



ORDINANCE #2021-11

AN ORDINANCE AMENDING THE 2019 COMPREHENSIVE PLAN BY AMENDING MAP 12-1: LAND DEVELOPMENT PLAN BY CHANGING THE LAND USE CLASSIFICATIONS OF A SERIES OF PARCELS CITYWIDE.

WHEREAS, the City of Dover has adopted a Comprehensive Plan laying out land use policies within the City of Dover, Delaware; and

WHEREAS, the City Council of the City of Dover, on January 13, 2020, following the recommendation of the City of Dover Planning Commission, adopted the 2019 Comprehensive Plan pursuant to Title 22, Section 702 of the Delaware Code; and then adopted amendments to the 209 Comprehensive Plan on March 8, 2021; and

WHEREAS, the Honorable John Carney, Governor of the State of Delaware, certified the 2019 Comprehensive Plan to be effective as of January 13, 2020 by letter of March 10, 2020; and

WHEREAS, Title 22 Section 702 of Delaware Code requires the City rezone properties in accordance with the Comprehensive Plan and this analysis was undertaken as part of the implementation of the 2019 Comprehensive Plan; and

WHEREAS, the City of Dover Planning Office has reviewed the Land Development Plan Map (Map 12-1 as amended March 8, 2021) along with the Zoning Map, and during this review has identified necessary revisions to the Map 12-1: Land Development Plan Map of the 2019 Comprehensive Plan as amended. A set of amendments to the Land Development Plan Map (Map 12-1) is presented for review as part of the Comprehensive Plan Amendments 2021 Set #2; and

WHEREAS, the Planning Commission held a public hearing on May 17, 2021, after which the Planning Commission made a recommendation in regard to these amendments to the Map 12-1: Land Development Plan related to the Land Use Classifications of a series of properties.

WHEREAS, it is deemed in the best interest of zoning and planning in the City of Dover to change the Land Use Classifications of a series of properties on the Land Development Plan Map (Map 12-1) as described and listed in the Summary Table Listing of Amendments to Land Development Plan Map and as depicted on Map Exhibits of Proposed Revisions to Land Development Plan of the 2019 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET AND AMEND THE 2019 COMPREHENSIVE PLAN BY:

That from and after the passage and approval of this ordinance, that Map 12-1: Land Development Plan Map of the 2019 Comprehensive Plan as amended on March 8, 2021 has been amended by changing the designated Land Use Classifications of a series of properties as noted in the referenced Exhibits presented to City Council on June 14, 2021. This will revise the referenced map with the Amended Map 12-1: Land Development Plan as depicted in Summary Table Listing of Amendments to the Land Development Plan Map and Map Exhibits of Proposed Revisions to Land Development Plan.

(Planning Reference: MI-21-04B Comprehensive Plan Amendments 2021 Set #2)

BE IT FURTHER ORDAINED:

That upon final action to adopt this ordinance, the amendment as approved changing the Land Use Classifications of the listed properties shall be made to Map 12-1: Land Development Plan (as amended March 8, 2021) of the 2019 Comprehensive Plan and published accordingly.

ADOPTED: JUNE 14, 2021

S:\ORDINANCES\2021\ADOPTED\ORDINANCE #2021-11-COMPREHENSIVE PLAN AMENDMENT - LAND USE CLASSIFICATIONS - 06-14-2021 ADOPTED.wpd

SYNOPSIS

The proposed ordinance would adopt amendments to the 2019 Comprehensive Plan, Map 12-1: Land Development Map by changing the Land Use Classifications of a series of properties as listed in the Summary Table Listing of Amendment to Land Development Plan Map and as depicted on Map Exhibits of Proposed Revisions to Land Development Plan. These amendments (MI-21-04B) are to be reflected as revisions to Map 12-1: Land Development Plan Map of the 2019 Comprehensive Plan, as amended March 8, 2021. This amendment is being made as a companion to the Comprehensive Rezoning 2021 Project.

Actions History

- 06/14/2021 - Final Reading - City Council
- 06/07/2021 - Public Hearing - City Council
- 05/17/2021 - Public Hearing - Planning Commission
- 04/26/2021 - First Reading - City Council