



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, June 21, 2021 at 7:00 PM**

Virtual Meeting

AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us.

VIRTUAL MEETING NOTICE

The Planning Commission Meeting for June 21, 2021 will be held only as a Virtual Meeting using WebEx. Representatives of each Project Application will receive a specific invitation to attend this meeting. Regular Planning Commission member participants will receive a specific invitation to attend the meeting as a Panelist. The public is welcome to attend the meeting using the Public Participation Information given below.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of June 21, 2021**

Dial: 1-408-418-9388

Event number/Access code: 173 192 7076

Event password: DoverPC

Event Address:

<http://bit.ly/PCMeeting062121>

If you are new to WebEx get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of May 17, 2021

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is July 19, 2021 at 7:00 PM

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

2. S-19-11 Lion of Judah Ministry Church at 951 White Oak Road - Request for One-Year Extension of Plan Approval granted by the Planning Commission on July 15, 2019 for a Site Development Plan Application with waivers to permit construction of one-story 5,000 SF place of public assembly (church) building and associated site improvements. The subject property is 1.14 +/- acres. The property is zoned IO (Institutional and Office Zone). The property is located on the north side of White Oak Road and east of Halsey Road. The owner of record is L & S Davis Properties, Inc. Property Address: 951 White Oak Road. Tax Parcel: ED-05-068.14-05-85.00-000. Council District 3.
3. S-19-13 NCALL Office Building at 223 & 225 West Division Street - Request for One-Year Extension of Plan Approval with waivers granted by the Planning Commission on July 15, 2019 for a Site Development Plan and Lot Consolidation Plan Application to construct a three-story 7,671 SF office building together with associated site improvements. The subject properties to be combined total 5,120 feet and are located north side of West Division Street east of North New Street. The property is zoned C-1A (Limited Commercial Zone). The owner of record is NCALL, Inc. Property Addresses: 223 West Division Street and 225 West Division Street. Tax Parcels: ED-05-076.08-05-28.00-000 and ED-05-076.08-05-29.00-000. Council District 4.
4. S-19-15 White Oak Road Property: Apartments and Townhouses on 3 parcels on White Oak Road - Request for a One-Year Extension of Plan Approval granted by the Planning Commission on August 19, 2019 for a Site Development Plan Application with waivers to permit construction of a three-story apartment building to contain twenty-four (24) dwelling units as well as eight (8) townhouse units, comprising thirty-two (32) total dwelling units and associated site improvements known as the White Oak Road Property. The subject area of three parcels consists of 11.17 acres +/- and located north side of White Oak Road west of State Route 1. The properties are zoned C-2A (Limited Central Commercial Zone). The owner of record for all three (3) properties is Harman Brothers LLC. Property Addresses: 1317 White Oak Road and other not yet addressed properties on White Oak Road. Tax Parcels: ED-05-068.11-01-05.00-000, ED-05-068.11-01-03.00-000, and ED-05-068.11-01-01.00-000.

NEW APPLICATIONS

5. Z-21-04 Lands of Peter F. and Bonnie S. Reidy at 4 Mifflin Road - Public Hearing and Review for Recommendation to City Council on a Rezoning Application for a parcel of

land consisting of 1.248 acres. The property is zoned CPO (Commercial Professional Office Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the southwest corner of Forrest Avenue and Mifflin Road. The owners of record are Peter F. & Bonnie S. Reidy. Property Address: 4 Mifflin Road. Tax Parcel: ED-05-076.09-01-11.00-000. Council District 1. Ordinance #2021-13.

6. Z-21-05 Lands of Draper Farm Properties at 1617 Forrest Avenue - Public Hearing and Review for Recommendation to City Council on a Rezoning Application for a parcel of land consisting of 5.04 acres. The property is zoned R-10 (One Family Residence Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue and adjacent to Cranberry Run Drive. The owner of record is Draper Farm Properties LLC. Property Address: 1617 Forrest Avenue. Tax Parcel: ED-05-075.00-01-07.00-000. Council District 1. Ordinance #2021-14.
7. S-21-06 Dover Park Recreation Projects: Community Building, Spray Pad & Accessible Playground Improvements – Public Hearing and Review of a Site Development Plan to permit construction of a one-story 2,619 SF Office and Community Building, Spray Pad, Accessible Playground and other related site improvements. Two subject properties are part of the overall seven properties which comprise Dover Park. The properties are zoned ROS (Recreational and Open Space Zone). Dover Park is located on the southeast side of White Oak Road and west of Acorn Lane with access from White Oak Road. The owner of record for all parcels is the City of Dover. Property Address (All parcels): 1210 White Oak Road. Tax Parcels (Project Parcels): ED-05-068.15-01-02.00-000, ED-05-068.15-01-01.00-000. (Other Parcels part of overall Dover Park Site): ED-05-068.15-01-05.00-000, ED-05-068.19-01-28.00-000, ED-05-068.19-01-29.00-000, ED-05-068.19-01-30.00-000, and ED-05-068.19-01-31.00-000. Council District 3.
8. MI-21-07 Text Amendment: Permitted Uses within the SC-3 Zone - Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Zoning Ordinance*, Article 3 – District Regulations, Section 17 – Shopping Center Development Zone. The proposed Ordinance outlines additional permitted land uses within the existing zoning designation of SC-3 (Shopping Center Development Zone: Regional Shopping Center). The proposed amendment to the Ordinance is to retain current permitted uses, but additionally include within the SC-3 Zone: “warehousing, transshipment and distribution, and logistics support.” The proposed changes reflect changing customer concepts of shopping, the decline of the traditionally large format retailer, the influence of online retail operations, and the evolution of wholesale and the logistics distribution sector. Ordinance #2021-12.

NEW BUSINESS

ADJOURN

Posted Agenda: June 11, 2021

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION

OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING