

SAFETY ADVISORY AND TRANSPORTATION COMMITTEE

A G E N D A

November 27, 2007 - 6:00 P.M. - Council Chambers - City Hall - City of Dover
*Public comments are welcomed on any item and will be permitted at appropriate times.
When possible, please notify the City Clerk (736-7008 or e-mail at Tmcdowell@dover.de.us)
should you wish to be recognized.*

AGENDA ADDITIONS/DELETIONS

1. Proposed Ordinance Amendment - Chapter 46 - Fire Prevention and Protection, Article III - Fire Codes, Section 46-128 - Sprinkler Requirements (*Due to a misunderstanding of the date/time of this meeting by members of the committee that assisted with the development of the townhouse sprinkler ordinance, who requested the opportunity to comment on the proposed ordinance further, the proposed ordinance, as revised, is being re-submitted to the Safety Advisory and Transportation Committee for their review and recommendation.*)
2. Farthing Woods - Street Right-of-Way Radius and Cul-de-sac Length Waivers
3. Briefing on DelDOT Projects - Gary Laing
 - A. DelDOT Mega Traffic Study (SR1/Route 8 and East Dover Housing Development Projects)
 - B. West Dover Connector
 - C. Traffic Signal at Greenway Lane and Kenton Road
 - D. South Governors Avenue Improvements
 - E. Signalization Project
 - F. Wyoming Mill Road Project
4. Briefing on MPO Projects - *Juanita Wieczorek*

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ACTION FORM

PROCEEDING: Safety Advisory & Transportation Committee AGENDA ITEM NO.:	
DEPARTMENT OF ORIGIN: Planning & Inspections (Fire Marshal) DATE SUBMITTED: Oct. 12 2007	
PREPARED BY: David Truax - Fire Marshal	
SUBJECT: Sprinklering of Townhouses	
REFERENCE:	N/A
RELATED PROJECT: N/A	
APPROVALS:	N/A
EXHIBITS: Draft Ordinance	
EXPENDITURE REQUIRED: \$	AMOUNT BUDGETED: \$
FUNDING SOURCE (Dept./Page in CIP & Budget):	N/A
TIMETABLE: _____	
RECOMMENDED ACTION: <u>Recommend that Ordinance be adopted.</u>	

BACKGROUND AND ANALYSIS

During the October meeting, there was a scheduling issue and representatives of Realtor Associations, Home Builder Associations, Chamber of Commerce, and C.S Kidner Associates were not present to speak. This Ordinance is being brought back to committee so that comments may be heard from those organizations. There were also changes requested by Committee and the attached Ordinance reflects those changes.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 46, Article III, be amended by adding Section 46-128, as follows:

Sec. 46-128 Sprinkler Requirements in Townhouses.

(a) Definitions

(1) For the purposes of this section, a townhouse shall be defined as a single-family unit in a row of three or more attached units that are separated by walls constructed as two-hour rated fire barrier walls, separated by property lines and with open space on at least two sides, and shall be served by an exit directly to the exterior at grade level.

(b) Requirements

- (1) All new Townhouses constructed after _____ shall be required to install residential sprinkler systems in accordance with adopted codes of the City of Dover. A permit must be obtained in accordance with the provisions of Sec. 46-126. This section shall not apply to existing townhouses or townhouses that have received final Planning Commission approval prior to the effective date this section.
- (2) Townhouse units constructed prior to the effective date of this ordinance that have been damaged by fire, weather, or other cause shall not be required to install residential sprinklers as part of their reconstruction, provided, however, that where such fire, weather or other cause results damage to three or more adjacent townhouse units under common ownership and such damage exceeds 50% of the pre-damage assessed value of each living unit, the installation of residential sprinklers in the units that were damaged shall be required as part of the reconstruction.
- (3) Where three or more adjacent townhouse units under common ownership which were constructed prior to the effective date of this ordinance are subsequently renovated and the costs of the renovations exceed fifty percent (50%) of the pre-renovation assessed value of each living unit, the installation of residential sprinklers in each unit renovated shall be required as part of the renovations. For the purposes of this subsection, there shall be a rebuttable presumption that this subsection applies if building permits for renovations are obtained for adjacent units during any twenty-four (24) month period.
- (4) For purposes of this section, the assessed value of any townhouse unit shall be as determined by the City Assessor.

- (5) The owner of a townhouse used as a rental property shall ensure that the sprinkler system is functioning each time a new tenant moves in.
- (6) Sprinkler systems shall be designed so that an alarm, clearly audible inside the townhouse, will sound upon activation of a sprinkler head within a unit.
- (7) Prior to the issuance of a Certificate of Occupancy the City of Dover Fire Marshals Office shall be furnished with a fully completed Certificated of Installation signed by the sprinkler installer indicating the proper installation of the sprinkler system.
- (8) Any service needed on any residential sprinkler system shall be conducted by a vendor licensed by the State Fire Marshals Office.
- (9) Any sprinkler activation as a result of a fire shall be reported to the Fire Department.
- (10) Anyone found to have tampered with or disconnected a townhouse residential fire sprinkler system shall be fined pursuant to Section 1-17 of the Dover Code of Ordinances.

ADOPTED: *

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PETITION TO WAIVE CERTAIN SUBDIVISION STREET DESIGN STANDARDS
Before the City Council Safety Advisory & Transportation Committee
November 27, 2007

Plan Title: Farthing Woods
SB-07-05C Revised

Plan Type: Conceptual Plan for Conditional Use Review

Site Area: 6.89 Acres +/-

Proposed Use: Single Family Detached Dwelling Units

Number of Dwelling Units: Total – 17 dwelling units
Density: 2.46 dwelling units per acre

Off Street Parking: Required: 34 parking spaces (2 per dwelling unit)
Proposed: 34 parking spaces

Zoning Classification: R-8 (One Family Residence Zone)

Waivers Recommended: *Land Subdivision Regulations* (Street requirements):
Increase Maximum Length of Dead End (Cul-de-Sac) Street
Eliminate Right-of-way Radius (west property line at entrance)

PLAN SUMMARY (Revised Plan dated August 3, 2007):

The subject property consists of one parcel of land totaling 6.89 acres +/- . The subject property is zoned R-8 (One Family Residence Zone). This property is located on the south side of West Denneys Road, east of McKee Road. The owner of record is Denneys Road, LLC. Tax Parcel #: ED-05-066.00-01-04.00-000.

The Conceptual Subdivision Plan proposes to subdivide this tract into seventeen (17) residential lots and identify the new street to serve the development. The development will consist of a total of 17 dwelling units and residual land to be used for stormwater management, the entry road, and open space. The subdivision offers the single housing type of single family detached units on approximately 1/5th acre (approximately 8,700 S.F.) lots. The entrance street leading into the site is from West Denneys Road.

Request for Waivers for an Increased Maximum Length of a Dead End Street (Cul-de-Sac):

The Conceptual Plan shows the proposed street network for the subdivision which consists of a single road (Hobbyhorse Court) that ends in a cul-de-sac. The maximum length of a dead-end (cul-de-sac) street is 400 feet. (*Land Subdivision Regulations*, Article VI §A15). Hobbyhorse Court as shown on the plans is approximately 850 feet.

The Plan employs the street layout of Hobbyhorse Court in the manner of a long cul-de-sac due to the nature of the physical layout of the property, which is both long and narrow. Since its initial presentation, Hobbyhorse Court has had its location altered slightly to the north at the request of DNREC due to their interests in maintaining the adjacent nature preserve to the south.

Request for Waivers for Elimination of the Required Right-of-Way Radius:

The Conceptual Plan provides a detail of the intersection of West Denneys Road and the proposed new street of Hobbyhorse Court. As shown on the Plan, there is no radius at the intersection of the Hobbyhorse Court right-of-way line at the west corner with the lands of Durham. The radius is provided on the east side of the intersection as the adjacent land is part of the subject property. A radius of 25 feet is required for right-of-way lines in the *Land Subdivision Regulations*, Article VI §A12.

The request for a ‘Zero’ foot Right-of-Way radius results from the manner in which the property was originally subdivided. Without the purchase of additional land from the residential property owner who abuts this property, the required Right-of-Way Radius could not be achieved. It should be noted that even with the zero foot Right-of-Way Radius, the actual Street Radius for Hobbyhorse Court is still in compliance and meets all applicable requirements.

The requested waivers are further summarized in the following chart:

Summary

Street Design Standard	Required	Proposed	Waiver
Dead End Street Length	400 feet	850 feet	450 feet
Right of Way Radius	25 Feet	0 Feet	25 feet

Findings and Recommendations of the Dover Planning Commission

The Planning Commission at its meeting on October 15, 2007 reviewed the proposed street waivers request as part of its review of the Conditional Use Site Plan for Farthing Woods. **The Planning Commission recommends approval of the Dead End Street Length Waiver and the reduction of the right-of-way radius from 25 feet to 0 feet.** The motion passed unanimously 7-0 of the members present.

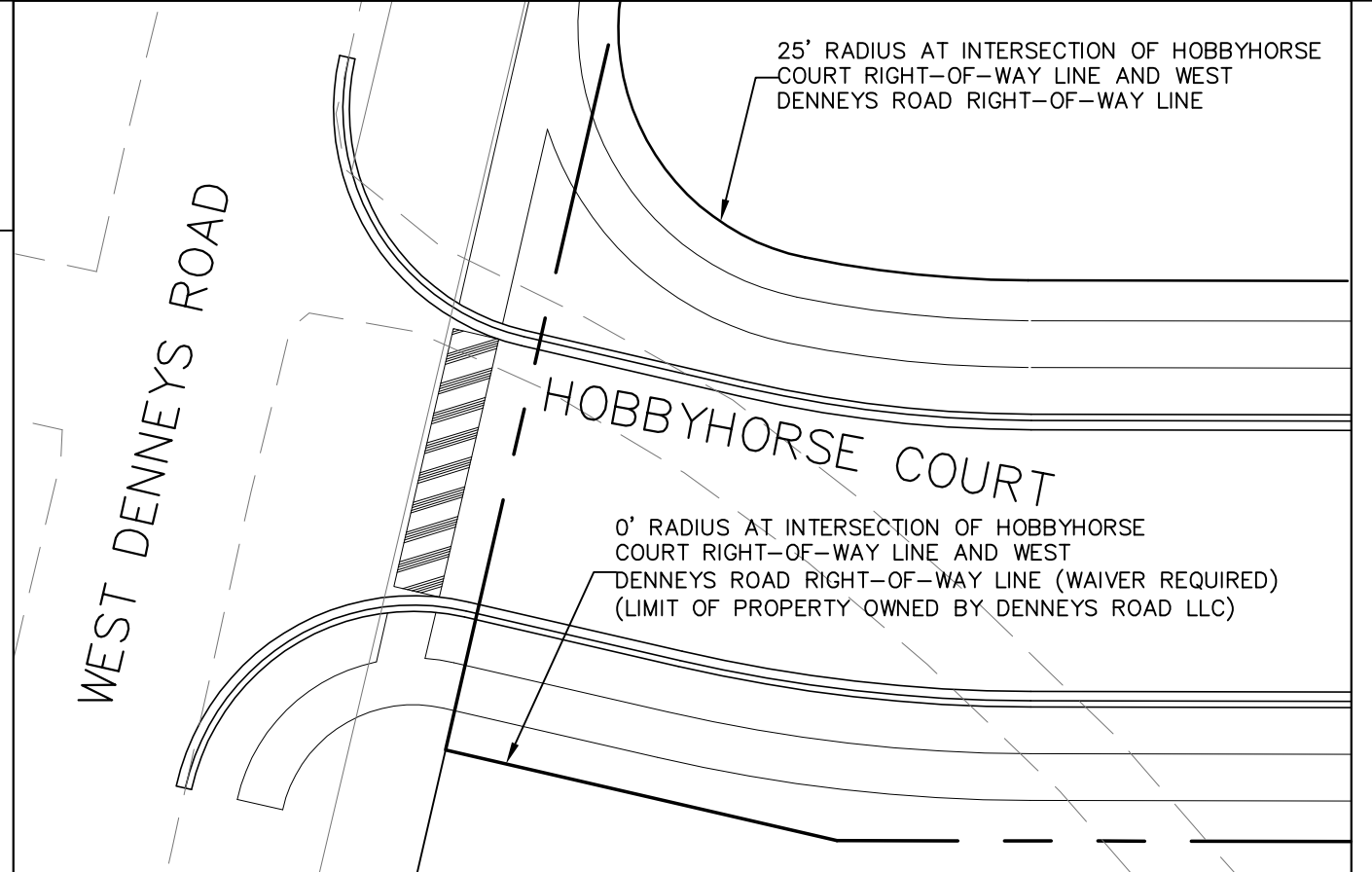
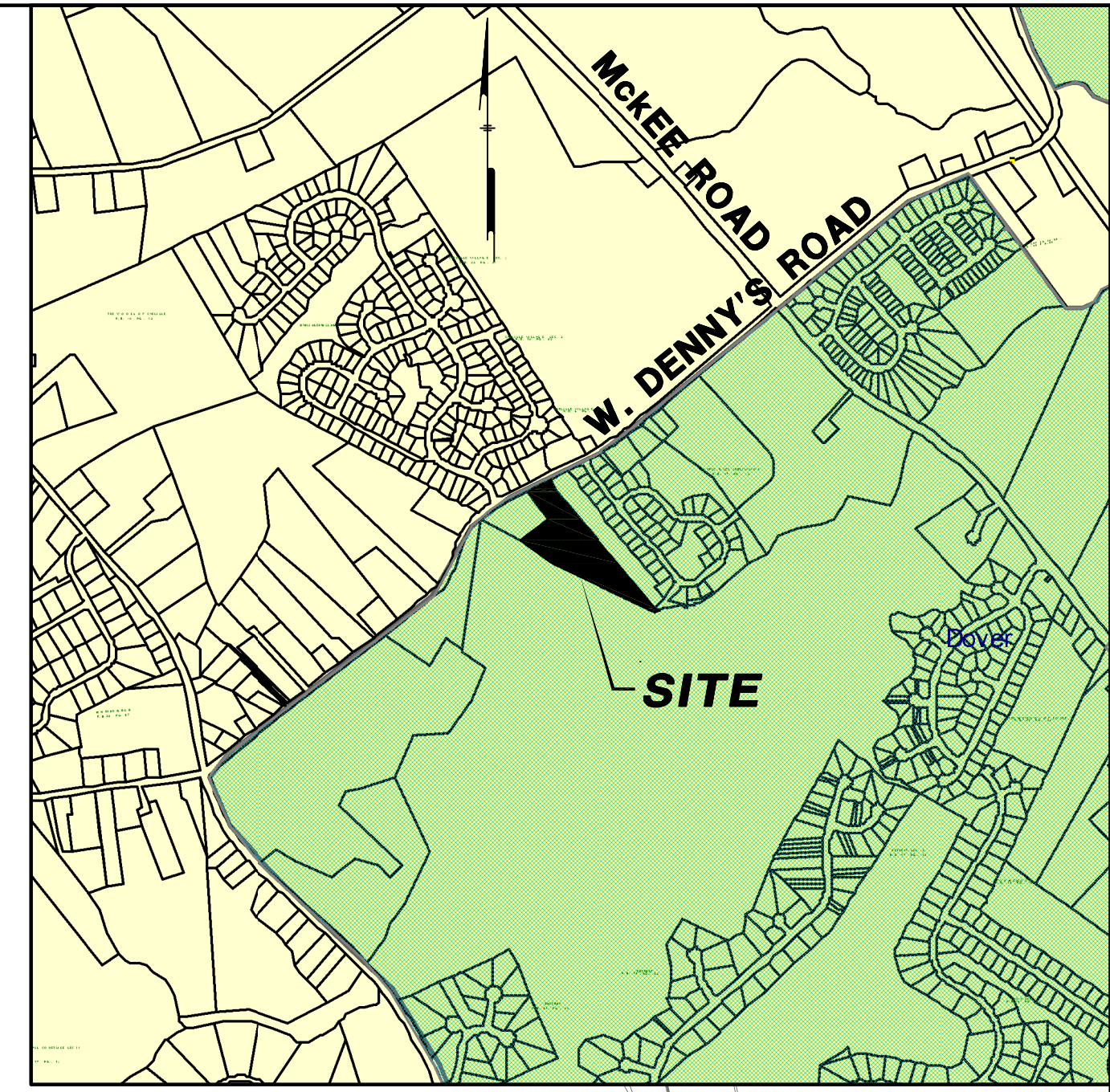
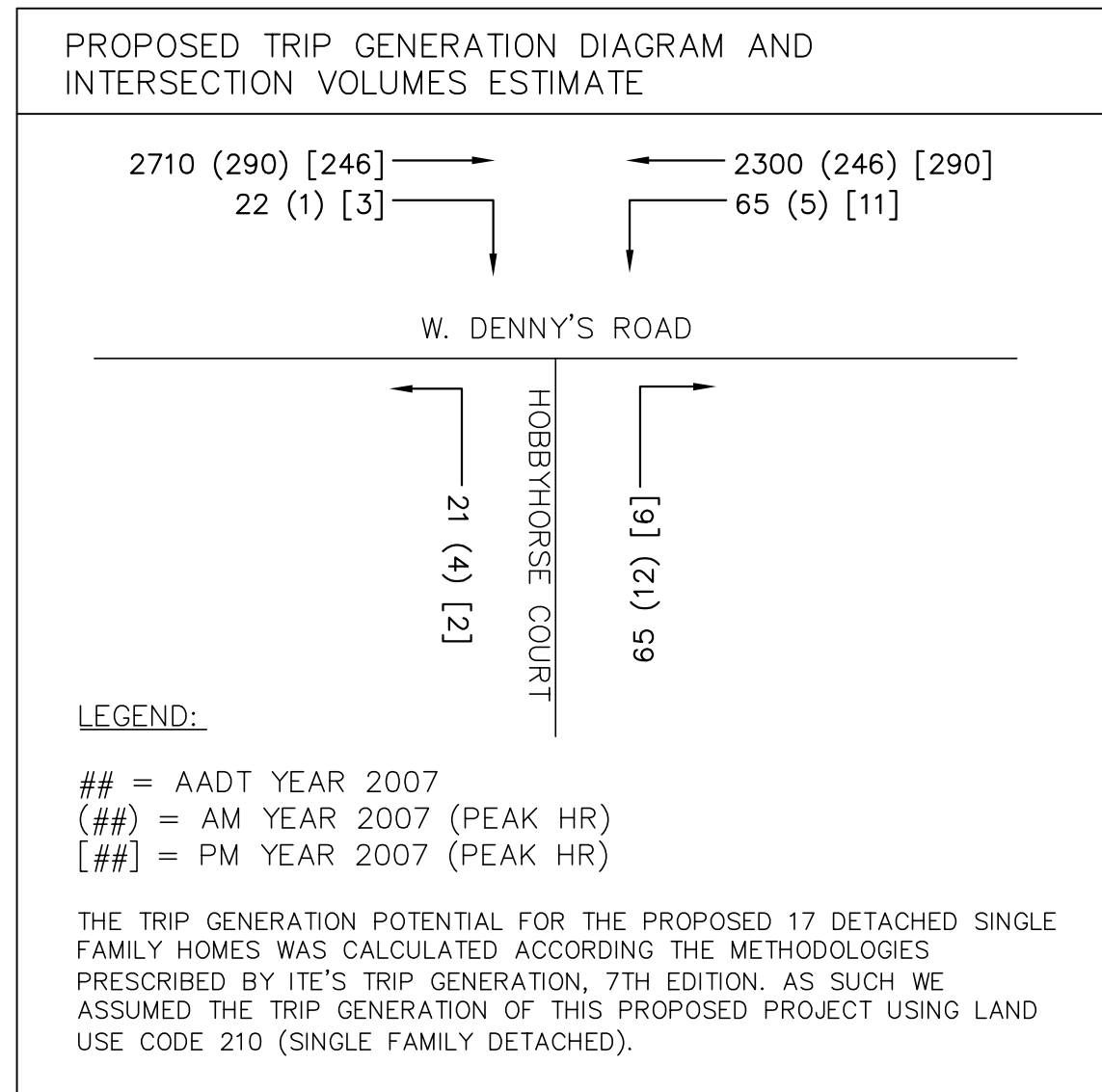
Attached is a copy of the Site Plan for Farthing Woods showing the street network.

Attachments to report:

- Site Plan sheet of Farthing Woods Sheet C1001

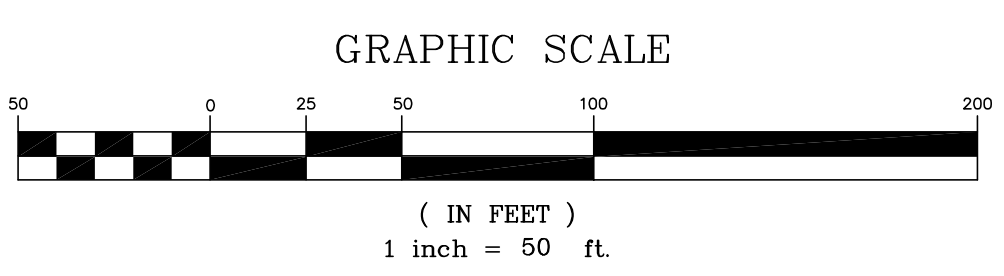
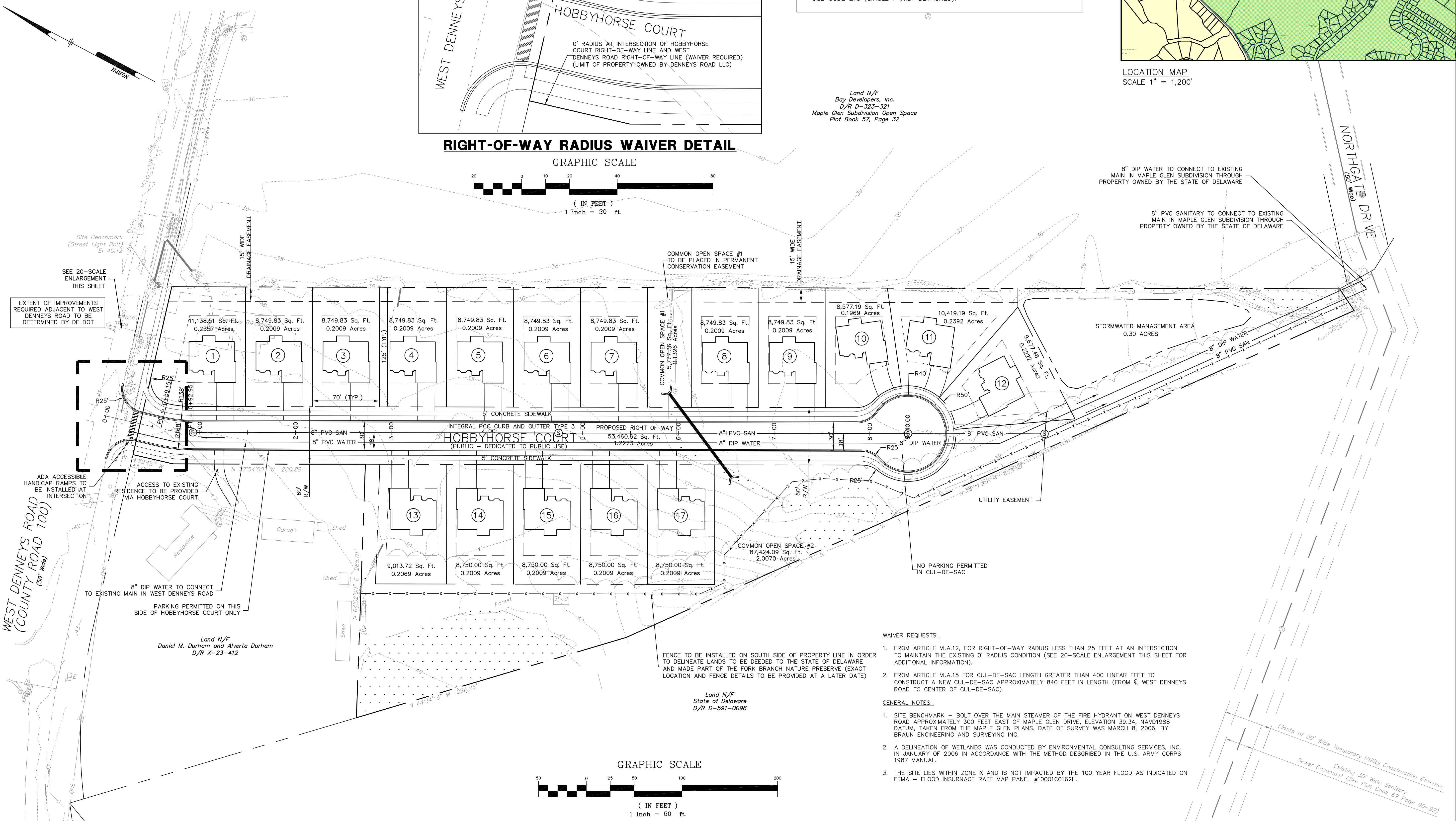
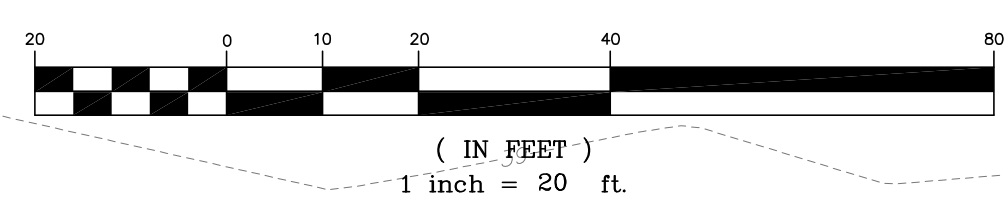
ZONING CRITERIA: R-8		
ITEM	MINIMUM PERMITTED	PROPOSED
LOT AREA (SQ. FT.)	8,000	8,577.19
LOT WIDTH (FT.)	70	70
LOT DEPTH (FT.)	100	103.57
FRONT YARD (FT.)	25	25
SIDE YARD (FT.)	10	10
TOTAL BOTH SIDE YARDS (FT.)	20	20
REAR YARD (FT.)	30	30
LIVABLE FLOOR AREA/DU (SQ. FT.)	N/A	N/A
OFF-STREET PARKING (PER D.U.)	2	2
ACTIVE REC. AREA	1/2 ACRE (21,780 S.F.)	DEED 0.5 AC (MIN) TRACT TO STATE OF DE
	MAXIMUM PERMITTED	PROPOSED
BUILDING HEIGHT (STORIES) (FEET)	2 1/2 35	< 2 1/2 < 35
LOT COVERAGE	35%	< 35%
DENSITY	3.8 DU/AC.	2.46 DU/AC.

SITE DATA	
1. CITY OF DOVER APPLICATION NO.	SB-07-05
2. TAX PARCEL NO.	ED-05-066.00-01-04.00-000
3. EQUITABLE OWNER/DEVELOPER	DENNEYS ROAD LLC
4. UTILITIES WATER SEWER	PUBLIC - CITY OF DOVER PUBLIC - CITY OF DOVER
5. GROSS SITE ACREAGE	6.8982 ACRES
6. # OF LOTS PROPOSED	17 - 2.46 DU/AC
7. ACRES PROPOSED OPEN SPACE	2.14 ACRES
8. STORMWATER MANAGEMENT AREA	0.30 ACRES



Land N/F
 Bay Developers, Inc.
 D/R D-323-321
 Maple Glen Subdivision Open Space
 Plot Book 57, Page 32

RIGHT-OF-WAY RADIUS WAIVER DETAIL



- WAIVER REQUESTS:
- FROM ARTICLE V.A.12, FOR RIGHT-OF-WAY RADIUS LESS THAN 25 FEET AT AN INTERSECTION TO MAINTAIN THE EXISTING 0' RADIUS CONDITION (SEE 20-SCALE ENLARGEMENT THIS SHEET FOR ADDITIONAL INFORMATION).
 - FROM ARTICLE V.A.15 FOR CUL-DE-SAC LENGTH GREATER THAN 400 LINEAR FEET TO CONSTRUCT A NEW CUL-DE-SAC APPROXIMATELY 840 FEET IN LENGTH (FROM 1/4 WEST DENNEYS ROAD TO CENTER OF CUL-DE-SAC).
- GENERAL NOTES:
- SITE BENCHMARK - BOLT OVER THE MAIN STEAMER OF THE FIRE HYDRANT ON WEST DENNEYS ROAD APPROXIMATELY 300 FEET EAST OF MAPLE GLEN DRIVE, ELEVATION 39.34, NAVD1988 DATUM, TAKEN FROM THE MAPLE GLEN PLANS. DATE OF SURVEY WAS MARCH 8, 2006, BY BRAUN ENGINEERING AND SURVEYING INC.
 - A DELINEATION OF WETLANDS WAS CONDUCTED BY ENVIRONMENTAL CONSULTING SERVICES, INC. IN JANUARY OF 2006 IN ACCORDANCE WITH THE METHOD DESCRIBED IN THE U.S. ARMY CORPS 1987 MANUAL.
 - THE SITE LIES WITHIN ZONE X AND IS NOT IMPACTED BY THE 100 YEAR FLOOD AS INDICATED ON FEMA - FLOOD INSURANCE RATE MAP PANEL #10001C012H.

Pennoni
 Engineers • Surveyors • Planners • Landscape Architects

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Pennoni Associates Inc.

FARTHING WOODS
 EAST DOVER HUNDRED
 CITY OF DOVER, KENT COUNTY, DELAWARE

CONCEPTUAL SUBDIVISION PLAN
 DENNEYS ROAD LLC
 872-A WALKER ROAD
 DOVER, DELAWARE 19904

JOB NO. TASB 0602

BLOCK MAP NO. SHEET 1 OF 1

SCALE AS SHOWN DRAWING NO. C1001

DRAWN BY JGA DATE 08-03-07 APPROVED DDB

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