



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, October 16, 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 & VIRTUAL MEETING NOTICE

The Planning Commission Meeting for October 16, 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 October 16, 2023**

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

Access code: 254 672 25561 (Password: 3683772)

Join Online:

<https://bit.ly/PCMeeting10162023>

Webinar Number: 2546 722 5561

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 September 18, 2023

COMMUNICATIONS & REPORTS

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

Update on City Council Actions

Department of Planning & Inspections Updates

Projects and Studies Activity Updates

2. Workshop & Meeting on C-2 Code Amendments associated with the *Transforming Downtown Dover-Capital City 2030 Plan*:
 - October 10, 2023 at 1:30 pm in City Hall Conference Room at Dover City Hall with Business Interests, Realtors, and Others
 - October 12, 2023 at 11:00 am in City Hall Conference Room at Dover City Hall with Engineers, Developers, and Others
 - October 11, 2023 from 4:00-7:00 pm in Council Chambers at Dover City Hall - Walk-in Workshop with public

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

3. **C-21-07 Lands of First State Business Center, LLC: Two Buildings at 30 Lafferty Lane**
- Request for a One-Year Extension of the Planning Commission Approval granted on November 15, 2021 of a Conditional Use Site Plan Application to permit the construction of two (2) Warehouse Buildings with a combined size of 296,400 SF, a trailer parking area, and associated site improvements. Building A is proposed at 132,600 SF and Building B is proposed at 163,800 SF. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zone I (APZ I) and Noise Zone A. The property consists of 30 acres and is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The owner of record is First State Business Center, LLC and the equitable owner is Jack Lingo Asset Management, LLC. Property Address: 30 Lafferty Lane. Tax Parcel Number: ED-05-077.00-01-28.03-000. Council District 2. PLUS Review: #2021-08-04. Approved Waiver Request: *Partial Elimination of Sidewalk*. Approved Performance Standards Review Application. The Final Site Plan Approval was granted on April 25, 2023.

NEW APPLICATIONS

4. **S-23-18 Delaware State University New Agriculture Building at 1200 N. Dupont Highway** – Public Hearing and Review of a Site Development Plan for a new one story 10,402 SF+/- Building of offices and classrooms as the New Agriculture Building with the associated site improvements. The project site will redevelop the existing baseball field area located on the Delaware State University main campus. The property is zoned IO (Institutional and Office Zone) and also subject to the SWPOZ (Source Water Protection Overlay Zone). Property

Address: 1200 N. Dupont Highway. Tax Parcels: ED-05-057.00-01-19.00-000, ED-05-057.00-01-20.00-000, and portion of ED-05-057.00-01-21.00-000. Council District 4.

5. S-23-19 Windward Ridge Apartments on West Denneys Road – Public Hearing and Review of a Site Development Application for the construction of thirteen (13) garden style apartment buildings consisting of eleven (11) buildings containing twenty-four (24) units and two (2) buildings containing eighteen (18) units for a total of 300 apartment units. Also proposed are twelve (12) garage buildings, a Club House with Pool, walking paths, parking, and other site improvements. Two (2) existing single family detached dwellings will remain on separate lots after a Minor Lot Line Adjustment Plan to reconfigure the three properties. The properties are zoned RM-2 (Medium Density Residence Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The subject site consists of three parcels totaling 40.12 acres +/- located on the north side of West Denneys Road and west of but not adjacent to Carlisle Drive. The owners of record are George L. Craig Jr. and Deborah J. Craig; Robert G. Keller and Gloria K. Keller; and Bruce A. Burkett and the equitable owner is Jack Lingo Asset Management, LLC. Property Addresses: 57 Rocky Road, 4085 West Denneys Road, and an unaddressed parcel on West Denneys Road. Tax Parcels: ED-05-056.00-01-02.00-000, ED-05-056.00-01-03.00-000, and ED-056.00-01-04.00-000. Council District 1. *Review of Active Recreation Area. Waiver Requests: Partial Elimination of Sidewalk and Subdivision Waiver of Requirement for Two Connections to Public Street. This subject area was annexed with Application AX-22-03 Lands of Craig, Keller, and Burkett: Annexation of Three Parcels on West Denneys Road.*
6. MI-23-03 Text Amendment: Add Use to C-2 (Central Commercial Zone) - Public Hearing and Review for Recommendation to City Council of a Text Amendment to the *Zoning Ordinance*, Article 3 – District Regulations, Section 13. Central commercial zone (C-2), Section 13.1. The Ordinance proposes adding the use of indoor recreation and amusement establishments as a permitted use in the C-2 zone. Ordinance #2023-08. *First Reading was held by City Council on September 11, 2023 where the Public Hearing dates were set for Planning Commission on October 16, 2023 and City Council on October 23, 2023.*

NEW BUSINESS

7. Update on Review of and Revisions to By-Laws and Development of Planning Commission Rules of Procedure

ADJOURN

Posted Agenda: October 6, 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