

**CITY OF DOVER PLANNING COMMISSION
AGENDA**

**Monday, November 19, 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 October 15, 2018

COMMUNICATIONS & REPORTS

- 1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, December 17, 2018 at 7:00pm in the City Council Chambers.
- 2) Update on City Council Actions
- 3) Department of Planning & Inspections Updates
 - a. Report on APA Delaware 2018 Regional Conference – Planning 360°: Economy, Environment and Health

OPENING REMARKS CONCERNING MEETING PROCEDURES

OLD BUSINESS

- 1) Requests for Extensions of Planning Commission Approval:
 - a. S-16-13 Revised Dunkin Donuts at 1116-1128 Forrest Avenue – Request for One Year Extension of the Planning Commission conditional approval granted November 21, 2016 for the Site Development Plan application to permit the construction of approximately 34,813 S.F. of retail and office space in four buildings and other site improvements. The project is to include a Parcel Consolidation Plan to merge the six parcels on site. The project's initial phase consists of one 7,389 S.F. building with three tenant spaces, one of which will be occupied by a Dunkin Donuts, and one 3,712 S.F. building with one tenant space. Construction would involve demolition of all existing buildings on site. The property consists of 7.7 acres and is located on the south side of Forrest Avenue west of Saulsbury Road. The property is zoned C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The owner of record is Ennis Business Associates, LLC. And developer/purchaser is Franchise Management Services, Inc. Property Address: 1116-1128 Forrest Avenue. Tax Parcels: ED-05-076.11-02-22.00-000, ED-05-076.11-02-59.00-000, ED-05-076.11-02-20.00-000, ED-05-076.11-02-21.00-000, ED-05-076.11-02-23.00-000 and ED-05-076.11-02-20.01-000. Council District 1. *Waivers Granted: Partial Elimination of Curbing, and Opaque Barrier Requirements – Fence Component (Material & Location); and Consideration for Determination of Superior Urban Design.*
- 2) Update on Status of Eden Hill Farm TND: Residential District (Discussion only – No Application Pending)

NEW APPLICATIONS

- 1) Z-18-03 Lands of Faithwork LLC, and Paul & Justine Davis at 971, 975, 983, 987, and 991 Forest Street, 21 and 27 Saulsbury Road, and 20 and 30 Carver Road – Public Hearing and Review for Recommendation to City Council on rezoning of nine parcels of land totaling 2.32 +/- acres located on the north side of Forest Street, between Saulsbury Road to the west, and Carver Road to the east. The properties are zoned IO (Institutional and Office Zone), C-1A (Limited Commercial Zone), and C-PO (Commercial and Professional Office Zone) and are subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The owners of record are Faithwork, LLC and Paul Davis & Justine J. Davis (Paul and Justine Davis Rev Trust). Property Addresses: 971, 975, 983, 987, and 991 Forest Street, 21 and 27 Saulsbury Road, and 20 and 30 Carver Road. Tax Parcels: ED-05-076.07-01-62.00-000, ED-05-076.07-01-37.00-000, ED-05-076.07-01-36.00-000, ED-05-076.07-01-35.00-000, ED-05-076.07-01-34.00-000, ED-05-076.07-01-38.00-000, ED-05-076.07-01-39.00-000, ED-05-076.07-01-61.00-000, and ED-05-076.07-01-60.00-000. Council District 4. Ordinance #2018-11. The First Reading for this zoning map amendment was completed on October 22, 2018. The Final Reading/Public Hearing is scheduled before City Council for December 10, 2018
- 2) S-18-11 Lidl Grocery Store & Retail Space at North DuPont Highway and Kings Highway NE – Public Hearing and Review of a Site Development Plan Application to permit construction of two new buildings and accompanying site improvements. The larger 29,089 SF building is proposed to be used as a new Lidl Grocery Store. The second 6,000 SF building has a proposed use as a retail space. The previous structures on the site have been demolished, and the site is now vacant. The property consists of a total 6.73 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, and Kings Highway Land Partners, LL; and equitable owners are 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. Council District 2. *This Application is to supersede Site Plan S-16-14 Lidl Grocery Store previously granted conditional approval by the Planning Commission in July 2016 and a previous submission S-18-03 Lidl Grocery Store & Retail Space.*

NEW BUSINESS

- 1) Project for Dover's 2019 Comprehensive Plan
 - a. Update on Project Activities (Project Update October 2018)
 - b. Review of Preliminary Goals & Recommendations
 - c. Review of Preliminary DRAFT Land Development Plan Map Series
 - d. Review of Preliminary DRAFT Annexation Plan Map Series

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.