Active Recreation Area Residential Developments requiring Planning Commission review (Site Plan review, Subdivision review)			
	All Residential Developments	**** Residential Development Under 10 acres and density over 6 dwelling units per acre***	**** Residential Development within the Downtown Redevelopment Target Area***
Active Recreation Area Requirement	275 SF per dwelling unit Minimum ½ Acre (21,780 SF)	*150 SF per dwelling unit* *Minimum 10,000 SF*	*75 SF per dwelling unit* *Minimum of 2,500 SF*
Options	• Provide active recreation area • Use cash in lieu for all active recreation area • Provide partial active recreation area with remainder provided cash in lieu	• *Provide active recreation area* • *Use cash in lieu for all active recreation area* • *Provide partial active recreation area with remainder provided cash in lieu*	• *Provide active recreation area* • *Provide partial active recreation area (minimum of 2,500 SF) with remainder provided cash in lieu*
Cash in lieu (Appraised value of land area)	Based on amount of active recreation land area that still needs to be provided.	*Based on amount of active recreation land area that still needs to be provided.*	*Based on amount of active recreation area that still needs to be provided.*

* Proposed text Amendments

ATTACHMENT #1
PR&CE Committee Meeting of 11/10/2008

Active Recreation Area Residential Developments requiring Planning Commission review (Site Plan review, Subdivision review)			
Examples	**All Residential Developments**	**** Residential Development Under 10 acres and density over 6 dwelling units per acre***	**** Residential Development within the Downtown Redevelopment Target Area***
Sample Project	Project Site: 25 acres Unit with 100 units = 27,500 SF	*8 acres with 100 units = 15,000 SF*	*1 acre with 100 units = 7,500 SF* *Required to provide minimum of 2,500 SF*
	7 acres with 192 units = 52,800 SF Provided 20,313 SF Active Recreation Area and remainder (32,487 SF) as cash in lieu	*7 acres with 192 units = 28,800 SF* *Provided 20,313 SF Active Recreation Area, remainder (8,487 SF) provided in cash in lieu*	
	136 units = 37,400 SF Provided Active Recreation Area		*136 units = 10,200 SF* *Required to provide 2,500 SF* *Provided Active Recreation Area*

FIRST READING

CITY OF DOVER STAFF SUBSTITUTE #2 FOR ORDINANCE #2008-39

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Appendix B - Zoning Ordinance, Article 5 - Supplementary Regulations, Section 10 - Open Space, Recreation and Other Public Facilities, Subsection 10.5 - Exemption to Recreation Area and Open Space Dedication be amended to add new subsections 10.514 and 10.515:

10.514 *Residential developments of ten (10) or fewer acres and a density over six units per acre*. These developments shall be exempt from the area requirements set forth in section 10.16, but shall be required to provide 150 square feet of active recreation area per dwelling unit or 10,000 square feet of active recreation area, whichever is greater. If the commission determines that the construction of some or all of the required active recreation area is not practical or desirable, the commission shall require a cash in lieu donation for the active recreation area determined as not practical or desirable. Cash in lieu amount shall be in accordance with subsection 10.173 of this article.

10.515 Residential developments located within the Downtown Redevelopment Target Area as defined in Appendix C. These developments shall be exempt from the area requirements set forth in section 10.16, but shall be required to provide 75 square feet of active recreation area per dwelling unit with a minimum of 2,500 square feet provided on site. If the commission determines that the construction of the entirety of the required active recreation area is not practical or desirable, the commission shall require a cash in lieu donation for the active recreation area determined as not practical or desirable. Cash in lieu may only be utilized for the required amount of active recreation area over 2,500 square feet and shall be calculated in accordance with subsection 10.173 of this article.

Ssynopsis

The proposed ordinance would require a smaller amount of active recreation area for smaller properties with a higher density and for properties located within the Downtown Redevelopment Target Area.

ADOPTED: *

Actions History
November 10, 2008 - Introduced at PR&CE Committee

Draft

MEMORANDUM

Department Public Services – Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7010 Fax: 302.736.4217

Date: October 29, 2008

To: Parks, Recreation & Community Enhancement Committee

From: Ann Marie Townshend, AICP

RE: 2008 Comprehensive Plan Status Report

The following is an update on the status of the 2008 Comprehensive Plan.

- The Planning Office received State comments on the Comprehensive Plan and has incorporated changes into the Plan and prepared a response to the State's comments.

- The Planning Office will release a final draft of the Comprehensive Plan on October 31, 2008.

- The Planning Office is in the process of scheduling public hearings before the Planning Commission and City Council on the final draft of the Comprehensive Plan. The Planning Commission hearing is tentatively scheduled for Tuesday, December 2, 2008. The City Council hearing and final action will be scheduled for early January 2009. I will work with the City Clerk to confirm this date.