

## **CITY OF DOVER PLANNING COMMISSION**

### **AGENDA**

**Monday, July 16, 2018 – 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 June 18, 2018

### **COMMUNICATIONS & REPORTS**

- 1) The Annual Meeting of the Planning Commission typically held in July including the election of Chairman and Vice Chairman will be scheduled for a future meeting upon completion of the appointment process for Commission members.
- 2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, August 20, 2018 at 7:00pm in the City Council Chambers.
- 3) Update on City Council Actions
- 4) Department of Planning & Inspections Updates

### **OPENING REMARKS CONCERNING APPLICATIONS**

### **OLD BUSINESS**

- 1) Requests for Extensions of Planning Commission Approval:
  - a. S-16-14 Lidl Grocery Store at North DuPont Highway and Kings Highway NE – Request for a one-year extension of the Planning Commission approval granted on July 18, 2016 of a Site Development Plan application to permit the construction of an approximately 36,185 S.F. retail grocery store and associated site improvements. The project is to include a Parcel Consolidation Plan to re-subdivide the six parcels on site into three and abandon the unimproved right-of-way known as Midland Road. Construction would involve demolition of all existing buildings on site. The property consists of 6.95 acres (7.275 acres prior to right-of-way dedication) and is located on a site bounded by North DuPont Highway, Maple Parkway, and Kings Highway. The property is zoned C-4 (Highway Commercial Zone) and IO (Institutional and Office Zone) with all site improvements to occur in the C-4 zone. The owners of record are Davis H. Wood, Wells Fargo Bank NA, and Kings Highway Land Partners, LLC. The equitable owner is Lidl US Operations, LLC. Property Addresses: 122, 136, 140 and 162 North DuPont Highway and 321 Kings Highway NE. Tax Parcels: ED-05-068.18-01-20.00-000, ED-05-068.18-01-21.00-000, ED-05-068.18-01-22.00-000, ED-05-068.18-01-23.00-000, ED-05-068.18-01-24.00-000 and ED-05-068.18-01-25.00-000. Council District 2. *Approved: Consideration of Area Subject to Tree Planting Requirement*

- 2) Update on Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance*, Article 10 §2.28)

NEW APPLICATIONS:

- 1) C-17-06 Pride of Dover Elks Lodge at 217 North Kirkwood Street – Public Hearing and Conditional Use Review of Application to allow an existing one-story structure to be utilized as an annual membership club serving members and their guests. The property consists of 0.15 +/- acres. The property is zoned RG-1 (General Residence Zone). The property is located on the east side of North Kirkwood Street, between Cecil Street and Mary Street. The owner of record is Pride of Dover Elks Lodge 1125. Property Address: 217 North Kirkwood Street. Tax Parcel: ED-05-076.08-05-02-20.00-000. Council District 4.
- 2) Series of Text Amendments to the *Zoning Ordinance*: The three sets of Text Amendments are grouped into Proposed Ordinance #2018-06. They are available on the City's website [www.cityofdover.com](http://www.cityofdover.com) under the Government Heading: Ordinances, Resolutions & Tributes. <https://www.cityofdover.com/ordinances-and-resolutions>. The Planning Commission will conduct a Public Hearing on each Text Amendment for recommendation to City Council. The Final Reading/Public Hearing at City Council is scheduled for Monday, August 27, 2018 at 7:30pm.
  - a. MI-18-05 Text Amendments: Addition of IPM3 Zone (*Zoning Ordinance*, Article 3 §20 & 24, Article 4 §4.16, Article 5 §8, and Article 12) – Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Zoning Ordinance*, principally Article 3 §20 - Industrial Park Manufacturing Zone. The proposed ordinance adds a new subsection 20B for the IPM3 Zone (Industrial Park Manufacturing Zone- Industrial Aviation and Aeronautics Center). The new zone is an industrial zone focused on permitting businesses in aviation and aeronautics-related industries. Changes are also made to the City's Bulk Standards and Performance Standards to ensure the new uses will be covered under those standards.
  - b. MI-18-06 Text Amendments: Replacement of Maximum Parking Requirement (*Zoning Ordinance*, Article 4 §4.15 & §4.16, and Article 6 §3) – Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Zoning Ordinance* in Article 4 and Article 6 to remove the existing maximum parking standard and replace it with new impervious cover (lot coverage) limitations where excessive parking lot size is of particular concern in commercial and industrial zones. The existing standard sets maximum parking for any use at 125% of the minimum required. Under these Text Amendments, this standard would be replaced with lot coverage limitations for the C-3, C-4, RC, IPM, IPM2, and M Zones, all of which currently lack any such limitations.
  - c. MI-18-07 Text Amendments: Vehicle Signs (*Zoning Ordinance*, Article 5 §4) – Public Hearing and Review for Recommendation to City Council of Text Amendments to the *Zoning Ordinance*, Article 5 §4 intended to clarify what qualifies as a vehicle being used for the sole purpose of signage. Under the current Ordinance, vehicles are not permitted to be used for the sole purpose of signage. The Text

Amendments would provide a list of criteria the City Planner can use to make a determination that this provision has been violated. It also specifies that vehicles in violation are to be moved to an area of the property where they are not visible or less visible.

### NEW BUSINESS

- 1) MI-18-10 Eden Hill Farm TND Residential District: Architecture Concept – Update on the Meeting Task assigned to Staff by Planning Commission at June 18, 2018 regarding the 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.

Posted Agenda: July 6, 2018