

Narrative to Accompany Application

Requested Zoning Change: From CPO to C-2A

Property Orientation:

The subject property is 5.04± acres at the end of Silver Lake Boulevard on the westerly side of Silver Lake in the City of Dover, Delaware. The property has shoreline access to the upper end of Silver Lake where the incoming Fork Branch stream marshes widen into more open waters of the lake. The property is currently undeveloped with a treed shoreline and the bulk of the land being maintained as an open mowed field. The existing Silver Lake Boulevard cul-de-sac bulb right-of-way is shaped to provide a vehicular entrance into the southwest corner of the property, with concrete curbing and sidewalks along the site frontage within the right-of-way.



Figure 1: Oblique Aerial View (Looking North)

Adjacent Properties:

The surrounding development on adjacent properties are currently described as:

To the north is Silver Lake (Comp. Plan: Water Bodies. R7 Zone)

To the west is the Complete Care at Silver Lake senior facility (Comp. Plan: Institutional. IO Zone).

To the east is the Dover Federal Credit Union corporate office building (Comp. Plan: Office. CPO Zone).

To the southwest are the Representative Lane townhouses (Comp. Plan: Residential Med. Density. RM-1 Zone).

To the southeast are additional townhouses (Comp. Plan: Residential Med. Density. RG-3 Zone).

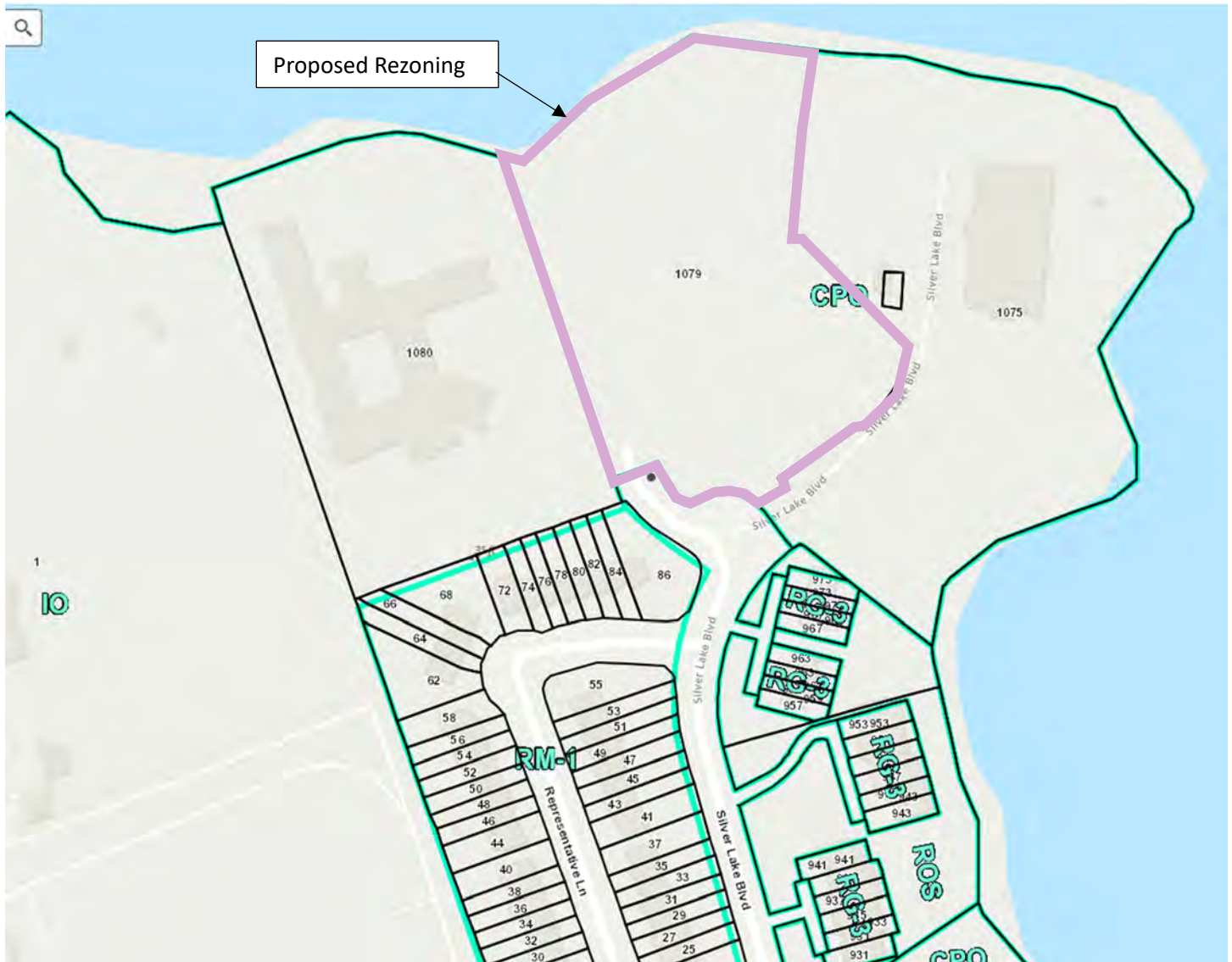


Figure 2: Dover GIS Zoning Map

**Zoning Comparison****Allowed Uses:****C-PO: Commercial and Professional Office Zone**

- (a) Business, professional or governmental offices.
- (b) Banks.
- (c) Medical laboratories.
- (d) Drive-in facilities accessory to any permitted use.

C-2A: Limited Commercial

- (a) Retail stores.
- (b) Business, professional or governmental offices.
- (c) Personal service establishments.
- (d) Restaurants.
- (e) Service establishments.
- (f) Hotels.
- (g) Places of public assembly.
- (h) Drive-throughs.
- (i) One family residences, including attached and semi-detached dwellings, complying with the bulk standards of the RG-1 (General Residence) zone.
- (j) Apartments and multi-family dwellings.

Bulk Standards:

ZONE:	C-PO	C-2A
Minimum required:		
Lot area	5,000 sq. ft.	
Lot width (ft.)	50	
Lot depth (ft.)	100	100
Front yard (ft.)	10	15
Side yard (ft.)	5	None required, but 5 feet min. if provided
Rear yard (ft.)	15	20 above ground floor. At ground floor, 5 ft. required
Side or rear yards which adjoin a residence zone (ft.)	25	25
Off-street parking		
Per 300 sq. ft. floor area or	1	1
Per employee (whichever is greater)		1
Maximum permitted:		
Building height		
Stories	3	6
Feet	45	75
Floor area ratio	2	4
Lot coverage	75%	N/A

The proposed C-2A zoning expands the allowed uses and allowable density, both of which are necessary for the proposed Mixed Use development to have apartments above ground-level commercial spaces plus indoor/outdoor active recreation facilities. Parking on the property will be a limiting factor for the achievable density even with structured parking garage levels above and/or below ground planned. Required Silver Lake buffers and lake slopes will also restrict practicable lot coverage.



Access and Infrastructure Analysis

The fixed-end generator of Silver Lake Boulevard will have increased traffic from additional residential apartment units. The commercial spaces should substantially be patronized by the local community living and working on Silver Lake Boulevard, but there will be additional trips generated by the commercial spaces.

The single point of access into the development from the cul-de-sac of Silver Lake Boulevard may not be adequate to serve the uses and circulation needed throughout the site, and a second point of access may be necessary through DPW Street coordination since Silver Lake Boulevard is not a DelDOT-maintained roadway. Final traffic engineering may be required to include DelDOT if additional trips onto Walker Road do not blend into background traffic.

Fire and Emergency Service access shall be provided as required by the Office of the State Fire Marshal, with adequate circulation and lighting for life safety and security. Fire hydrants exist in the vicinity of the Silver Lake Boulevard cul-de-sac for supporting emergency fire suppression. The buildings will be fully sprinklered.

An existing sanitary sewer easement through the property leading to the adjacent Silver Lake Pump Station may contain both gravity and forcemain sewer pipes. The property development may require permanent relocation of these lines and easement on the property in cooperation and conformance with the rules and regulations of the Dover Department of Water & Wastewater. Potable water supply adequacy shall be confirmed and upgraded if necessary with the review and approval of the Dover Department of Water & Wastewater.

Stormwater management on the site, if developed to capacity, will be challenging, but preliminary investigation indicates relatively deep groundwater, that will allow subsurface stormwater management. The envisioned development also has significant green roof areas to help mitigate stormwater requirements, and enhance overall landscaping and trail amenities throughout the site at ground level, and on the roof levels.

Conceptual development of this future project has already begun. The project requires a Comprehensive Plan amendment (by separate application) to allow Mixed Use development, and rezoning to C-2A for the appropriate mix of commercial and residential uses envisioned.

The proposed rezoning to C-2A is consistent with the surrounding zones and uses, and will enhance and support the local community. Meetings with the neighborhood are planned to be held prior to DAC and Planning Commission to steer the commercial spaces towards what is most needed, and most desirable to establish a viable neighborhood center at this property. The Applicant Team looks forward to reporting to the City on our progress with the neighborhood meetings, and to achieving the required Comprehensive Plan and Rezoning approvals to bring these amenities to Silver Lake Boulevard.