

CITY OF DOVER ORDINANCE #2024-03

AN ORDINANCE AMENDING THE 2019 COMPREHENSIVE PLAN BY AMENDING MAP 12-1: LAND DEVELOPMENT PLAN BY CHANGING THE LAND USE CLASSIFICATION OF THE SPECIFIC PROPERTY LOCATED AT 1079 SILVER LAKE BOULEVARD.

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

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, the 2019 Comprehensive Plan allows for an annual amendment process; and

WHEREAS, a property owner has requested an amendment to the Land Development Plan Map (Map 12-1) in accordance with the process set forth in the 2019 Comprehensive Plan; and

WHEREAS, the Planning Office has prepared this amendment to the Land Development Plan Map (Map 12-1) for review as part of the Comprehensive Plan Amendment 2024; and

WHEREAS, the Planning Commission held a public hearing on February 20, 2024 after which the Planning Commission made a recommendation in regard to this amendment to the Land Development Plan related to the specific property.

WHEREAS, it is deemed in the best interest of zoning and planning in the City of Dover to change the Land Use Classification of the property on the Land Development Plan Map (Map 12-1) as described below.

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 City of Dover has been amended by changing the designated Land Use Classification from Office to Mixed Use for a parcel located at the eastern terminus of Silver Lake Boulevard, known as 1079 Silver Lake Boulevard, Dover, Delaware.

(Property Owner: Dover Federal Credit Union and equitable owner Charles Chiang; Property Address: 1079 Silver Lake Boulevard; Tax Parcel: ED-05-067.12-02-04.00-000; Planning References: MI-24-01 and Z-24-02)

BE IT FURTHER ORDAINED:

That upon final action to adopt this ordinance, the amendment as approved changing the Land Use Classification of the property shall be made to Map 12-1: Land Development Plan of the 2019 Comprehensive Plan.

ADOPTED: *

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Plan Amendment 1079 Silver Lake Blvd MI-24-01.docx

SYNOPSIS

The proposed ordinance would adopt an amendment to the *2019 Comprehensive Plan* for the Land Use Classification of a property. The specific property is 1079 Silver Lake Boulevard, Dover DE. The amendment (MI-24-01) is to be reflected as a revision to Map 12-1: Land Development Plan Map of the *2019 Comprehensive Plan*.

Actions History:

March 11, 2024 – Public Hearing & Final Action to be scheduled for City Council

February 20, 2024– Public Hearing & Action on Recommendation to be scheduled for Planning
Commission

January 22, 2024– First Reading – City Council and setting of Public Hearing dates