



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, April 15, 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 April 15, 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 April 15, 2024**

Join by Phone Dial: 1-650-479-3208
Access code: 253 148 74259 (Password: 3683772)

Join Online: <https://bit.ly/PCMeeting4152024>
Webinar Number: 2531 487 4259
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

APPROVAL OF MINUTES

1. Adoption of Minutes of March 18, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is Monday, May 20, 2024 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

Education and Training Opportunities

2. The following course is being offered by the University of Delaware Institute for Public Administration. Contact the Planning Office for registration.
 - Creating a Flood Ready Community - May 9, 2024 9AM to noon at St. Jones Reserve.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request for Extension of Planning Commission Approval

3. S-21-11 McKee Road Apartments at 1385 McKee Road: Request for Extension – Review of Request for a One-Year Extension of the Planning Commission conditional approval granted on April 18, 2022 of a Site Development Application for the construction of sixteen (16) 10,000 SF garden style apartment buildings each containing twenty-four (24) units for a total of 384 apartment units. Also proposed are sixteen (16) garage buildings, a Club House with Pool, walking paths, picnic areas, a dog park, playing field, parking, and other site improvements. Action included approval of partial elimination of upright curbing, partial elimination of frontage sidewalk, reduction of parking requirements, and a partial cash-in-lieu of Active Recreation Area construction. The property is zoned RG- 2 (General Residence Zone) and C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). This development application is only for the residential zoned portion of the property. The commercial portion will be developed under separate application. The property is located on the east side of McKee Road near the intersection of McKee Road and Scarborough Road. The owner of record is McKee Cap, LLC. Property Address: 1385 McKee Road. Tax Parcel: ED-05-067.00-02-57.00-000. Council District 4.

NEW APPLICATIONS

4. Z-24-03 Lands of Linda Duncan at 600 Forest Street - Public Hearing and Review for Recommendation to City Council on a rezoning application for a parcel of land consisting of 0.51 acres+/- . The property is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is C-2A (Limited Central Commercial Zone) and remaining subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property is located on the south side Forest Street and near the west end of Loockerman Street. The owner of record is Linda Duncan. The equitable owner is Erin Barrett. Property Address: 600 Forest Street. Tax Parcels: ED-05-076.12-02-44.00-000 & ED-05-076.12-02-45.00-000. Council District 4. Ordinance #2024-09.

5. Z-24-04 Lands of White Marsh Environmental Systems at 1100 & 1110 S. Little Creek Road - Public Hearing and Review for Recommendation to City Council on a rezoning application for a parcel of land consisting of 10.7146 acres +/- . The property is zoned CPO (Commercial and Professional Office Zone). The proposed zoning for the property is IPM (Industrial Park Manufacturing Zone). The property is located on the south side of South Little Creek Road and west of State Route 1. The owner of record is White Marsh Environmental Systems Inc. c/o Tidewater Utilities. Property Addresses: 1100 and 1110 S. Little Creek Road. Tax Parcel: ED-05-077.12-01-03.00-000. Council District 2. Ordinance #2024-10.

NEW BUSINESS

ADJOURN

Posted Agenda: April 5, 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