

City of



Dover

DATA SHEET FOR RECREATION PLAN REVIEW
Review of Active Recreation Area Plan

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF October 10, 2023
PLANNING COMMISSION MEETING of October 16, 2023

Plan Title: Windward Ridge Apartments, S-23-19

Plan Type: Site Development Plan and Minor Lot Line Adjustment Plan
Active Recreation Area Plan

Location: North Side of West Denneys Road and west of but not adjacent to West Denneys Road

Addresses: 57 Rocky Road
4085 West Denneys Road
Unaddressed parcel on north side of West Denneys Road

Tax Parcels: ED-05-056.00-01-02.00-000
ED-05-056.00-01-03.00-000
ED-05-056.00-01-04.00-000

Owners: George L. Craig Jr. and Deborah J. Craig
Robert G. Keller and Gloria K. Keller
Bruce A. Burkett

Equitable Owner/Developer: Jack Lingo Asset Management, LLC

Site Area: Lot A: 3.5 acres +/-
Lot B: 1.01 acres +/-
Remaining Lot Area: 35.61 acres (Project Area)
Total: 40.12 Acres +/-

Zoning: RM-2 (Medium Density Residence Zone and partially subject to SWPOZ (Source Water Protection Overlay Zone)

Current Use: Two Single Family Detached Dwellings (to remain) and Woodland

Proposed Use: Garden Style Apartments (Multi-family Community)
Dwelling Units: 300 apartment units

For Consideration: Active Recreation Area Plan
Recreation Area: Required – 83,050 SF (1.90 acres+/-)
Provided – 97,360 SF (2.24 acres+/-)

I. PROJECT SUMMARY:

The project proposes construction of Windward Ridge Apartments on West Denneys Road. This is a Site Development Application S-23-19 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. *For Consideration: Active Recreation Area Plan. 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 in early 2023.

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Site Development Plan as submitted for the Windward Ridge Apartment Complex notes a variety of Active Recreation features, as well as walking paths throughout the woodland areas. This information is provided to show how the Site Plan submitted is achieving the aims set out in the *Zoning Ordinance*, Article 5 Section 10: Open space, recreation, and other public facilities.

The amount of Active Recreation Area required is 275 SF per dwelling unit which would require 83,050 SF (1.90 acres) of area (using 302 units). An itemized listing of the Recreation Areas and materials is given on Plan Sheet 8 and example features in the Architectural Packet. The proposed amenities include a Clubhouse with Pool, Tot Lot Playground, Walking Trails, Exercise/Picnic Area, and Dog Park Area. See Summary Table below of Active Recreation Areas.

Active Recreation Area (Article 5 §10.1)	
<i>Required</i>	<i>Provided on Plan</i>
275 S.F. per dwelling unit or ½ acre (21,780 SF) whichever is greater to be provided on site.	• Clubhouse Area with Pool and Amenities Areas (27,240 SF) • Tot Lot Playground (5,565 SF) • Walking Trails (20,670 SF) • Exercise/Picnic Area (21,525 SF) • Dog Park Area (22,360 SF)
302 DU = 83,050 SF (1.90 acres) Required = 83,050 SF	
<i>Provided: 97,360 SF (2.24 acres)</i>	
	Also: Bike Racks

Article 5 §10.151	<i>Accessible</i>	The Clubhouse with Pool is in the central portion of the site plan and reachable via the sidewalk system from the apartment buildings. The Tot Lot Playground is also near the sidewalk system and has benches for sitting. The Clubhouse has interior spaces of an Office and Business Center, Fitness Center, Yoga Room, Restrooms, and a Great Room with Games Tables, TV Lounge, and Social Functions spaces. The exterior spaces in addition to the Pool are seating area, outdoor kitchen/grill area, social gathering/eating areas, game area for cornhole and bocce, and shade structure features.
10.152	<i>Pedestrian oriented</i>	There are walking paths through the woodland areas outlined in the Site Plan. Staff would like to see measurements on the linear feet of walkways. One walking trail leads to a Dog Park Area.
10.153	<i>Age Oriented</i>	The types of recreation areas outlined in the plans show the ability for a variety of users from the Tot Lot Playground to Clubhouse and Pool and Walking Trails.
10.154	<i>Parking</i>	The parking is provided for the apartment buildings and is adjacent to the sidewalk system for the complex.
10.155	<i>Walking, jogging and biking trails</i>	There are 6 bike rack locations on the Site Plan providing 42 spaces. The requirement is 1 bike space for every 20 car spaces (Article 6, Section 3 of the <i>Zoning Ordinance</i>). They are in compliance with the 37 minimum bike spaces requirement. The walking trail system has a mulch surface.
10.156	<i>Setbacks</i>	The recreation areas on these Site Plans follow the setback requirements as they are internal to the site. A portion of the Dog Park areas should be removed from the wetland buffer area.
10.157	<i>Landscaping</i>	The site requires 273 trees and there is the appropriate number listed on the plan. Specific tree species will need to be identified on the plans and signed off by a Landscape Architect as per <i>Zoning Ordinance</i>. The site will preserve 19.02 acres of woodland of the 37.44 acres of existing woodlands. No development will occur in the wetland areas or Special Flood Hazard Area (floodplain).
10.158	<i>Area</i>	The breakdown of the allotted recreation areas is listed on Sheet 8 of the Site Plan. The dimension measurements of each recreation amenity should be provided to confirm the listed land area.

III. REVIEW PROCESS

The Planning Office has prepared this Active Recreation Area Report outlining the Recreation Area proposal. The Parks, Recreation and Community Enhancement Committee will need to consider the proposed Active Recreation Area and make a recommendation. The Planning Commission must act to accept the Recreation Area Plan as part of the Site Plan review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on October 10, 2023. The Planning Commission Public Hearing and Review of the Site Development Plan S-23-19 and the Recreation Area Plan is scheduled for October 16, 2023.

IV. CODE CITATIONS:

Dover Code of Ordinances, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities (select excerpts).

Article 5 Section 10

Section 10. - Open space, recreation, and other public facilities.

The City of Dover shall require the reservation of open space, recreation, and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

10.1 Recreation areas.

10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

10.12 Dedication required. The commission shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

10.14 Recreation area review....

10.15 Design guidelines...

10.16 Area required. All residential developments shall provide recreational areas in a size equal to 275 square feet per dwelling unit or one-half acre of land, whichever is greater. In no case shall the commission require that more than ten percent of the gross area of the development be so dedicated or reserved when the gross area is greater than five acres.

V. STAFF RECOMMENDATIONS

The following are comments and recommendations from staff of the Planning Office following review of the Active Recreation Area Plan.

- 1) Provide size (dimensions) of each recreation area amenity. Based on 302 dwelling units (when including the two existing single family detached dwellings), a total of 83,0500 SF of Active Recreation Area must be provided. As presented, the Plan has met the area requirement. Clarify if Lot A and B will be allowed access to these amenities.
- 2) The Site Plan overall is showing pedestrian connectivity among the various buildings, amenities, and across the drive-aisles and the parking lot areas.
- 3) Active Recreation Area: As a residential development, there is a requirement for Active Recreation area(s). Staff Recommends the following regarding these Recreation Areas:
 - a. Clubhouse: The Clubhouse offers a number of function spaces for exercise, game play, and socializing both on the interior and the exterior surrounding the Pool.
 - i. Ensure appropriate pool security systems are in place.
 - ii. Add exterior access gates to fenced pool area.
 - iii. Provide details of the Clubhouse and its amenities i.e., surfaces, shade structures, fencing, etc.
 - b. Playground: Plans submitted show that there are proposed features identified as a Tot Lot, but further information is needed as to what specific playground amenities are proposed.
 - i. It should also be noted what material is intended for the ground cover.
 - ii. Add connecting sidewalk to reach benches.
 - c. Walking Trails: Two walking trail/path systems are proposed: one in the southwest woodland area and one near the northern stormwater management pond.
 - i. Include the linear feet length of walking path.
 - ii. Provide construction details for surface material, width, and edge treatment of walking trails.
 - d. Dog Park: The Dog Park is located within the woodland area along one of the walking trails. It is proposed to be fenced.
 - i. Provide details of fence design. Alter shape of fenced area to remove it from the wetland buffer area.
 - ii. Identify any amenities of Dog Park such as fenced areas, gate entry system, trash/waste disposal, rules of usage, etc.
 - e. Exercise/Picnic Area: Clarify the location of this amenity.
 - f. Bicycle Parking: Bicycle parking should be located near each Apartment Buildings. If any Bike Parking facilities are proposed internal to the buildings, then the Plans should note as such.
 - i. Staff recommends adding bike racks near each recreation amenity, especially the Clubhouse.
 - ii. Staff encourages providing covered bicycle parking opportunities within the

buildings or as an extension of the garage buildings.

- g. Pedestrian Facilities Internal to the Site/ Connectivity: The layout of the proposed sidewalks internal to the site are generally good.
 - i. Make sure to connect the bike racks and the recreation areas directly to the pedestrian paths or sidewalks.
 - ii. Add Pedestrian marked crossings where sidewalks and trails cross drive aisle. Add at trail crossing south of Building 10.
 - iii. Ensure curb cuts or ramps shown on sidewalks near drive aisle crossings; add accessible ramps where necessary.
 - iv. Ensure wooden footbridge crossings do not impact wetland areas.
- h. Adequate Lighting for the Site: Please detail the light fixtures to be used and add lighting to the parking lots.
- i. Landscaping: Specific tree species will need to be identified on the plans and signed off by a Landscape Architect as per *Zoning Ordinance*.
 - i. Tree placement providing shade to recreation amenity areas is encouraged.

VI. ADVISORY COMMENTS

- 1) This Site Development Plan set depicting the Recreational Areas are to include appropriate improvements, plans, and details of the Active Recreation Area as approved.
- 2) There shall be provisions which ensure that the community space (all areas under consideration for Active Recreation Areas) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of the common use areas or provide for and establish one (1) or more organizations for the ownership and maintenance of all common space i.e., a Homeowners Association or other property management entity. The organization shall be responsible for maintenance, insurance, and taxes on the community space.
- 3) In the event, that major changes and revisions to the Plan occur in the finalization of the Plan contact the Planning Office. Examples include reorientation of buildings, relocation of site components, changes in floor area or unit count, or design revisions impacting Active Recreation Areas. These changes may require resubmission for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 4) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments:

- Select Sheet from Site Plan S-23-19: Sheet 1 – Title Sheet, Sheet 3 – Existing Conditions Plan, and Sheet 8 – Conceptual Landscape & Active Recreation Plan
- Architectural Drawings and Photo Series Set