A G E N D A
CITY OF DOVER PLANNING COMMISSION
Monday, May 16, 2011 – 7:00 P.M. - City Hall: Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL

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

COMMUNICATIONS & REPORTS

1) NOTE: The Planning Commission Quarterly Workshop is canceled for Tuesday, May 17, 2011 at 4:00pm due to a scheduling conflict. The Planning Commission needs to discuss rescheduling this workshop meeting.

2) 2011 Planning Law Review – APA Audio/Web Conference, June 29, 2011 at 4:00pm - 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: None

NEW DEVELOPMENT APPLICATIONS

1) Z-11-04 Lands of Frank Everett at 1151-1155 Walker Road – Public Hearing and Review for Recommendation to City Council of rezoning application consisting of one parcel of land totaling of 1.904 acres ±. The property is currently zoned C-PO (Commercial/Professional Office Development District). The proposed zoning is IO (Institutional and Office Zone). The subject property is located on the north side of Walker Road and west of McKee Road. The owner of record is Walker Rd, LLC c/o Franklin Everett, Jr. Property Addresses: 1151-1155 Walker Road. Tax Parcel: ED05-067.18-01-79.00-000. Council District 4. Ordinance #2011-13.

2) S-11-06 Woodbrook Development: Building Addition at 1060 South Governors Avenue – Public Hearing and Review of a Site Plan for the construction of a 2,100 SF addition to the existing 6,280 S.F. office building and other associated site improvements at 1060 South Governors Avenue. The property is 7.08 acres ± and is zoned C-PO (Commercial/Professional Office Development District). The property is located on the west side of South Governors Avenue north of Lynnhaven Drive. The owner of record is Woodbrook Development, LLC. Property Addresses: 1052-1060 South Governors Avenue. Tax Parcel: ED05-086.05-01-01.00-000. Council District 2. *Waiver Requested: Reduction of Parking.*

3) S-11-07 Weston Drive Property: Mini-Storage Facility – Public Hearing and Review of a Site Plan for the construction of three mini-storage buildings for a total of 16,800 S.F. of new buildings and other associated site improvements at 200 Weston Drive. The property is 5.36 acres ± and is zoned IPM (Industrial Park/Manufacturing Zone). The property is located at the north end of Weston Drive. The owner of record is Stoltzfus Mast, LLC. Property Address: 200 Weston Drive. Tax Parcel: ED05-076.08-01-11.01-000. Council District 4. *Previous Application: S-05-36 Weston Drive Properties was reviewed in December 2005 and only a portion of the plan was constructed. Waiver Request: Elimination of Curbing.*

4) S-11-08 Loockerman East: Lands of Hub Associates, LLC – Public Hearing and Review of a Site Plan for the redevelopment of four parcels of land (to be consolidated) in order to construct a 92 room hotel, an 11,230 S.F. retail building, and other associated site improvements (with the existing 17,200 S.F. TGI Friday's building to remain). The subject property is a total of 4.29 acres ± and is zoned C-4 (Highway Commercial Zone) and C-PO (Commercial/Professional Office Development District). The property is located at the southwest corner of South DuPont Highway and Loockerman Street. The owners of record are Hub Associates, LLC and A&G Kramedas Associates. Property Addresses: 514 East Loockerman Street, 516 East Loockerman Street, 554 East Loockerman Street, and 222 South DuPont Highway. Tax Parcels: ED05-077.06-01-62.00-000. ED05-077.06-01-63.00-000, ED05-077.06-01-64.00-000, and ED05-077.06-01-87.00-000. Council District 2. *Waivers Requested: Reduction of Arterial Street Buffer, Elimination of Loading Space. Consideration of Campus Parking Plan.*

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.