

CITY OF DOVER PROPOSED ORDINANCE #2023-12

1 **AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY**
2 **OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT**
3 **1617 FORREST AVENUE**

5 **WHEREAS**, the City of Dover has enacted a zoning ordinance regulating the use of property within the
6 limits of the City of Dover; and

7 **WHEREAS**, it is deemed in the best interest of zoning and planning to change the permitted use of property
8 described below from R-10 (One Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone)
9 to C-1A (Limited Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone).

10 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF**
11 **DOVER, IN COUNCIL, MET:**

- 12 1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning
13 Ordinance of the City of Dover have been amended by changing the zoning designation from R-10
14 (One Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone) to C-1A (Limited
15 Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone) on that property located at
16 1617 Forrest Avenue (on the north side of Forrest Avenue, east of Cranberry Run Drive), consisting of 5.04^{+/-}
17 acres, owned by Draper Farm Properties, LLC.
18 (Tax Parcel: ED-05-075.00-01-07.00-000; Planning Reference: Z-23-02; First Council District)

19 **ADOPTED: ***

20 Actions History

- 21 02/12/2024 - Scheduled for Public Hearing/Final Reading – City Council
22 01/16/2024 - Public Hearing - Planning Commission
23 12/11/2023 - First Reading - City Council