



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

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF February 11, 2025
Planning Commission Meeting of February 18, 2025

Plan Title: Villages of Maple Dale Senior Housing Community, C-25-02
Phase 3 Revised
Planned Neighborhood Design – Senior Citizen Housing Option

Plan Type: Conceptual Plan: Active Recreation Area Plan
Recreation Plan Dated January 3, 2025

Location: Northeast side of Kenton Road; east of Maple Dale Road

Tax Parcel Number: ED-05-067.00-04-01.00-000

Owner: U & I Maple Dale, LLC

Property Area: 147.5 Acres +/- (Maple Dale Golf & Country Club)
Project Site Area: Villages of Maple Dale Phase 3: 5.0 Acres +/-

Proposed Use: Golf Course and Age-Restricted Apartment Building – 48 dwelling units
(Permitted as a Conditional Use Under the PND-SCHO)

Zoning: RC (Recreational and Commercial Zone)
Planned Neighborhood Design: Senior Citizen Housing Option

For Consideration: Active Recreation Area

I. Project Summary

The Villages of Maple Dale PND-SHPO will be reviewed as a Conditional Use Site Plan/Master Plan under the provisions of the Planned Neighborhood Design: Senior Citizen Housing Option. The subject project area is approximately 5.0 acres +/- of the overall Maple Dale Country Club parcel consisting of 147.5 acres +/- . The Plan (Phase 3) proposes the construction of a three-story apartment building with 48 units, age-restricted to households with the head-of-household age 55 or older, and associated site improvements. This Application is the third phase of the Master Plan for a PND-SCHO project that was previously established by Application C-09-06; Phases 1A and 1B consist of thirty (30) townhouse units that are under construction.

II. Active Recreation Area Plan Summary:

As part of the Plan review process for this project, the applicant prepared an Active Recreation Plan detailing how the Villages of Maple Dale PND-SCHO development will provide recreation amenities in accordance with the design specifications described in Article 3 §24.61 Common Open Space and Article 5 §10. Open space, recreation, and other public facilities of the *Zoning Ordinance*. The following excerpt from *Zoning Ordinance*, Article 3 §24.61(b) describes the

common open space design requirements for this type of PND project:

Article 3 §24.61

(b) *Senior citizen housing option.* Useable open space shall be provided in accordance with the area requirements set forth in article 5, section 10.16 of this ordinance. The location, dimensions and orientation shall be designed to afford maximum accessibility and convenience for the residents of the development. Open space areas shall include landscaped walkways with park benches, patios, and garden areas, and may include other active recreation amenities suited to the needs, abilities and preferences of the anticipated service population. The open space area requirement may be reduced or waived by the planning commission if it is determined that the property on which a senior citizen housing option is proposed is within one-quarter mile walking distance of a public park which offers pedestrian amenities and appropriate recreation opportunities for senior citizens.

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.

The Plan indicates that the amenities proposed for use as the Active Recreation Area for the project include the following: a walking trail and a sand volleyball court. This submission indicates that these amenities will be available for use by the prospective residents of the apartment units. It is noted that the Maple Dale Country Club & Golf Course remains on the site including the existing Clubhouse building with meeting rooms, banquet facility, bar/restaurant; putting green; driving range; and 18-hole golf course.

This Active Recreation component must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Conditional Use Site Plan/Master Plan by Planning Commission.

The following table provides information from the submitted Plan (dated 01/03/2025) for the Active Recreation Area proposal for Villages of Maple Dale PND-SCHO. This focuses on the amenities specifically being developed with this project:

	Required	Provided on Plan
Common Open Space in PND – Senior Option (Article §24.61b)	Useable open space following the area requirement of Active Recreation Area	Sand volleyball court Walking trails
Active Recreation Area (Article 5 §10.514)	150 S.F. per dwelling unit or 10,000 S.F., greater thereof 48 DU = 7,200 S.F. Requires 10,000 S.F.	10,674 SF made up of: Sand volleyball court Walking trail
Active Recreation Amenities (Article 5 §10.15)	Accessible	Walking trail connects to sidewalks located on the property and to a sand volleyball court.
Active Recreation Amenities (Article 5 §10.15)	Age Oriented to development	The walking trail is conducive to the age group being served. The sand volleyball court would typically serve a younger audience.
	Parking	The entire site has 249 parking spaces. Thirty-five parking spaces are adjacent to the proposed sand volleyball court.
	Setbacks: 30 feet from residential lots and 25 feet from right-of-way for street	The sand volleyball court is not within 30 feet of neighboring residential lots nor within 25 feet of a street right-of-way.
	Landscaping	The Landscape Plan shows a shade tree near the volleyball court and evergreens and shade trees near the walking trail.

III. STAFF RECOMMENDATIONS:

The following are comments and recommendations from Staff of the Department of Planning & Inspections and the Parks & Recreation Department following review of the Active Recreation Area proposed for the Villages of Maple Dale: PND-SCHO.

1. The plan is required to provide 10,000 SF of Active Recreation Area. The plan provides 10,674 SF, including a walking trail and sand volleyball court.
2. Staff recommends approval of the walking trail as meeting the intent of the Active Recreation Area requirements.
3. Clarification of the walking trail system is recommended to identify which areas are intended for golf course users versus the walking trail for the residents.
 - a. The walking trail system must include the appropriate accessibility accommodations, crosswalks, signage, etc., especially at the points of intersection with vehicular travel lanes.

4. The applicant should consider reallocating the 1,800 SF shown as a sand volleyball court to an activity area more suitable for the 55+ age group, such as shuffleboard, bocci ball, or pickleball. *The developer is considering these alternatives.*
5. The following items should be included on the Plan to clarify the construction of the Recreation Area improvements:
 - a. Identify the length of proposed walking trail.
 - b. If benches or other amenities are proposed along the walking trail, a list of the amenities should be provided on the Active Recreation Plan (i.e. the list of amenities, the number of benches and the details of the items).
 - c. Identify locations of lighting.
6. Identify the location of bicycle parking facilities associated with the Apartment Building and the general parking lot.
7. The applicant is reminded of the requirements for construction phasing of the recreation area associated with the development of the residential units. With all residential units in one building, the recreation amenities will have to be completed in conjunction with the building's construction and prior to issuance of a Final Certificate of Occupancy.

Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

8. There shall be provisions which ensure that the common open space land (including active recreation area) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.

IV. ADVISORY COMMENTS

- 1) In the event that major changes and revisions to the Site Plan occur in the finalization of the Site Plan, contact the Department of Planning and Inspections. Examples include reorientation of buildings, relocation of site components like stormwater management areas, and increases in floor area. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 2) 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 Pages from C-25-02 Plan Set:
 - Active Recreation Plan Sheet dated January 3, 2025
 - Landscape Plan Sheet dated January 3, 2025

Note: This review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.