



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, December 18, 2023 at 7:00 PM**

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

AGENDA

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 December 18, 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, an audio/visual conferencing system 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 December 18, 2023**

Dial by Phone: 1-650-479-3208

Access code: 253 636 59542 (Password: 3683772)

Join Online: <https://bit.ly/PCMeeting12182023>

Webinar Number: 2536 365 9542

Event password: DoverPC

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

APPROVAL OF MINUTES

1. Adoption of Minutes of November 20, 2023

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is scheduled for Tuesday, January 16, 2024 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

Education and Training Opportunities

2. The following courses are offered by the University of Delaware's Institute for Public Administration. Contact the Planning Office for registration.
 - *Advanced Land Use Law* - Wednesday, December 20, 2023, 10:00AM to Noon via Zoom.
 - *Planning 101: Planning Your Community's Future* - Wednesday, January 17, 2024, 9:00AM to Noon at Kent County Levy Court, 555 S. Bay Road, Dover.
 - *Introduction to Land-Use Law* - Wednesday, February 7, 2024, 10:00AM to Noon via Zoom.

SPECIAL RECOGNITION

3. Resolution for the Service of Mr. Robert D. Hartman on the Planning Commission.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

4. C-21-08 Royal Farms at 1205 McKee Road - Request for One-year Extension of Planning Commission approval granted on December 20, 2021 for a Conditional Use Site Plan and associated Minor Subdivision Plan Application for construction of a 5,154 SF Retail Store (Convenience Store) and associated fuel pumps. The Application includes associated site improvements and a 1,248 SF Accessory building to serve as a drive-through Car Wash. The property is currently zoned C-2A (Limited Central Commercial Zone) and is subject to COZ-1 (Corridor Overlay Zone). The proposed Lot 1 is 2.545 +/- acres (110,854 SF) and is the location of the proposed development. The proposed Lot 2 is 0.870 +/- acres (37,897 SF) and is currently not subject to a design proposal. The Site overall currently consists of 3.415 +/- acres (148,751 SF) and is located at the northeast corner of the intersection of McKee Road and College Road. The owner of record is Two Farms Inc. Property Address: 1205 McKee Road. Tax Parcel Number: ED-05-067.00-02-51.00-000. Council District 4.

NEW APPLICATIONS

5. S-23-22 Walker Road Apartments at Guinn property – Public Hearing and Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty four (24) units each for a total of 48 units. Also proposed are a clubhouse, parking lot improvements, and three (3) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling

6.83 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is the Arthur Guinn Estate, and the equitable owner is Tyrone Pierre. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *For Consideration: Active Recreation Area Plan.*

6. SB-23-03 Revised Stonebrook East Planned Neighborhood Design at McKee Road and W. Denneys Road - Public Hearing and Review of a Revised Subdivision Plan to increase the number of townhouses from 87 to 103 townhouses (increase of 16 townhouse units) and to decrease the number of garden apartment units from 168 to 138 garden apartment units (decrease of 30 units). This development known as Stonebrook East Planned Neighborhood Design (PND) proposes 241 dwelling units, recreational areas, open space, and stormwater management areas. The property is zoned RM-1 (Medium Density Residential Zone) and approved as a PND (Planned Neighborhood Design Option). The site is on the northeast corner of McKee Road and W. Denneys Road. Property Address: intersection of McKee Road and West Denneys Road. Property Owners: Hanae Harmony Properties and Stonebrook East 168 LLC. Tax Parcels: ED-05-057.03-01-01.00-000 to ED-05-057.03-01-92.00-000. Council District 1. *PND - Alternative Design Standards Requests: Townhouse Units – To permit a minimum lot width of 20 feet and reduction of minimum lot area. Garden Apartments - To permit four (4) stories, a 48-foot building height, and an average thirty five (35) dwelling units per building.*
Planning Commission granted conditional approval of a Conditional Use Application C-07-01 for the Conceptual Plan for Stonebrook East Planned Neighborhood Design Development on February 20, 2007. Planning Commission also granted conditional approval for the Preliminary Subdivision Plan SB-07-07 for Stonebrook East PND on November 19, 2007 and Final Record Plan approval was given on September 28, 2010. A previous plan for revision of SB-21-05 Stonebrook East PND was never finalized.

NEW BUSINESS

ADJOURN

Posted Agenda: December 8, 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