



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, May 15, 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 May 15, 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 May 15, 2023**

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

Access Code: 2539 406 5324 (Password: 3683772)

Join Online

<https://bit.ly/PCMeeting5152023>

Webinar Number: 2539 406 5324

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 April 17, 2023

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is scheduled for TUESDAY, June 20, 2023 at 7:00pm. The meeting date is a Tuesday due to the Juneteenth Holiday on Monday.

Update on City Council Actions

Department of Planning & Inspections Updates

Education & Training Opportunities

University of Delaware – Institute for Public Administration presents the following training sessions. See Planning Staff for registration details.

2. *Creating a Flood Ready Community* – Friday, May 12, 2023, 9:00am to 12:00 Noon at St. Jones Reserve
3. *Intro to Land Use Administration* – Wednesday, May 24, 2023, 9:00am to 12:00 Noon at Kent County Levy Court, 555 S. Bay Road

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

4. C-21-04 Bay Pointe Apartments (One Building Concept) at 1080 and 1106 Bay Road - Request for a One Year Extension of Planning Commission Approval granted on May 17, 2021 for a Conditional Use Site Plan Application and associated Lot Consolidation Plan to permit the construction of one Multiple Dwelling-Unit (Apartment) Building as a three-story 54,105 SF building with 54 apartment units and associated site improvements. The proposed Apartment building requires Conditional Use review in the C-4 zoning district. The three existing lots to be consolidated total 3.302 +/- acres and are zoned C-4 (Highway Commercial Zone). The property is located on the southwest side of Bay Road at the intersection with Lafferty Lane. The owner of record is Patel Hospitality Properties. Property Addresses: 1080 and 1106 Bay Road and an unaddressed parcel. Tax Parcel Numbers: ED-05-086.00-01-18-00-000, ED-05-086.00-01-19.00-000, and ED-05-086.00-01-20.00-000. Council District 2.

NEW APPLICATIONS

5. S-23-10 Parking Lot of Landing Square at 560 and 600 Bay Road: Revised Phase 3A - Public Hearing and Review of a Site Development Plan for development of a 99-space parking lot area and associated site improvements instead of a previously proposed 6,400 SF restaurant for Phase 3A of the Landing Square development. The subject area is 1.02 acres +/- of the Lot 2 parcel consisting of 4.6493 acres +/- fronting on Bay Road in the northern portion of the site. The property is located on the west side of Bay Road north of its intersection with Blue Hen Boulevard and the Bay Court Plaza entrance drive. The property is zoned C-4 (Highway Commercial Zone). The owner of record is BAYROADCAP, LLC. Property Addresses: 560 and 600 Bay Road. Tax Parcel Number: ED-05-077.00-01-09.01-000. Council District 2. *Waiver Requested: Reduction of Arterial Street Buffer. Application C-20-02 Landing Square (Previously Bay Road Commercial): Revised Phase 2 Area approved by the Planning*

Commission on August 17, 2020 received Final Plan approval on February 25, 2021 for the commercial development of the Lot 2 area. Minor Subdivision Plan SB-22-03 Lands of Bayroadcap, LLC dividing the overall property into three Lots was approved by the Planning Commission on April 18, 2022 and recorded on May 24, 2022.

NEW BUSINESS

ADJOURN

Posted Agenda: May 5, 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