

**CITY OF DOVER PLANNING COMMISSION
AGENDA**

**Monday, December 16, 2019 – 6:00 P.M.
City Hall, City Council Chambers
15 Loockerman Plaza, Dover, Delaware**

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA

ADOPTION OF MINUTES OF MEETING of November 18, 2019

COMMUNICATIONS & REPORTS

- 1) Reminder: The next Planning Commission regular meeting is scheduled for TUESDAY, January 21, 2020 at 7:00 PM in the City Council Chambers.
- 2) Schedule of Deadlines and Meetings for 2020
- 3) Update on City Council Actions
- 4) Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES

OLD BUSINESS

- 1) Request for Extensions of Planning Commission Approval: None

NEW APPLICATIONS

- 1) S-19-25 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phase 2 Area, Clubhouses, and Unit Types) – Public Hearing and Review of Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 2 areas; to extinguish lots 339-346 to create a new clubhouse and active recreation space; to create two (2) clubhouses within the Active Open Space; to build five (5) apartment buildings to contain 180 dwelling units on lots 6-10, while using lot 11 as Open Space; and to change the unit types of lots along Alleys J, K, L, R, S and T (in vicinity of the eastern portions of Ann Moore Street, Ridgely Boulevard, and Little Eden Way) to achieve 665 total lots. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned TND (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owner of record for the area of revision is Eden Hill Residential, LLC. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2. *The Implementation Plan was previously reviewed as SB-06-03 Eden Hill Farm TND: Residential District Implementation Plan consisting of 665 dwelling units with the Planning Commission conditional approval granted June 19, 2006 and other subsequent approvals related to lot layout and Pattern Book revisions. Related Applications: SB-07-01, MI-08-03, MI-08-20, MI-09-03, MI-09-13, MI-10-04, MI-10-14, MI-10-20, and S-15-07.*

NEW BUSINESS

1) **2019 Comprehensive Plan** - The *City of Dover 2019 Comprehensive Plan* includes text and a Map series outlining information and policies regarding land use activities in the City of Dover. The FINAL DRAFT *2019 Comprehensive Plan* (12.3.2019) document is on file at the Department of Planning and Inspections, City Hall, 15 Loockerman Plaza, Dover and at the Dover Public Library, 35 Loockerman Plaza, Dover.

See Project website: <https://www.cityofdover.com/2019-comprehensive-plan>

- a) Project Scope and Process
- b) Preliminary Land Use Services (PLUS) Review by State agencies: Letter of November 8, 2019
- c) Review of FINAL DRAFT *2019 Comprehensive Plan*
 - i) Plan and Map Series Format
 - ii) Goals and Recommendations
 - iii) Land Development Plan Map
 - iv) Annexation Plan Maps
 - v) Implementation Plan
- d) Review of Comprehensive Plan Requests:
 - i) Request #1: 5.0-acre parcel on north side of Route 8/Forrest Avenue
 - ii) Request #2: 1436 New Burton Road
 - iii) Request #3: 1.81-acre parcel on north side of White Oak Road
 - iv) Request #4: Various properties owned by Mt. Zion AME Church in Downtown Dover
 - v) Request #5: Lands of Dover Motorsports, Inc./Dover International Speedway
 - vi) Request #6: Designation of Employment Center in vicinity of Kent County AeroPark
- e) Public Hearing on Comprehensive Plan Requests
- f) Public Hearing on Comprehensive Plan
- g) Discussion
- h) Action by Planning Commission

Note: A Public Hearing before the City of Dover City Council on the *2019 Comprehensive Plan* has been scheduled for January 13, 2020 at 7:30 P.M., in the City Council Chambers of City Hall. (Ordinance #2019-21)

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.