



ORDINANCE #2021-02

AN ORDINANCE AMENDING THE 2019 COMPREHENSIVE PLAN BY AMENDING MAP 12-1: LAND DEVELOPMENT PLAN BY CHANGING THE LAND USE CLASSIFICATION OF THE SPECIFIC PROPERTIES LOCATED AT 92 NORTH WEST STREET AND AN ADJACENT UNADDRESSED PARCEL ON FULTON STREET

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 amendments 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 Amendments 2021; and

WHEREAS, the Planning Commission held a public hearing on February 16, 2021, after which the Planning Commission made a recommendation in regard to this amendment to the Land Development Plan related to the specific properties.

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 properties 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:

- 1) 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 Industrial to Mixed Use for two parcels located adjacent to the east side of the railroad corridor along North West Street between Fulton Street and Cecil Street, known as 92 North West Street and an adjacent unaddressed parcel on Fulton Street.

(Property Owner: Donny Legans (Former Owner: Southern States Coop Inc.); Property Addresses: 92 North West Street and an adjacent unaddressed parcel on Fulton Street; Tax Parcels: ED-05-076.08-01-16.00-000 and ED-05-076.08-01-44.00-000; Planning References: MI-21-01 and Z-21-02)

BE IT FURTHER ORDAINED:

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

ADOPTED: MARCH 8, 2021

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SYNOPSIS

The proposed ordinance would adopt an amendment to the 2019 Comprehensive Plan for the Land Use Classification of two properties. The properties are 92 North West Street and an adjacent unaddressed parcel on Fulton Street, Dover DE. The amendments (MI-21-01B) are to be reflected as a revision to Map 12-1: Land Development Plan Map of the 2019 Comprehensive Plan.

Actions History

- 03/08/2021 - Public Hearing/Final Reading - City Council
- 02/16/2021 - Public Hearing - Planning Commission
- 01/25/2021 - First Reading - City Council