

CITY OF DOVER PLANNING COMMISSION

AGENDA

Tuesday, January 21, 2020 – 7:00 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 December 16, 2019

COMMUNICATIONS & REPORTS

- 1) Reminder: The next Planning Commission regular meeting is scheduled for TUESDAY, February 18, 2020 at 7:00 PM in the City Council Chambers.
- 2) Update on City Council Actions
- 3) Department of Planning & Inspections Updates
- 4) Education & Training Opportunities:
 - a. University of Delaware, Institute for Public Administration Trainings to be held at Kent County Levy Court Building. See Planning Staff to Register.
 - i. “Planning Your Community’s Future” on January 24, 2020, 9:00am to Noon
 - ii. “Land-Use Law, the Constitution, and Takings” on February 14, 2020, 9:00am to Noon
 - iii. “Land-Use Administration” on February 28, 2020, 9:00am to Noon

OPENING REMARKS CONCERNING MEETING PROCEDURES

OLD BUSINESS

- 1) Request for Extensions of Planning Commission Approval: None
- 2) Continuation of Development Application Review:
 - a. S-19-25 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phase 2 Area, Clubhouses, and Unit Types) – Continuation of the 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.

- The Planning Commission conducted a Public Hearing and began Review of this Application S-19-25 at their Meeting of December 16, 2019. Action was deferred seeking submission of clarifying information.

NEW APPLICATIONS

- 1) Z-20-01 Lands of William E. Ardito at 4 Lakeview Drive – Public Hearing and Review for Recommendation to City Council on a rezoning application for one parcel of land consisting of 0.63 acres (27,443 SF +/-). The property is zoned R-7 (One-Family Residence Zone). The proposed zoning is RG-1 (General Residence Zone). The property is located on the southwest side of Lakeview Drive and southwest of Sunset Drive, immediately abutting Silver Lake. The owner of record is William E. Ardito. Property Address: 4 Lakeview Drive. Tax Parcel: ED-05-068.13-01-08.00-000. Council District 3. Ordinance #2019-22.
- 2) MI-20-01 Text Amendment: General Residence and Office Zoning (RG-O) – Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Zoning Ordinance*, Article 3 – District Regulations, Section 9 – General Residence and Office Zoning (RG-O). The proposed Ordinance allows for barbershops to be included as a preferred use permitted subject to conditional use review within the City's H (Historic District Zone) in the RG-O zone. The Ordinance also seeks to remove the word "zoning" from the section heading and replace it with the word "zone." Ordinance #2019-19.
 - A copy of the Proposed Ordinance #2019-19 is available on the City's website www.cityofdover.com under the Government Heading: Ordinances, Resolutions & Tributes. <https://www.cityofdover.com/ordinances-and-resolutions>
 - *First Reading was held by City Council on December 9, 2019 where the Public Hearing dates were set for Planning Commission on January 21, 2020 and City Council on February 10, 2020.*
- 3) SB-20-01 Minor Subdivision Plan Lands of Steven D. Heiges at 1504 and 1506 College Road – Public Hearing and Review of a Minor Subdivision Plan application to permit the subdivision of two existing parcels a total of 1.79 +/- acres of land into five (5) lots. The properties are located on the southeast side of College Road and east of Kenton Road. The property is zoned R-7 (One Family Residence Zone). The owner of record is Steven D. Heiges. Property Addresses: 1504 & 1506 College Road. Tax Parcels: ED-05-067.18-01-02.00-000 and ED-05-067.18-01-01.00-000. Council District 4. *Request for Consideration: Cash-in-lieu of Active Recreation Area.*

NEW BUSINESS

- 1) Update on the Status of the City of Dover 2019 Comprehensive Plan
Project website: <https://www.cityofdover.com/2019-comprehensive-plan>

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.