

CITY OF DOVER PLANNING COMMISSION

AGENDA

Monday, June 18, 2018 – 7:00 P.M.

**City Hall, City Council Chambers
15 Loockerman Plaza, Dover, Delaware**

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

- 1) Conditional Use Application C-17-06 Pride of Dover Elks Lodge at 217 North Kirkwood Street will not be heard by the Planning Commission on June 18, 2018 due to incomplete public notice. This Application and its Public Hearing will be rescheduled for a future Planning Commission meeting and will be subject to Public Notice requirements for the new meeting date.

ADOPTION OF MINUTES OF MEETING of May 21, 2018

COMMUNICATIONS & REPORTS

- 1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, July 16, 2018 at 7:00pm in the City Council Chambers.
- 2) Update on City Council Actions
- 3) Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING APPLICATIONS

OLD BUSINESS

- 1) Requests for Extensions of Planning Commission Approval: None
- 2) Update on Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance*, Article 10 §2.28)
- 3) MI-18-03 Text Amendments: Manufactured Housing and Land Lease Communities (*Dover Code of Ordinances*, Chapter 66 and *Zoning Ordinance*, Article 3, Section 8 and Article 12) – The Planning Commission on March 19, 2018 tabled action and then on April 16, 2018 deferred action until June 2018 seeking additional information on the Review of Proposed Ordinance #2018-01 of Text Amendments to the *Dover Code of Ordinances*, Chapter 66 - Manufactured Homes, Mobile Homes, and Land Lease Communities; to *Zoning Ordinance*, Article 3, Section 8- Manufactured Housing (MH) Zone; and to *Zoning Ordinance*, Article 12- Definitions. *The Public Hearing was held on March 19, 2018. Planning Staff is working on the information requested by the Planning Commission and will provide an update report; continued review is recommended for a future meeting.*

NEW APPLICATIONS:

- 1) AX-18-01 Lands of Jesse L. Allen at 3074 N. DuPont Highway – Public Hearing and Review for Recommendation of an Annexation Request and Rezoning Request for a parcel of land totaling 0.69 acres +/- located at 3074 N. DuPont Highway. The property is currently zoned BG (General Business District) in Kent County. The proposed zoning is C-4 (Highway Commercial Zone). The property is located on the east side of North DuPont Highway and north of but not adjacent to Woodford Street. This annexation will include the adjoining right-of-way of North DuPont Highway equal to the property's frontage width to connect the property to the existing City boundary on the west side of North DuPont Highway. The annexation category according to Dover's *2008 Comprehensive Plan* is Category 1: High Priority Annexation Areas and the land use designation is Commercial. The owner of record is Jesse L. Allen. Property Address: 3074 N. DuPont Highway. Tax Parcel: ED-00-057.02-01-04.00-000. Proposed Council District 3. Ordinance #2018-04.
- 2) C-18-03 Kidz Business Day Care Center at 65 North DuPont Highway – Public Hearing and Review of Application for Conditional Use to permit conversion of an existing 5,148 SF one-story building into a Child Day Care Center to serve 125 children. The application involves two separate properties. The property containing the building consists of 0.53 +/- acres and is zoned C-4 (Highway Commercial Zone). There is a second property of 0.37 acres zoned RG-2 (General Residence Zone) that contains an associated parking lot. The building is located on the east side of North DuPont Highway immediately south of Maple Parkway. To the east is the parking lot property located at the intersection of Maple Parkway and Edgemont Avenue. The owner of record is The Perry Group, Inc. and the applicant (lessee) is Donneisha Alston. Property Address: 65 North DuPont Highway. Tax Parcels: ED-05-068.18-05-01.00-000 and ED-05-068.18-05-12.00-000. Council District 2.

NEW BUSINESS

- 1) MI-18-10 Eden Hill Farm TND Residential District: Architecture Concept – Request for Consideration by Planning Commission of an Architecture Concept for townhouse units and an Architecture Concept for single family detached dwellings (in a 55+ community format) with a request for removal of alleys within the Eden Hill Farm TND: Residential District. The property is zoned TND (Traditional Neighborhood Design Zone). The owner of record Eden Hill Residential, LLC. Property Address: area southeast of intersection Wemyss Road and POW-MIA Parkway. Tax Parcels: areas on map ED-05-076.04. Council District 2.
- 2) Project for Dover's 2019 Comprehensive Plan
 - a. Update on Project Activities
 - b. Evaluation of 2008 Goals and Recommendations

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.