

City of



Dover

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

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF December 12, 2023
PLANNING COMMISSION MEETING of December 18, 2023

Plan Title:	Walker Road Apartments, S-23-22
Plan Type:	Site Development Plan and Active Recreation Area Plan
Location:	North side of Walker Road and west of Independence Boulevard
Address:	Unaddressed off Walker Road
Tax Parcel:	ED-05-067.18-01-71.00-000
Owner:	Arthur Guinn Estate
Equitable Owner/Developer:	Tyrone Pierre
Site Area:	6.83 acres +/-
Zoning:	RM-2 (Medium Density Residence)
Current Use:	Vacant Land (Open Land, Woodland, and Stormwater Pond Area)
Proposed Use:	Garden Style Apartments (Multi-family Community)
Dwelling Units:	48 units
Parking:	Required: 115 spaces Proposed: 119 spaces
Water and Sewer:	City of Dover
For Consideration:	Active Recreation Area Plan
Recreation Area:	Required – 10,000 SF Provided – 11,663 SF

I. PROJECT SUMMARY:

This application is for Review of a Site Development Plan Application for the construction of two (2) 3-story garden style 24-unit apartment buildings with a Clubhouse and active recreation areas. Also proposed are 119 parking spaces, landscaping, recreation areas, and other site improvements. The project area of 6.83 +/- acres is zoned RM-2 (Medium Density Residence Zone). The property is located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Arthur Guinn Estate and equitable owner/developer is Tyrone Pierre. Property is currently unaddressed on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *For Consideration: Active Recreation Area Plan.*

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Site Development Plan as submitted by the applicant for the Apartment Complex notes four Active Recreation features consisting of a basketball court, a volleyball court, a Clubhouse and an Active Recreation area.

This project qualifies for consideration as a “small development” and its exemption option for recreation area calculations found in *Zoning Ordinance*, Article 5, Section 10.514. This subject property is less than 10 acres in size and has a density of 7.02 dwelling units per acre. The Active Recreation Area is required at a rate of 150 SF per unit or 10,000 SF (0.23 acres), whichever is greater. With this project of forty-eight (48) units, the Active Recreation Area requirement calculates to 7,200 SF which is less than the 10,000 SF. The Active Recreation Areas proposed are shown on the overall Site Plan, and the calculations are provided in the Data Column on page C-1. See Summary Table below of Active Recreation Areas.

Active Recreation Area (Article 5 §10.514)	
<i>Required</i>	<i>Provided on Plan</i>
150 S.F. per dwelling unit or 0.23 acre (10,000 SF) whichever is greater to be provided on site. 48 DU = 7,200 SF (0.23 +/- ac) Required = 10,000 SF <i>Provided: 11,663 SF*</i> <i>*Need detailed size of office area in the Clubhouse to confirm</i>	- Basketball half court (2,500 SF) - Volleyball Court (1,800 SF) - Unspecified Recreation Area (3,750 SF) - Clubhouse (3,613 SF)* subject to area future adjustment as part of building is to be the Leasing Office

Article 5 §10.151	<i>Accessible</i>	There are sidewalks connecting the Clubhouse to the sidewalk system for the rest of the property. There is also a connection from the sidewalk network to the Basketball Court. There should be a connection to the other 2 recreation areas outlined on the plan.
10.152	<i>Pedestrian oriented</i>	Other than the sidewalks around the parking lot, there are not any recreational walking paths.
10.153	<i>Age Oriented</i>	The four types of recreation areas are outlined in the plans. The activity specifics are not listed for the Clubhouse or the Active Recreation open area. There are not any child aged playgrounds shown on the plan.
10.154	<i>Parking</i>	Parking is provided for the buildings on an outer loop perimeter of the drive aisle through the property. The recreation is shown all on the west side of the property. There are parking spaces adjacent to recreation areas and Clubhouse.
10.155	<i>Walking, jogging and biking trails</i>	There are 2 bike racks on the site plan, each can hold 4 bikes. The requirement is 1 bike space for every 20 car spaces (Article 6, Section 3 of the <i>Zoning Ordinance</i>). 6 minimum bike spaces should be provided in total. There are a total of 8 bike spaces provided.
10.156	<i>Setbacks</i>	The recreation areas on these site plans will need to be moved inward to conform to the 30' setback requirement for game courts.
10.157	<i>Landscaping</i>	The site requires 67 trees and there is an appropriate number listed on the plan data column. 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 woodland areas to remain are shown. • There is no Landscape Plan provided for the new tree planting. A placement map of the Landscape Plan will be required.
10.158	<i>Area</i>	The breakdown of the allotted recreation areas is listed on the site plans. We will need clarification on the Clubhouse building interior and the area used for recreation versus that for leasing office 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 December 12, 2023. The Planning Commission Public Hearing and Review of the Site Development Plan S-23-22 is scheduled for December 18, 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.

10.5 Exemption to recreation and open space dedication.

10.514 Residential developments of ten (10) or fewer acres with a density over six units per acre. These developments shall be exempt from the area requirements set forth in section 10.16, but shall be required to provide 150 square feet of active recreation area per dwelling unit or 10,000 square feet of active recreation area, whichever is greater. If the commission determines that the construction of some or all of the required active recreation area is not practical or desirable, the commission shall require a cash-in-lieu donation for the active recreation area determined as not practical or desirable. Cash-in-lieu amount shall be in accordance with subsection 10.173 of this article.

V. STAFF RECOMMENDATIONS

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

- 1) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff Recommends the following regarding these Recreation Areas:
 - a) Sport Courts:
 - i. The recreation areas outlined for specific sports should indicate the materials used for court areas.
 - ii. Adjust location of court surfaces to ensure 30 feet setback is complied with.
 - b) Clubhouse:
 - i. There should be specifics on what recreation or activities can transpire in the Clubhouse.
 - ii. List size of areas with clubhouse as Leasing Office area does not count.
 - iii. Connecting these areas to the walking paths would allow for wheelchair and stroller access.
 - c) Active Recreation Area:
 - i. Provide details for the unspecified active recreation area as to if it will be open lawn area or have amenities.
- 2) Bicycle Parking: Bicycle parking should be located at every one of the Apartment Buildings. If any Bike Parking facilities are proposed internal to the buildings, then the Plans should note as such.
 - i) Staff recommend adding bike racks near each recreation amenity.
- 3) Pedestrian Connectivity: Staff notes that the sidewalk system should be extended specifically to all recreation areas where necessary near handicapped parking. Sidewalk intersections, etc.
 - a) Sidewalks should be provided on both sides of the entrance drive to the complex. The current plan only provides sidewalks on the west side of the entrance.
 - b) Sidewalks should be added to the Volleyball Court and the Active Recreation area.
 - c) Sitting benches could also be added to the recreation areas.
- 4) Sidewalk Curb Cuts: No curb cuts or ramps are shown on sidewalks or near street crossings; add accessible ramps.
- 5) Adequate Lighting for the Site: It appears in the plan that light fixtures are present around the parking areas. There should be light fixtures added to sufficiently light the recreation areas. Please detail the light fixtures to be used.
- 6) Landscaping: Provide a landscape plan. Specific tree species will need to be identified on the plans and signed off by a Landscape Architect as per *Zoning Ordinance*. Additionally, it appears that the parking islands may be counted towards the woodlands areas not to be cleared. It will be difficult for construction crews to avoid these areas given their location and

proximity to the development area. It would be better for these areas to be used for tree planting and landscaping requirements.

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:

- Site Plan S-23-22 Walker Road Apartments Sheet C-1
- Building Rendering