A G E N D A
CITY OF DOVER PLANNING COMMISSION
Monday, August 15, 2011 – 7:00 P.M. - City Hall: Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA
ADOPTION OF MINUTES OF REGULAR MEETING of July 18, 2011

COMMUNICATIONS & REPORTS

1) The Planning Commission Quarterly Workshop is scheduled for Tuesday, August 16, 2011 at 4:00pm in the City Hall Caucus Room.

2) Note: The Annual Review of C-08-01 House of Pride Conditional Use Permit directed to be reviewed at the August 2011 Planning Commission Meeting will be rescheduled for the September Planning Commission Meeting to allow completion of property inspections in order to report compliance status.

3) Report on City Council actions
   a. Updates from Meetings
   b. Update on Ordinance #2011-14 with PC Amendment #1 - MI-11-06 Text Amendment: Revisions to Article 10 of the Zoning Ordinance (Appendix B)

4) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   a. S-09-13 Leander Lakes Apartments at 2161 Forrest Avenue – Request for an extension of the Planning Commission approval first granted on August 17, 2009 of the Site Plan to permit a subdivision to create a parcel of 30 acres from the overall parcel of 42 acres and the subsequent construction of ten (10) apartment buildings totaling 240 units with the associated site improvements. The property is zoned RM-2 (Medium Density Residence Zone). The subject area is located on the south side of Forrest Avenue, west of the land currently under development as the new Dover High School. The owners of record are the Jireh Christian Center, Inc. and Leander Lakes, LLC. Property Address: 2161 Forrest Avenue. Tax Parcel: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-5.01-000. Council District 1. *Previously, a one year extension was granted by the Planning Commission on July 19, 2010 setting the plan expiration date as August 31, 2011.Under the provisions proposed in Ordinance #2011-14 unexpired plans shall be eligible for an extension of approval not to exceed 36 months from the initial approval date.*

2) Review of Revisions to Architectural Review Certifications:
   a. HI-09-01 Dover Public Library – Update and Review of the selected exterior finish

materials for the Dover Public Library. Previously, the Architectural Review Certification for the project was issued upon recommendation of the Historic District Commission on June 17, 2009 and action by the Planning Commission March 15, 2010. Construction of a two story library building of 46,000 S.F with the associated parking, walkways, landscaping, and stormwater management facilities is underway. The project area consists of 4.67 acres ± of land zoned I-O (Institutional and Office Zone) and subject to the H (Historic District Zone). The property site is located on the north side of Loockerman Plaza between South State Street and Legislative Avenue. The owner of record is the City of Dover. The property address is 35 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-55.00-000. Council District #2. *The Historic District Commission reviewed this revision request on July 21, 2011 and has provided a recommendation.*

b. HI-05-03 State Street Commons – Update and Review of Request for use of alternative material for building entrance railings at porches and porticos. Previously, the Architectural Review Certification for the project was issued upon recommendation of the Historic District Commission on March 16, 2006 and action by the Planning Commission on June 20, 2006 for the project known as State Street Commons. Construction commenced on two connected 2 ½ story office buildings of 12,000 S.F. each for a total of 24,000 S.F with a two level parking garage. The existing brick office building at 502 South State Street consisting of 3,222 S.F. will remain. The property consists 35,061 square feet ± of land zoned RG-O (General Residence and Office Zone) and subject to the H (Historic District Zone). The property is located at the southwest corner of South State Street and Water Street. The owner of record is YOZIMA, LLC; request received from Onix-Z, LLC. Tax Parcel: ED-05-077.09-03-70.00-000. Council District #2. *The Historic District Commission reviewed this revision request on July 21, 2011 and has provided a recommendation.*

3) Continuation of the Review of Draft "Policy on Physical Posting Requirements"
    a. Review of Notice Templates

NEW DEVELOPMENT APPLICATIONS

1) Z-11-05 Lands of Harrington Commercial at 601 Fulton Street – Public Hearing and Review for Recommendation to City Council on a rezoning application consisting of one parcel of land totaling of 0.486 acres ±. The property is currently zoned M (Manufacturing Zone). The proposed zoning is C-3 (Service Commercial Zone). The subject property is located on the north side of Fulton Street between Ridgely Street and the railroad corridor. The owner of record is Harrington Commercial, LLC. The equitable owner is Michael J. Harrington, Sr. Property Address: 601 Fulton Street. Tax Parcel: ED05-076.08-01-14.00-000. Council District 4.

2) US-11-02 McDonald's USA, LLC: Comprehensive Signage Plan – Public Hearing and Review of a Comprehensive Unified Sign Plan. The plan provides for multiple sign types (pylon, wall, and directional signs) and number of signs for the McDonald's at 1788 North DuPont Highway. The parcel is zoned C-4 (Highway Commercial Zone). The site is located on the west side of North DuPont Highway (Route 13) just south of the Scarborough Road

intersection. The owner of record is McDonalds USA, LLC. Property Address: 1788 North DuPont Highway. Tax Parcel: ED05-057.01-02-02.00-000. Council District 4.

3) S-11-11 Lands of Downtown Dover Partnership at 120 S. Governors Avenue – Public Hearing and Review of a Site Development Master Plan and Architectural Review Certificate for the construction of a four story 47,042 SF mixed-use building consisting of a retail component and 27 apartments, a four story 34,896 S.F. apartment building of 24 apartments with ground level parking in the building, and other associated site improvements on the property at 120 South Governors Avenue. The existing 16,783 SF commercial building on the property is proposed for demolition. The application also includes a Minor Subdivision Plan to divide the property into two lots. The property consists of 1.7653 acres ± and is zoned C-2 (Central Commercial Zone) and subject to the H (Historic District zone). The property site spans the block between South Governors Avenue and South New Street located north of, but not adjacent to, West Loockerman Street. The owner of record is Downtown Dover Partnership (formerly the Downtown Dover Development Corporation). Property Address: 120 South Governors Avenue. Tax Parcel: ED05-077.09-01-44.00-000. Council District 4. *The Historic District Commission reviewed this application at their meeting on July 21, 2011 (HI-11-04). The Project includes review of an Active Recreation Plan.*

4) S-11-12 Dove View Apartments at 101-405 Doveview Drive – Public Hearing and Review of a Site Plan for the construction of a four story 43,885 SF apartment building and other associated site improvements including the completion of two partially constructed apartment buildings for a total of 144 apartment units. The property is 6.73 acres ± and is zoned RG-5 (General Residence Zone for Mid-Rise Apartments) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue (Route 8) just west of the Saulsbury Road intersection. The owner of record is CRM Mid-Atlantic, LLC. Property Addresses: 101-405 Doveview Drive. Tax Parcel: ED05-076.07-01-30.00-000. Council District 1. *The Project includes review of an Active Recreation Plan. A previous application for the property was reviewed as C-06-02 DoveView Senior Apartments: Planned Neighborhood Design – Senior Citizen Housing Option in August 2006.*

5) S-11-13 Wesley College Master Plan for Streetscape Campus Enhancements – Public Hearing and Review of a Site Development Master Plan for the site planning and streetscape campus enhancements associated with the abandonment of designated sections of North Bradford Street, Fulton Street, Cecil Street, and several alleys in the Wesley College campus area. The submission includes the Record Plan for vacated right-of-way and a Master Plan consisting of five phases of site improvements including pedestrian amenities, paving, landscaping, and parking lot reconfiguration/construction. This project is located in the area of the Wesley College campus generally located north of Division Street between North Governors Avenue and North State Street. The properties are zoned IO (Institutional and Office Zone) and RGO (General Residence and Office Zone) with a property subject to the H (Historic District Zone). The applicant is Wesley College. Property Addresses: Multiple. Tax Parcels: Multiple. Council Districts 3 and 4. *This project is associated with MI-10-06 Request for Street and Alley Abandonment: Wesley College reviewed by the Planning Commission in April 2010 and as approved by City Council August 9, 2010.*

6) C-11-05 Royal Farms at 293 South Saulsbury Road - Public Hearing and Review of a Conditional Use Site Plan 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). In the C-2A Zone, the establishment of gasoline pumps is an accessory use requiring conditional use approval. 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: ED05-076.11-01-43.00-000. Council District 4. *Waivers Requested: Partial Elimination of Upright Curbing.*

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.