

A G E N D A  
CITY OF DOVER PLANNING COMMISSION  
Tuesday, February 16, 2010 – 7:00 P.M. - City Hall: Council Chambers

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF AGENDA

ADOPTION OF MINUTES OF REGULAR MEETING of January 19, 2010

COMMUNICATIONS & REPORTS

- 1) Report on City Council actions.
- 2) Reminder: The next Planning Commission Quarterly Workshop has been scheduled for Wednesday, February 17, 2010 at 4:00pm in the City Hall Conference Room.
- 3) By-Laws and Parliamentary Procedure Sub-Committee Report
- 4) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

- 1) Requests for Extension of Planning Commission Approval:
  - a. S-09-01 South Governors Avenue Animal Hospital at 1002, 1008 South Governors Avenue and 210 and 218 Wyoming Avenue – Public Hearing and Site Plan Review to permit the construction of a 7,692 S.F.+/- new building and associated site improvements. The subject site is zoned C-1A (Limited Commercial Zone). The subject site consists of four parcels for a total of 0.8379 acres +/- of land. The property is situated on the southwest corner of South Governors Avenue and Wyoming Avenue. The owners of record are Governors Avenue Realty, LLC and Janice Sosnowski. Property Addresses: 1002 and 1008 South Governors Avenue and 210 and 218 Wyoming Avenue. Tax Parcels: ED-05-077.17-06-20.00-000, ED-05-077.17-06-31.00-000, ED-05-077.17-06-32.00-000 and ED-05-077.17-06-33.00-000. Council District 2.
- 2) Revised Development Applications:
  - a. S-04-20 Seskinore Development – Public Hearing and Site Plan Review to permit the construction of an eighteen (18) unit residential age-restricted community with proposed condominium style maintenance and ownership. The residential units consist of duplexes and townhouses located on a 5.0470 acre +/- parcel of land. The property is currently zoned RM-1 (Medium Density Residence Zone). The property is situated on the southwest side of McKee Road approximately 330 feet north of Brandywine Drive. The owner of record is Fox Hall Plantation Company. Tax Parcel: ED-05-067.00-03-07.00-000. *The applicant is looking to remove the age restriction on the development.*

3) Pending Applications:

- a. Z-09-05 Lands of JNK, LLC at 1051 College Road - Public Hearing and Recommendation to City Council on a rezoning application consisting of one parcel of land consisting of a total of 4.32 acres  $\pm$  inclusive of the recorded right-of-way for the street named Senior Way (0.55 acres) which divides the parcel. The property is currently zoned R-8 (One Family Residence Zone). The proposed zoning is RG-2 (General Residence Zone). The subject area is located on the north side of College Road, just west of McKee Road. The owner of record is JNK, LLC. Tax Parcel: ED-05-067.00-01-35.03-000. Council District 1. *This item was tabled by the Planning Commission at the January 19, 2010 meeting. Applicant has requested that this item remain tabled until the March 15, 2010 meeting.*

NEW DEVELOPMENT APPLICATIONS

- 1) S-10-01 Dover Sun Park at Lot 15 Garrison Oak Technical Park – Minor Subdivision and Site Plan Review to permit creation of a 103.54 $\pm$  acre parcel from the existing 385 $\pm$  acre site and to allow the construction of a photovoltaic electric generating facility and associated site improvements. The project is located on parcel of land totaling 385 acres  $\pm$  and is zoned IPM-2 (Industrial Park/Manufacturing Technology Center) with the remainder of the site affected by the SWPOZ (Source Water Protection Overlay Zone) Tier 2. The subject area is located on the northwest side of White Oak Road, east of Route 1. The owner of record is the City of Dover. Property Address: 1499 White Oak Road. Tax Parcels: ED05-068.00-01-01-00 and LC05-068.00-01-03.00. Council District 3.
- 2) S-10-02 Dover Transit Center at 422, 426, 430, 434, 440, 444, 446, and 450 West Water Street –Minor Lot Line Adjustment and Site Plan Review to permit the construction of a Transit Hub, parking facility, and associated site improvements. The project is located on nine parcels of land totaling 4.28 acres  $\pm$  and is zoned IO (Institutional/Office Zone). The subject area is located on multiple parcels on the south side of Water Street between West Street and South Queen Street. The owner of record is the State of Delaware. Property Address: 39 South West Street. Tax Parcels: ED05-077.13-01-01.00-000, ED05-077.13-01-02.00-000, ED05-077.13-01-03.00-000, ED05-077.13-01-04.00-000, ED05-077.13-01-05.00-000, ED05-077.13-01-06.00-000, ED05-077.13-01-07.00-000, ED05-077.13-01-08.00-000, and ED05-077.13-01-09.00-000. *Waiver Requested: Elimination of upright curbing.* Council District 4.
- 3) MI-10-01 Proposed Amendments to the Zoning Ordinance: Race Weekend Parking-Proposed amendments to the *Zoning Ordinance* pertaining to Race (Motorsports) weekend parking. This Ordinance revises Appendix B: Zoning, Article 6 – Off-street Parking, Driveways and Loading Facilities, Section 5 – Supplementary Regulations for Parking and Loading Facilities, Subsection 5.5 – Race weekend parking. Ordinance # 2009-28.
- 4) MI-10-02 Proposed Amendments to the Zoning Ordinance: Off-street parking requirements-Proposed amendments to the *Zoning Ordinance* pertaining to off-street parking requirements within the C-2 (Central Commercial) Zone. This Ordinance revises Appendix B: Zoning,

Article 6 – District Regulations, Section 3 – Required Off-Street Parking Spaces, Subsection  
3.1 – Schedule of requirements. Ordinance # 2009-30

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.