



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, May 20, 2024 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 May 20, 2024 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 video 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 May 20, 2024**

Join by Phone Dial: 1-650-479-3208

Access Code: 253 476 92605 (Password: 3683772)

Join Online: <https://bit.ly/PCMeeting5202024>

Webinar Number: 2534 769 2605

Webinar 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

Due to incomplete public notice, Application C-24-01 Tower-Based Wireless Communications Facility at 640 Lafferty Lane (Rise Up Towers, LLC) will not be heard at this Meeting. It will be rescheduled for the Planning Commission Meeting of June 17, 2024.

APPROVAL OF MINUTES

1. Adoption of Minutes of April 15, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is June 17, 2024 at 7:00PM.

Update on City Council Actions

Department of Planning & Inspections Updates

Projects and Studies Activities

2. Downtown Dover Pathways Study - Loockerman Street Design Charrette: May 13-15, 2024 with various collaborative meetings, activities, discussions, and Open House events. Project webpage: <https://doverkentmpo.delaware.gov/downtown-dover-pathways/>

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

3. S-22-09 Dover Apartments at Leipsic Road (The Edge) – Request for One-Year Extension of the Planning Commission conditional approval of June 21, 2022 for a Site Development Application for the construction of six (6) 3-story, 46,800 GSF garden style apartment buildings each containing thirty-six (36) units for a total of 216 apartment units. Also proposed are eleven (11) garage buildings, a Clubhouse with Pool, Recreation Facilities, parking, and other site improvements. The approval included a waiver to reduce the parking requirement and the Active Recreation Area Plan with Partial Fee-in-lieu of Active Recreation Area Construction. The property is zoned SC-2 (Community Shopping Center Development Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3: Excellent Recharge Area. The property is located on the southeast side of Leipsic Road east of North DuPont Highway. The owner of record is currently Metropolitan 8, LLC. Property is currently unaddressed. Tax Parcel: ED-05-068.05-01-15.01-000. Council District 3.
4. SB-23-03 Revised Stonebrook East Planned Neighborhood Design at McKee Road and W. Denneys Road - Request for a Extension of the Planning Commission conditional approval granted December 18, 2023 for the 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 conditional approval included PND- Alternative Design Standards. 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.

NEW APPLICATIONS

5. Z-24-05 Lands of Chiang & Sons Properties, LLC at 1241 College Park Drive: Rezoning C-PO to IO - Public Hearing and Review for Recommendation to City Council of a Rezoning application for a parcel of land consisting of 1.1024 acres +/- . The property is zoned C-PO (Commercial and Professional Office Zone). The proposed zoning for the property is IO (Institutional and Office Zone). The property is located on the east side of College Park Drive (a private street) and north of State College Road. The owner of record is Chiang & Sons Properties, LLC. Property Address: 1241 College Park Drive. Tax Parcel: ED-05-067.00-02-12.08-000. Council District 4. Ordinance #2024-11. *The First Reading of the Proposed Ordinance was held on April 22, 2024 and Public Hearings scheduled for Planning Commission on May 20, 2024 and City Council on June 10, 2024.*
6. S-24-05 Lands of Ken Barrett Builders for Office Building at 1413 New Burton Road – Public Hearing and Review of a Site Development Plan Application to permit construction of a one-story 3,026 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone) consisting of 0.41 acres. The property is located on the east side of New Burton Road, north of Garton Lane. The owner of record is Ken Barrett Builders LLC. Property Address: 1413 New Burton Road. Tax Parcel: ED-05-085.11-01-01.00-000. Council District 2. *Waiver Requests: Elimination of Upright Curbing and Elimination of Sidewalk.*
7. S-24-06 Revised Leander Lakes III Apartments – Public Hearing and Review of a Revision to the Site Development Plan Application S-23-04 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 and Active Recreation Areas to be known as Leander Lakes III. The Revised Plan involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The parcel with the Access Drive is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The Apartment Complex project area (future 25-acre parcel) is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of this parcel zoned R-10 (One Family Residence Zone) and partially subject to COZ-1 (Commercial Overlay Zone). The property is located on the south side of Forrest Avenue west of Dover High Drive. The owners of record are Leander Lakes IV, LLC (previous owner: Jireh Christian Center) and Calvary Baptist Church of Dover with equitable owner/developer as Leander Lakes III, LLC. Property Addresses: 2161 Forrest Avenue and part of 2285 Forrest Avenue. Tax Parcels: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-06.00-000. Council District 1. *Waiver Request: Elimination of Curbing on Access Drive. This site was granted conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III by the Planning Commission on February 21, 2023. A Minor Subdivision Plan to create the 25 acre parcel for Leander Lakes III has been approved.*

NEW BUSINESS

ADJOURN

Posted Agenda: May 10, 2024

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