATIONS

1) C-11-05 Amended Royal Farms and Bank with Drive-thru at 293 South Saulsbury Road – Public Hearing and Review of an Amended Site Plan to also include the addition of a 4,600 S.F. bank building with drive-thru on the property where previously a Conditional Use Site Plan was approved for the construction of a 5,786 S.F. retail store building, a 1,407 S.F. car wash building, eight doubled-sided gasoline pumps under two canopy structures, and other associated site improvements. The property consists of 3.64 acres+/- and is zoned C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the northeast corner of Saulsbury Road and West North Street. The owner of record is Roadway Express, Inc. The equitable owner is F&B Properties, LLC. Property Addresses: 293 S. Saulsbury Road. Tax Parcel: ED-05-076.11-01-43.00-000. Council District 4. *Waivers Requested: Partial Elimination of Upright Curbing and Use of Alternative Materials for Fence Component of Opaque Barrier. The Planning Commission granted conditional approval for Conditional Use Site Plan for the retail store, car wash and gasoline pumps on August 15, 2011.*

~~2)~~ Request to postpone consideration of application C-11-06 and reschedule for January 2012. ~~C-11-06 Kent County 911 Center: Parking Expansion at 911 Public Safety Boulevard - Public Hearing and Site Plan Review to permit site improvements to expand the parking lot by twenty-two (22) parking spaces and to create a storage yard area. An alternative parking lot design submitted proposes to expand the parking lot by forty-three (43) parking spaces with a smaller~~

~~storage yard area. The subject site consists of one parcel for a total of 5.29 acres+/- of land. The property is situated on the south side of Public Safety Boulevard east of South DuPont Highway (Route 13). The property is zoned R-10 (One Family Residence Zone). The owner of record is the Kent County Levy Court. Property Address: 911 Public Safety Boulevard. Tax Parcel: ED-05-077.14-01-10.02-000. Council District 2. *Waiver Requested: Partial Elimination of Upright Curbing and Elimination of Sidewalk.*~~

3) S-11-19 Dover Behavioral Health Systems Building Addition at 725 Horsepond Road – Public Hearing and Site Plan Review to permit the construction of 12,000 S.F. building addition to the existing 47,105 S.F. building and associated site improvements. The subject site consists of one parcel for a total of 14.746 acres +/- of land. The property is situated on the east side of Horsepond Road south of South Little Creek Road. The property is zoned I-O (Institutional and Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone). The owner of record is UHS of Dover, LLC. Property Address: 725 Horsepond Road. Tax Parcel: ED-05-078.00-01-08.00-000. Council District 2. The property was the subject of Board of Adjustment application V-11-02. *Waivers Requested: Reduction of Parking Requirement, Number and Size of Loading Spaces, and Partial Elimination of Sidewalk.*

4) MI-11-13 Text Amendment: Revisions to *Zoning Ordinance*, Article 3 Section 17 Shopping Center Development – Public Hearing and Review for Recommendation to City Council on a series of Amendments to the *Zoning Ordinance,* Article 3 §17 – Shopping Center Development (SC-1, SC-2, and SC-3) relating to permitted uses within the Neighborhood Shopping Center Zone (SC-1). The proposed ordinance adds Section 17.31 to permit retail and service establishments, to permit gasoline pumps as an accessory use subject to conditional use approval, and to prohibit wholesaling, warehousing, storage, and motor vehicle service, sales, and/or fueling stations. Ordinance #2011-25.

5) MI-11-14 Text Amendment: Revisions to *Zoning Ordinance,* Article 5 Section 1 and Section 7 regarding Corner Lots and Fences – Public Hearing and Review for Recommendation to City Council on a series of Amendments to the *Zoning Ordinance,* Article 5 Section 1 – Supplementary Regulations Applying to Residence Zones and Section 7 Supplementary Regulations Applying to All Non-Residential Zones. The proposed ordinance clarifies the designation of front yards, side yards, and rear yards for corner lots and establishes the maximum fence heights within such yard areas on residential lots and non-residential lots including corner lots and dual frontage lots. Ordinance #2011-26.

6) MI-11-15 Text Amendment: Revisions to Article 5 of the *Zoning Ordinance* regarding Public Utilities Infrastructure – Public Hearing and Review for Recommendation to City Council on a series of Amendments to the *Zoning Ordinance,* to add Article 5 §21 – Public Utility Infrastructure. The proposed ordinance would permit public utility infrastructure, with some exceptions, in all zoning districts and provides for exemptions from the requirements of Article 4 – Zoning Bulk and Parking Regulations while establishing specific requirements for setbacks, fences, and site development plans. Ordinance #2011-27.

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.