# PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

# A G E N D A

**August 15, 2006 - 7:00 P.M. - Caucus Room** - City Hall - City of Dover

***Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk** (736-7008 or e-mail at Tmcdowell@dover.de.us) **should you wish to be recognized.***

AGENDA ADDITIONS/DELETIONS

1. Parks and Recreation/Open Space Plans - Review of Active Recreation Areas - Kesselring Farm

2. Updates
   A. Puncheon Run Watershed Action Team Update
   B. John W. Pitts Recreation Center
   C. Library Site Search Committee

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*THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.*

DATA SHEET FOR RECREATION PLAN REVIEW

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF August 15, 2006

| | |
|---|---|
| Plan Title: | Kesselring – Planned Neighborhood Design Development<br>SB-06-04 |
| Plan Type: | Planned Neighborhood Design Development Plan<br>Residential Subdivision – Active Recreation Plan |
| Location: | South of the Puncheon Run on the west side of the railroad corridor and New Burton Road |
| Tax Parcels: | ED-05-085.00-01-07.00-000 |
| Applicants/Owners: | Kesselring Company, LLC/Genco Homes-Kent, LLC |
| Total Site Area: | 182.361 acres +/- |
| Proposed Use: | Planned Neighborhood Design Development (PND) – Residential Neighborhood with residential, community center, recreational areas, and open space areas<br>335 Residential Units – Single Family Detached Dwellings |
| Zoning: | R-20 (One Family Residence) |

Project Summary

This application is the Preliminary Subdivision Plan for the Planned Neighborhood Design Development (PND) project known as Kesselring. The Preliminary Subdivision Plan review is to permit the subdivision of 182.361 acres ± of land for 335 residential units, open space areas, community center, and street layout. The property is zoned R-20 (One Family Residence). The property is located south of the Puncheon Run on the west side of the railroad corridor and New Burton Road.

Open Space and Active Recreation Area Plan Summary:
The *Zoning Ordinance* requires an Open Space and Active Recreation Plan for all residential developments, projects and plans that come before the Planning Commission (Dover Code of Ordinances, Appendix B, Article 5 §10). As part of the current Preliminary Subdivision Plan review process for this project, an Open Space and Recreation Area Plan for the Kesselring Planned Neighborhood Design Development outlines the recreation amenities for the project.

The overall Kesselring Planned Neighborhood Design Development exceeds the minimum of 25% open space for a Planned Neighborhood Design Development by creating a community

center, trails, ponds, community gardens, and a large active recreation area in the south portion of the site, which includes a lawn area and children's play structure. The Kesselring PND provides 78.65 acres +/-, or 44% of the available land towards open space. The eastern edge of the property is reserved area for the possible extension of Saulsbury Road (currently under study as part of the West Dover Connector project) and does not count towards open space calculations.

Article 3, Section 24.7 of the *Zoning Ordinance* allows for a density bonus of up to 20 percent to be granted "if the developer furnishes improvements that significantly demonstrate to the planning commission that the improvements contribute to superior design and which exceed the standard requirements of the city ordinances…" The Kesselring PND has proposed a density of 1.84 dwelling units per acre. This exceeds the 1.6 dwelling units per acre by 15 percent. Allowable density bonuses and areas in which the PND has met those requirements are shown below:

| Requirement | Fulfillment | Bonus |
|---|---|---|
| Open Space | 18.25 acres over the required 25% | 5% |
| Recreation Facilities | Bike path/walking trails | 5% |
| Community Gardens | 1.2 acres provided | 5% |
| Community Buildings | Community Center Clubhouse | 10% |
| Conservation Easement | 12.91 acres along Puncheon Run | 5% |
| **Total** | | 30%* |

*The Planning Commission granted approval to the density bonus resulting in the proposed density of 1.84 dwelling units per acre as of their June 19, 2006 meeting. This permits Kesselring PND a 15 percent density bonus beyond the allowable 1.6 dwelling units permitted in PND in the R-20 zoning district.

Based upon the number of residential dwelling units proposed (335 units), this subdivision is required to provide 2.09 acres +/- (91,040.4 S.F.) of open space designed to function as Active Recreation space. The Plan provides for 5.49 acres +/- (239,144.4 S.F.). The key components of the Active Recreation Area are:

- Community Center Area
  - Clubhouse: 1,600 S.F. building
  - Lawn and Activity Area: Benches and Decorative Trees
  - Swimming pool: 4,915 S.F. with patio area
  - Play Area for Small Children: 'Tot Lot' and Play Structure

- Southern Community Park Area
  - Lawn Area: Benches and Open Green
  - Play Area for Small Children: Fenced in 'Tot Lot' and Play Structure

The Kesselring PND is a phased development. Both of the Active Recreation Areas are

scheduled to be completed in Phase 1 of development.

Other Open Space Components for the Kesselring PND include:

- A series of four ponds (which serve a dual purpose of stormwater retention)
- Community gardens: Walkways, Gravel Access Drive, and Compost Area
- Walking trail: Extending from the Community Center throughout the development
- Agricultural buffer

Note: It should be noted that Plan Sheet #2 should display the areas of Active Open Space as light yellow as referenced in the map legend.

Information provided on the Open Space and Recreation Areas is found on the following items: Parks and Recreation Plan set dated August 1, 2006 (Sheets 1-9) and Info-packet submission. The associated plans of MI-06-04 Kesselring Property: PND Concept Plan for City Council Review dated March 3, 2006 and C-06-04 Kesselring PND Conceptual Plan are on file in the Planning Office.

This recreational component must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Preliminary Subdivision Plan by Planning Commission.

The following table provides a summary of information presented in the submitted Plan (dated 8/1/2006) for the Active Recreation Area to be constructed:

| | **Required** | **Provided on Plan** |
|---|---|---|
| **Active Recreation Area (Article 5 §10.16)** | 275 S.F. per dwelling unit or 0.5 acre, greater thereof<br>335 DU = 2.09 acres +/-<br>(91,040.4 S.F.) | Community Center Building with pool; a series of 4 ponds; open lawn area; children's playground; and walking trail system. 5 acres of Active Recreation Areas with a grand total of 78.65 acres in total Recreation Area and Open Space. |
| **Active Recreation Amenities (Article 5 §10.15)** | Accessible | Located adjacent to sidewalk system or walking trail of development. |
| **Active Recreation Amenities (Article 5 §10.15)** | Age Oriented to development | Community Center Building with pool facility, lawn with play equipment, benches, picnic tables, and walking paths. |

| | | |
|---|---|---|
| | Parking | On site parking provided for the Community Center building. Each dwelling unit has off-street parking. A variety of on-street parking options available. Also pedestrian access to sidewalk and walking trail system. |
| | Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street | Structures are properly set-back. |
| | Landscaping | Tree plantings of deciduous, evergreen and ornamental trees. The Community Center Building and pool area incorporates other landscaping of shrubs and groundcovers/perennials. |

Conservation Easement: Request to Dedicate Lands to the City of Dover

The Conservation Easement located along the northern boundary of the Kesselring PND is proposed for dedication to the City of Dover. This area is located south of Puncheon Run and north of the proposed Riverside Road and the existing City of Dover utility easement, bounded by the western property line of the Kesselring PND and bounded to the east by the utility easement and railroad. The Conservation Easement area is 12.91 acres in size and includes a forested area, wetlands, and areas within the 100-year floodplain. The proposed dedication is adjacent to the City owned property of Schutte Park.

Staff Recommendations:

The following are comments and recommendations from Staff of the Department of Planning & Inspections and the Parks & Recreation Department following review of the Active Recreation Area to be constructed and the overall Open Space.

1. Staff recommends approval of the Community Center Area and Southern Community Park Area and the associated amenities as the Active Recreation Areas for the Kesselring PND. Staff recommends approval of the overall Open Space provided for the project including the interconnected open space area with pond system, community gardens, walking trails, and agricultural buffer. The project presents a variety of park areas with varying amenities and interconnected open space areas throughout the development.

2. Staff recommends approval and acceptance of the Conservation Easement area of approximately 12.91 acres to the City of Dover. Staff recommends this action due to the Conservation Easement's proximity to Schutte Park and its proximity to the Puncheon Run including environmentally sensitive lands. Staff recommends the applicant

coordinate with city staff to fulfill the required actions for this dedication to occur including the necessary City Council approvals.

3. The applicant is reminded of the requirements for construction phasing of the recreation area as associated with the development of the residential units.

> Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

4. There shall be provisions which insure that the common open space land shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.

5. Sheet #2 of the Parks and Recreation Plan set should be corrected to properly display areas of 'Active Open Space' on the map as listed in the map legend. Currently, these areas are shown as 'Common Open Space'.

6. Staff recommends the addition of bicycle racks to the Community Center area adjacent to the Clubhouse Building.

7. Staff recommends that bicycle racks, which are listed in the inventory for the Southern Community Park, be identified on Sheet #5 of the Parks and Recreation Plan set.

8. Staff recommends that street intersections with adjoining sidewalks should be made barrier free for access and include crosswalk markings in order to delineate pedestrian connections to the open space and recreation areas.

The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan and Conservation Easement dedication.

Attachments: Parks & Recreation Plan Set (Sheet 1-9)
Info-Packet Report

Report prepared by: Planning Staff - Dawn Melson, AICP and Michael Albert

MP Mlc 8-04-06

# City of Dover

August 1, 2006

John Hughes
Secretary
Department of Natural Resources
and Environmental Control
89 Kings Highway
Dover, DE 19901

RECEIVED
AUG 2 2006
OFFICE OF THE CITY CLERK

Dear Secretary Hughes:

I am writing to request permission from DNREC to remove riprap from the south side banks of Puncheon Run just west of South Governors Avenue (photos enclosed). We would leave about a three foot high bank of riprap.

Riprap was placed when the City installed a new bulkhead along the stream adjacent to the Puncheon Run Pump Station in 1999. The riprap was not a part of the City's original design and has no structural value because the steel sheeting that comprises the bulkhead was driven approximately 15-20 feet down.

The riprap was required by DNREC when the City received subaqueous land permits to do the work. We believe riprap was required for aesthetic reasons. Unfortunately we cannot find a copy of the original permit.

Flooding is a real problem for residents in the area. The riprap takes up capacity in the stream and traps sediment further complicating the problem.

I appreciate your department's consideration of this request. Should anyone have any questions, I would ask that they contact Scott Koenig, P.E. our Public Services Manager at (302) 736-7025.

Sincerely,

Anthony J. DePrima, AICP
City Manager

AJD/clc

Enclosures (3)

cc: Mayor Speed (w/o encls.)
Robert Baldwin (w/encls.)
City Council (w/o encls.)
Bob Sadusky (w/o encls.)
Rep. Donna Stone (w/o encls.)
Sen. John Still (w/o encls.)
Scott Koenig (w/o encls.)