



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Tuesday, February 21, 2023 at 7:00 PM**

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

***REVISED* AGENDA**

**The Agenda for the February 21, 2023 Meeting has been revised in order to accommodate a Request for Extension of Planning Commission Approval for Development Master Site Plan Application S-21-03 Three Lots at Secure Storage on Lafferty Lane: Master Plan. This has been added as an item of Old Business.*

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.

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for February 21, 2023 will be held as an In-Person Meeting at City Hall in City Council Chambers. The public is welcome to attend in person. The meeting will also be provided as a Virtual Meeting using WebEx audio/visual conferencing as an electronic means of communication. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of February 21, 2023

Dial: 1-650-479-3208

Event number/Access code: 2534 985 9381

Event password: DoverPC

Event Address: <https://bit.ly/PCMeeting2212023>

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

Application C-23-01 TLC Childcare, LLC at 901 S. State Street was withdrawn by the applicant and will not be heard by the Planning Commission.

APPROVAL OF MINUTES

1. Adoption of the Minutes of January 17, 2023

COMMUNICATIONS & REPORTS

2. University of Delaware - Institute for Public Administration presents an In Person Training event:
 - *Advanced land Use Law* - Friday March 3, 2023, 9:00 AM to 12:00 PM Kent County Levy Court, 555 S Bay Rd, Dover, DE 19901, Room 220

Meeting Reminder: The next Planning Commission regular meeting date is scheduled for Monday, March 20, 2023 at 7:00pm.

Update on City Council Actions

Department of Planning & Inspections Updates

3. Summaries of 2022 Applications presented with the Annual Report

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

4. S-21-03 Three Lots at Secure Storage on Lafferty Lane: Master Plan - Request for one year extension of Planning Commission Approval granted March 15, 2021 of a Conditional Use Site Plan for the construction of Site Development Master Plan Application to permit development of three (3) existing parcels. The parcels are listed as Lots 2, 3, and 4 respectively; with Lot 1 being the main parcel for the Secure Storage Facility. Lot 2 is proposed to contain a Building of 23,600 +/- SF with associated site improvements. Lot 3 is proposed to contain a Building of 23,600 +/- SF with associated site improvements. Lot 4 is proposed to contain a Building of 21,400 +/-SF with associated site improvements. The proposed development area of the three Lots totals 7.67 acres +/- and is zoned IPM (Industrial Park and Manufacturing Zone). The land tracts are located on the north side of Lafferty Lane and east of Bay Road. The owner of record is Secure Storage LLC. Property Addresses: unaddressed but are adjacent to 640 Lafferty Lane. Tax Parcels: ED-05-077.00-01-25.01-000, ED-05-077.00-01-25.02-000, and ED-05-077.00-01-25.03-000. Council District 2. *The three Lots were created as part of a Minor Subdivision Plan with Site Plan S-02-23 Secure Storage LLC for Mini-Storage Facility (Lot 1) in 2002.*

NEW APPLICATIONS

5. S-23-03 NeighborGood Partners Division Street Office at 223 West Division Street – Public Hearing and Review of a Site Development Plan Application to permit construction of a two-story 6,226 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone). The property is located on the north side of W. Division Street, east of N. New Street. The owner of record is NCALL, Inc. Property Address: 223 W.

Division Street. Tax Parcel: ED-05-076.08-05-29.00-000. Council District 4. *Waiver Request: Elimination of Upright Curbing. For Consideration: Tree Mitigation Plan. This site was most recently subject to Site Development Plan Application S-19-13 which was approved by Planning Commission in July 2019, but construction had not commenced, and Plan Approval has since expired.*

6. S-23-04 Leander Lakes III Apartments – Public Hearing and Review of a Site Development Application for the construction of eight (8) 3-story garden style apartment buildings, and 1 (one) 2-story 8 unit building for a total of two hundred (200) units. Also proposed are 450 parking spaces, walking paths, landscaping, recreation areas and other site improvements. The project area of 25 acres is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of the overall property zoned R-10 (One Family Residence Zone and partially subject to COZ-1 (Commercial Overlay Zone). The application includes a Minor Subdivision Plan to create Lot 1 of 50.19 acres+/- (residual) and Lot 2 of 25 acres (project area). The property is located on the south side of Forrest Ave west of Dover High Drive. The owner of record is Calvary Baptist Church of Dover and equitable owner/developer is Leander Lakes III, LLC. Property is currently addressed as 2285 Forrest Avenue. Tax Parcel: ED-05-075.00-01-06.00-000. Council District 1. *For Consideration: Active Recreation Area Plan. The property was the subject of Rezoning Application Z-22-02 approved October 2022 and Conditional Use Site Plan Application C-19-06 Calvary Baptist Church.*
7. S-23-05 Tidal Wave Auto Spa at 245 N. Dupont Highway - Public Hearing and Review of a Site Development Plan and Lot Consolidation Plan for two (2) parcels totaling 2.15 +/- acres at 245 North DuPont Highway. The Plan is to permit construction of a 3,690 SF Car Wash facility, 24 vacuum spaces, and associated site improvements. The properties are zoned C-4 (Highway Commercial Zone). The parcels consist of a total of 2.15 +/- acres and is located on the northeastern corner of N Dupont Highway and White Oak Road. The owner of record is TWAS Properties LLC. Property Addresses: 245 and 243 N Dupont Highway. Tax Parcel IDs: ED-05-068.18-01-13.00-000 and ED-05-068.18-01-12.00-000.
8. MI-23-01 Comprehensive Plan Amendments 2023 – Public Hearing and Review for Recommendation to City Council of a series of Amendments to the *2019 Comprehensive Plan*, as amended. The Amendments include consideration of the following as associated with Annexation Application AX-23-01 Lands of Calpine Holdings, LLC – Two Properties on White Oak Road: requests for amendment of Map 13-1: Potential Annexation Areas to revise the Annexation Plan category of two properties and requests for amendment of Map 13-2: Potential Land Uses for Annexation Areas to identify the Land Use Classification of two properties.
 - A. Consideration of Amendments to Map 13-1: Potential Annexation Areas Plan Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to revise the Annexation Plan category from Area of Concern and unidentified area to Category 2: Priority Annexation Area on Map 13-1: Potential Annexation Areas Plan Map. (Planning Reference: MI-23-01A)
 - a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.

2019 Comprehensive Plan, Map 13-1 – Annexation Plan Category: None
Proposed Comprehensive Plan Designation, Map 13-1 Annexation Plan Category:
Category 2 – Priority Annexation Area

- b. Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.
2019 Comprehensive Plan, Map 13-1 – Annexation Plan Category: Area of Concern
Proposed Comprehensive Plan Designation, Map 13-1 Annexation Plan Category:
Category 2 – Priority Annexation Area
- B. Consideration of Amendments to Map 13-2: Potential Land Use for Annexation Areas Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to identify the Land Use Classification as Public & Private Utilities on Map 13-2: Potential Land Use for Annexation Areas Map. (Planning Reference: MI-23-01B)
 - a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.
2019 Comprehensive Plan, Map 13-2 – Land Use Classification: None
Proposed Comprehensive Plan Designation, Map 13-2 Land Use Classification:
Public & Private Utilities
 - b. Property Area: 104.06 acres +/- . Property Address: 3015 White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.
2019 Comprehensive Plan, Map 13-2: Land Use Classification: None
Proposed Comprehensive Plan Designation, Map 13-2 Land Use Classification:
Public & Private Utilities

NEW BUSINESS

ADJOURN

Posted Agenda: February 10, 2023

Posted Revised Agenda: February 14, 2023

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