

City of



Dover

PETITION TO AMEND ZONING DISTRICT

First Reading before the Dover City Council on March 25, 2024

Development Advisory Committee Review – Applicant DAC Meeting of April 3, 2024

Public Hearing Before the Planning Commission on April 15, 2024

Application: Rezoning Lands of Linda Duncan at 600 Forest Street

Applicant/Equitable Owner: Erin Barrett

Owner: Linda Duncan

Address: 600 Forest Street, Dover DE, and unaddressed Forest Street

Location: South side of Forest Street at the east end of Loockerman Street.
East of Railroad Avenue and railroad corridor.

Tax Parcel: ED-05-076.12-02-44.00-000
ED-05-076.12-02-45.00-000

Overall Parcel Size: 0.51 acres+/-

Present Use: Vacant tract of land

2019 Comprehensive
Plan Designation-Land
Use Category: Mixed Use

Present Zoning: IO (Institutional and Office Zone)
H (Historic District Zone)
SWPOZ (Source Water Protection Overlay Zone)

Proposed Zoning: C-2A (Limited Central Commercial)
H (Historic District Zone)
SWPOZ (Source Water Protection Overlay Zone)

Request: Rezoning to build a mixed-use building to include office/retail and
apartments.

File Number: Z-24-03

Ordinance Number: 2024-09

I. APPLICATION SUMMARY:

This Rezoning Application is for two parcels of land consisting of 0.51 acres+/-*. The property is zoned IO (Institutional and Office Zone) and subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is C-2A (Limited Central Commercial Zone) and remaining subject to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property is located on the south side Forest Street and near the west end of Loockerman Street. The owner of record is Linda Duncan. The equitable owner is Erin Barrett. Property Address: 600 Forest Street. Tax Parcel: ED-05-076.12-02-44.00-000 and ED-05-076.12-02-45.00-000. Council District 4. Ordinance #2024-09.

*It is noted that the survey plan submitted shows a parcel of 0.51 acres +/- but it does not match the city's GIS mapping of the parcels. Planning Staff listed two parcel numbers currently related to the area of request. This is being researched for clarification.

Existing Property:

FORMER HARTNETT LUMBER YARD BUILDING

This was the site of the former Hartnett Lumber Yard building; it was included in the 1979 National Register of Historic Places inventory. The property is currently within the City of Dover H (Historic District Zone) and also listed in the National Register of Historic Places as part of the Victorian Dover Historic District. A Demolition Permit was issued in 1999 to demolish the buildings on this property (after a fire). The property is currently a vacant tract of land with no buildings. The south side (rear) of the property is at the end of Loockerman Street near the intersection with Jerusalem Way. The land on the west side and southwest side of the subject property is owned by the State of Delaware; this is the location of the former train station building now utilized as offices. The street that the property is addressed on is Forest Street (to the north) which is a State maintained road.

Previous Applications:

At the September 20, 2010 Meeting, the Planning Commission granted conditional approval and Architectural Review Certification for a plan to build a four story 32,624 S.F. office building with a coffee shop and the associated site improvements. On September 19, 2011, the plan received a one year extension; and a second extension was granted September 17, 2012. The plan did not achieve final plan approval and has expired (HI-10-05/S-10-17).

Surrounding Land Uses

The surrounding parcels are zoned commercial: C-2 (Central Commercial Zone), C-2A (Limited Central Commercial Zone), and IO (Institutional and Office Zone). The property to the west is owned by the State of Delaware and contains the former train station building. The First Capital Center (Duncan Center) is at 500 W. Loockerman Street, which is south of the subject property. This building is a 5.5-6-story office building built in 2004. These properties are all currently zoned IO (Institutional and Office Zone). The other side of Forest Street contains a 3-tenant commercial building with parking off South Kirkwood Street. To the north and northwest is a gas station and multi-tenant building including retail, offices, and a convenience store.

II. COMPREHENSIVE PLAN COMPLIANCE REVIEW

In the *2019 Comprehensive Plan*, the Land Development Plan (Map 12-1) recommends that this property be used for Mixed Use. The goals and polices for Mixed Use Areas are listed in the *2019 Comprehensive Plan* excerpts presented below (pages 12-7 through 12-9):

MIXED USE AREAS

Dover is a community whose character is determined by its history, changes in its economic base, or by regional and national events. Resulting Mixed-Use areas are characterized by a finely scaled mix of residential, commercial, civic, institutional, and occasionally industrial uses. Typically reflecting the long-term cycles of growth and change in the community, these traditional development patterns emerge where no single use category is predominant. These areas reflect close proximity of uses and structures, neighborhoods developed around walkability versus automobiles, varied architectural styles typically with grid-based street patterns, and an array of social and economic determinates. Mixed Use areas can reflect the historic pattern of development such as in Downtown Dover, an area where a mix of uses is driven by a primary set of uses such as around Bayhealth Hospital, or they can be an area where a new development should foster walkability and close interactions among activities and uses in a traditional neighborhood setting.

Goals: Mixed Land Use

The overall goals for Mixed Use areas are:

1. Encourage creation of neighborhood centers.
2. Within the close-knit neighborhood fabric there are opportunities for the creation of urban centers. These centers should be established along major roadways and feature mixed use development, pedestrian-friendly public environments, and opportunities for connection to future transit.
3. In order to encourage non-automobile access to the center, the activities should be clustered within a one-half mile radius (or 10-minute walk) and be located so as to draw upon residents from a number of surrounding neighborhoods.
4. Develop strategies that will encourage the creation of well-defined public street spaces and pedestrian-friendly village areas that encourage walking and bicycle use. This may include on-street and behind building parking, and the creation of build-to lines for new development.
5. Improve access that limits public access to open spaces areas such as pedestrian, bicycle, and transit networks to parks and natural areas.
6. Encourage the Mixed Use of residential and commercial uses in the Downtown area.

Recommendations for Mixed Use Areas

The Land Development Plan sets forth recommendations for the four largest distinct Mixed-Use areas.

Downtown Dover – Historic Core and Center City: Mixed Use Area

Downtown Dover is the City's primary Mixed-Use area. The historic City center clustered around The Green dates back as early as the 1700s. It expands to also include the traditional City pattern of grid streets which developed during the 19th and early 20th centuries. As a result of its earlier development, Downtown Dover, like many other historic cities, includes a variety of intermingled land uses. The Downtown area, which includes the traditional Loockerman Street business district, is broadly bounded by Wesley College on the north, the railroad tracks on the west, Bayhealth-Kent General Hospital on the south, and St. Jones River on the east. It includes a street level mix of residential, commercial, office, cultural, and institutional uses.

Downtown Dover is the traditional and symbolic center of the community and is vitally important to the overall image and identity of the City. As the State's office complex and other businesses and services make Downtown the largest area of employment in the City, Downtown Dover is vital to the economy. It is important to preserve the area as a safe, convenient, and aesthetically pleasing business environment. Downtown provides a unique and affordable commercial environment where locally owned businesses reflect the small-town nature of the community.

Downtown also provides a residential environment with a wide variety of housing types near commercial, cultural, education, and employment resources. The age of the buildings and infrastructure in the Downtown area requires special attention and incentives to assist in continual use and revitalization activities. Downtown lacks the vibrancy of years gone by and its revitalization will hinge on mixed land uses and developing a commercial niche. Removal of blighted conditions, rehabilitation and redevelopment of traditional residential areas, and re-establishment of neighborhood identity will be important components of the City's strategies and initiatives.

The goal of the Land Development Plan is to enhance the role of Downtown Dover as a major employment, residential and commercial center as well as the symbolic and cultural heart of the community. Efforts should strive to recognize its unique heritage and historic resources and to provide for mixed use development allowing greatest variation of uses. Activities to reestablish the economic and social vitality of Downtown neighborhoods are encouraged.

Recommendations: Downtown Dover – Mixed Use

- Master plan the Loockerman Street corridor.
- Enhance the Downtown area through economic development and historic preservation programs.
- Continue to support the preservation and adaptive reuse of buildings and infrastructure through public investments, property maintenance enforcement, housing grants, and financial incentives.
- Promote zoning districts and regulations that support the traditional mixed-use nature of the Downtown area.
- Support revitalization of Downtown residential neighborhoods.

The Rezoning Request to C-2A (Limited Commercial Central Zone) is consistent with the Land Use Classification of Mixed-Use. Table 12-1: Land Use and Zoning Matrix (from the *2019 Comprehensive Plan*) specifies that the following zones are compatible with this Land Use classification. See the excerpt from Table 12-1 given below.

Mixed-Use	C-2 (Central Commercial) (Downtown Redevelopment Target Area Only) C-2A (Limited Central Commercial) TND (Traditional Neighborhood Design) C-1 (Neighborhood Commercial) C-1A (Limited Commercial) RGO (General Residence and Office) (Downtown Redevelopment Target Area Only) R-8 (One Family Residence) R-10 (One Family Residence) RG-1 (General Residence) RG-2 (General Residence) RG-4 (General Resident - Multi-Story Apartments) C-3 (Service Commercial) CPO (Commercial and Professional Office) IO (Institutional and Office)
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III. ZONING REVIEW

Request for C-2A (Limited Commercial Central Zone) Zoning

The following code excerpt of the C-2A zoning district is provided from Article 3 §14 of the *Zoning Ordinance*.

Section 14. Limited central commercial zone (C-2A).

14.1 *Uses permitted.* In a limited central commercial zone (C-2A), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:

- (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.

14.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:

- (a) Parking lots and parking structures as a principal use on suitably landscaped lots.
- (b) Fuel pumps accessory to a permitted use.

14.3 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.

14.4 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

14.5 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

H (Historic District Zone)

The project site is located in the H (Historic District Zone) and subject to the provisions of the *Zoning Ordinance*, Article 3 §21 and referenced sections. The H (Historic District Zone) is described in *Zoning Ordinance*, Article 3 Section 21 with the following purpose statement:

Article 3, Section 21. - Historic district (H).

21.1 *Purpose.* The purpose of this historic district regulation is to preserve and enhance that unique character and value of the old portion of Dover as an area of special charm and interest. It is particularly intended that the regulations prevent, in the historic district, any change of conditions that would be deemed to be a disfigurement or degradation of the present unique visual and architectural qualities of the district.

SWPOZ (Source Water Protection Overlay Zone)

The purpose of the Source Water Protection Overlay Zone is to provide a safe drinking water supply and to ensure that groundwater is adequately protected and maintained. The SWPOZ includes a list of prohibited uses where such uses/activities could impact ground water resources. The site is located within the SWPOZ (Tier 3: Excellent Recharge Area) found in Article 3 Section 29.7 of the *Zoning Ordinance*. However, this project site is within the Downtown Redevelopment Target Area which is exempted from the SWPOZ requirements and restrictions as per *Zoning Ordinance*, Article 3 §29.79 with regard to bulk standards, ground cover, and floor area ratios.

IV. RECOMMENDATION OF THE PLANNING STAFF:

This Request is to rezone lands from IO (Institutional and Office Zone) to C-2A (Limited Central Commercial Zone). While both zones are commercial in nature, the IO Zone generally does not allow for residential dwelling units instead focusing on offices, public buildings, and institutional uses. The C-2A zone allows for both commercial uses and a variety of residential units including one family dwellings, apartments, and multi-family dwellings.

This location is in the Downtown Development District (High Priority Target Area). This location is also in the Downtown Redevelopment Target Area, which is outlined in *Dover Code of Ordinances*, Appendix C, Article II, Section 4. The property's location in these areas and other qualifications may allow redevelopment activities to qualify for incentives. The

Transforming Downtown Dover: Capital City 2030 Plan commissioned by the Downtown Dover Partnership envisions projects to increase residential dwelling units, revitalize commercial areas, and provide gateway improvements. This property location is part of the western gateway approach into Downtown Dover.

Staff recommends that the Rezoning be granted to C-2A (Limited Central Commercial Zone), with it remaining subject to H (Historic District Zone) and SWPOZ (Source Water Protection Overlay Zone) as requested for the approximate half acre parcel. The proposed zoning is consistent with the *Comprehensive Plan* for the Mixed-Use classification, as it fits the goals of the *Comprehensive Plan* by encouraging the use of both commercial and residential uses in the Downtown area. The C-2A allows for different housing types as well as retail, offices, restaurants, hotels, and personal services establishments, potentially creating neighborhood centers. The C-2A zone would also allow for the place of public assembly if desired.

Loockerman Street corridor is a mixed-use corridor which includes a variety of first floor commercial businesses and offices with apartments on the second floors. One example of a mixed-use building is the Bayard Plaza Apartments with retail and commercial spaces on the first floor, and apartments on the floors above. There are a number of surviving historic buildings in the general area including: New Jerusalem Baptist Church, the train station building, and other buildings on Loockerman Street. There is existing infrastructure for water, sanitary sewer, and electric services that can be extended to serve development and the police, fire, and emergency medical services service the area. Any future development project will need to consider traffic circulation on nearby streets and sidewalks, and site access/entrance locations.

It is noted that the *Zoning Ordinance* outlines specific procedures and review process regarding changes to the H (Historic District Zone) and the SWPOZ (Source Water Protection Overlay Zone) zoning designations of a property. These specific procedures are outlined in *Zoning Ordinance*, Article 10 §3.3; *Zoning Ordinance*, Article 3 §29.77; and *Zoning Ordinance*, Article 10 §5. This application did not make a request to be removed from the H (Historic District Zone) or the SWPOZ (Source Water Protection Overlay Zone).

This Rezoning Request does not grant approval of a specific use for the property but makes its land use subject to a listing of uses permitted and potential conditional uses as allowed in the C-2A zoning district and as additionally limited by SWPOZ prohibited uses list. Staff notes that any potential development for the subject rezoning area would have to be in line with the zoning classification, overlay zones, and would similarly have to follow all development design guidelines of the *Zoning Ordinance*, as well as the *Design Standards and Guidelines for the City of Dover Historic District Zone*. Were the Application for Rezoning to be recommended by the Planning Commission and subsequently approved by the City Council, the applicant would still have to submit Site Development Plans and/or Subdivision Plans, Architectural Review Certification, and Permits for review for any new use of the site to be established.

This recommendation is being made without the benefit of hearing the comments of surrounding landowners and residents. A public hearing is required on this matter and the Planning Commission should give those comments consideration.

V. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

This Rezoning Application is a request for a zoning map amendment which changes the zoning district of a property. The Planning Commission as part of their public hearing and review process will provide a recommendation on the rezoning request to City Council. As part of the process outlined in *Zoning Ordinance*, Article 10 Section 5, the Planning Commission must evaluate the following factors when considering the request:

Article 10 § 5.36 *Report of the planning commission.* Regarding each application for a zoning map amendment, the planning commission shall provide a report to the city council stating a recommended action with regards to the proposed amendment, along with the commission's evaluation of the following factors:

(A) Whether the uses permitted by the proposed change would be compatible with the existing uses and zones in the area concerned;

(B) Whether adequate public services and infrastructure exist or can be created or expanded to serve the needs of any additional demand as a result of such change; and

(C) Whether the proposed change is in accordance with the city's current comprehensive plan.

A Recommendation Report from the Planning Commission will be forwarded to City Council for their consideration of the Rezoning Application.

VI. ADVISORY COMMENTS TO THE APPLICANT:

- 1) The applicant shall be aware that approval of any Rezoning application does not represent Site Development Plan, Subdivision Plan, or Architectural Review Certification. Following any decision made by City Council in regard to this Rezoning, then an application for a Site Plan, Subdivision Plan, Architectural Review Certification and/or appropriate Building Permits must be submitted to the Planning Department prior to the establishment of a use, development activity, or any construction activity on the site. The applicant should contact the Planning Staff to determine the appropriate review process for any proposed projects.
- 2) The applicant should be aware that Development within the H (Historic District Zone) is subject to Architectural Review Certification process which may involve application to the Historic District Commission.
- 3) The applicant should also be aware that the previous uses as a lumberyard may necessitate environmental assessments related to Brownfields or environmental remediation activities.
- 4) The applicant should be aware of the potential for historic archaeological resources which may include previous building locations, wells, privies, etc. on the property. The State Division of Historical & Cultural Affairs can provide technical assistance when dealing with archaeological resources including previous studies at the subject location.
- 5) The applicant shall be aware that approval of any Rezoning application does not represent a Building Permit, Demolition Permit, Sign Permit, or other construction activity permit

approval. A separate application submission is required before issuance of permits by the City of Dover.

- 6) The applicant shall be aware that any future use and/or buildings may be subject to a separate permitting or licensing processes through the City of Dover Licensing and Permitting Division. All businesses operating in the City of Dover are required to obtain a City of Dover Business License. Certain types of uses also require a Public Occupancy Permit or Rental Dwelling Permits.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Office as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: MARCH 27, 2024



APPLICATION: Lands of Linda Duncan at 600 Forest Street
FILE #: Z-24-03
REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater
CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater
CONTACT PHONE #: 302-736-7025
CONTACT EMAIL #: jlyon@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed rezoning of tax parcel ED-05-076.12-02-44.00-000. Any redevelopment shall adhere to the City of Dover Water/Wastewater Handbook and the Specifications, Standards & Procedures for Public Works Construction. Impact fees may be applied to this property. Future development shall comply with all aspects of the City of Dover's Cross Connection Control Program.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WASTEWATER / GENERAL

1. None

WATER

1. This site currently has a monitoring well that is being used by DNREC and / or USGS. The use or abandonment of said well will need to be approved by the aforementioned agencies.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: MAR 27, 2024

APPLICATION: Lands of Linda Duncan at 600 Forest Street
FILE #: Z-24-03
REVIEWING AGENCY: City of Dover Electric Department
CONTACT PERSON: Shawn Burgett, Engineering Services & System Ops Superintendent
CONTACT PHONE #: 302-674-7568
CONTACT EMAIL #: sburgett@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

Our office has no objection to the rezoning of: ED-05-076.12-02-44.00-000.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

1. Should this site be redeveloped, which includes modifications to the use, the applicant / developer will be responsible for all costs associated with providing the appropriate meter / service to this site based upon the use including any necessary system upgrades or extensions. The appropriateness and adequacy of electric and meters will be assessed at that time.
2. Any redevelopment shall adhere to the City of Dover's Electric Service Handbook.
<https://evogov.s3.amazonaws.com/media/27/media/13108.pdf>.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 03/27/24

APPLICATION: Lands of Linda Duncan at 600 Forrest St

FILE #: Z-24-03

REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposal is a rezoning application. This office has no objections.
2. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

One-family and two-family residential structures, height, the number shall measure a minimum of four inches in height, *location*, the number shall be placed on the house above or to the left or right of the front entrance, *color*, the number shall be contrasting to the background color, *Arabic numerals*, all numbers shall be Arabic numerals.

Multiple-family dwellings, measurements, the number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location*, numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color*, numbers shall be contrasting to the background color, *Arabic numerals*, all numbers used shall be Arabic numerals.

Commercial, industrial and office buildings, height, the numbers shall measure a minimum of 12 inches in height, *location generally*, numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot,

property line or driveway, should the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

color; each building, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all numbers used shall be Arabic numerals,

Shopping centers. Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

3. Project to be completed per approved Site Plan.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. N/A

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)

2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)

2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)

2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)

2009 IBC (International Building Code)

Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations

2021 Delaware State Fire Prevention Regulations

City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

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APPLICATION: Lands of Duncan in City of Dover (600 Forest Street)

FILE#: Z-24-03

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Will T Mobley III

PHONE#: 302-760-2409

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. No objection to Rezoning.
2. Prior to site development, the user will request a pre submittal meeting with the DelDOT. Items to prepare for discussion at time of site development.
 - a. Site access needs to be clarified.
 - b. Trip Generations
 - c. Limiting factors of the site
 - d. Right of Way dedication

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 4/3/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

APPLICATION: Z-24-03 Lands of Linda Duncan at 600 Forest Street

FILE # Z-24-03

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

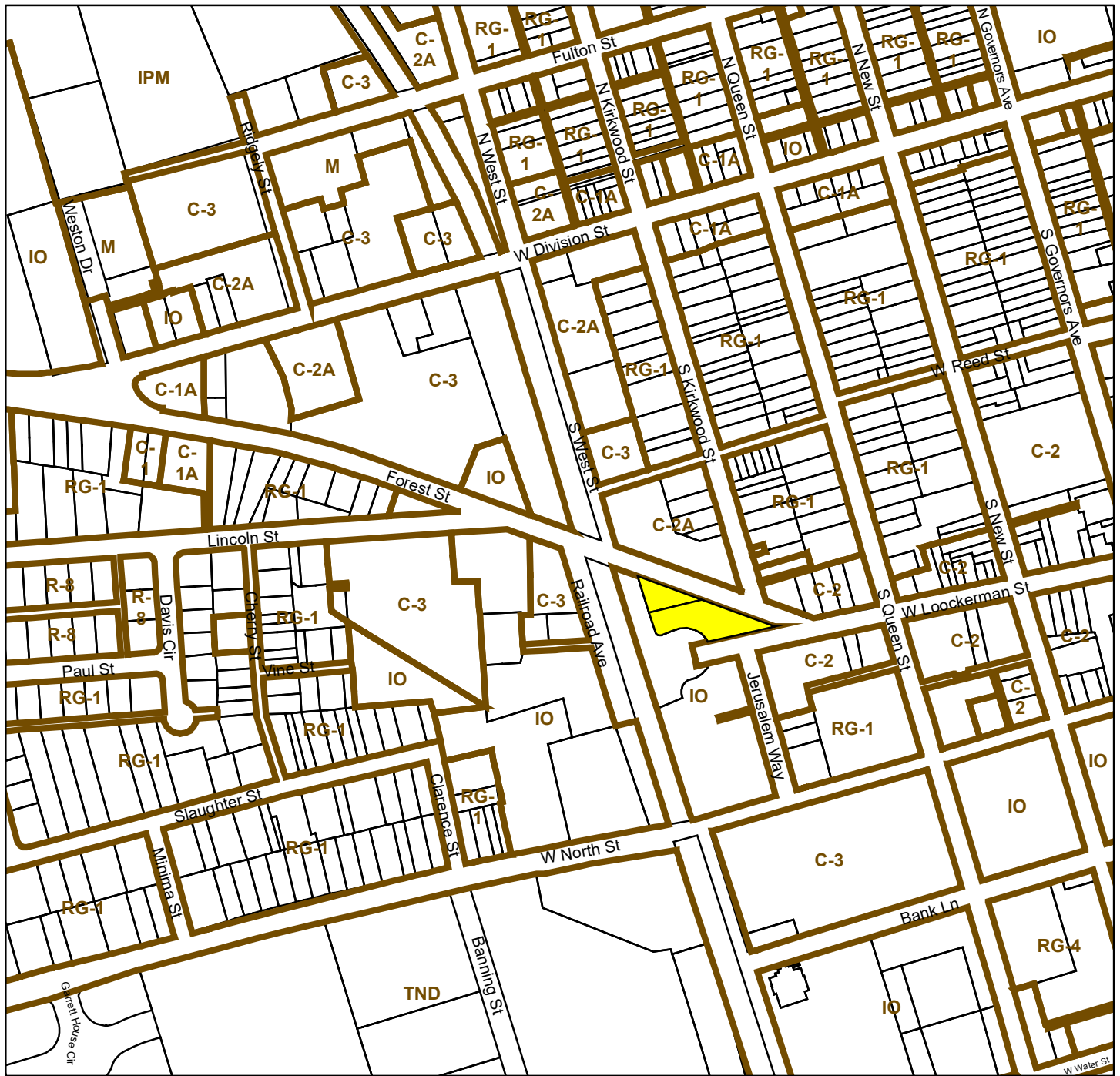
City of Dover Planning Commission
Zoning Review

Z-24-03 Lands of Linda Duncan at 600 Forest Street

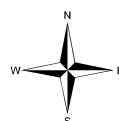
- 1) The MPO does not have any objections to the proposed rezoning. A sidewalk is already present on most of the property's perimeter, and as long as these conditions are not negatively impacted by future changes to the property, pedestrians will still be able to navigate the area.
- 2) The property is located in close proximity to railroad tracks. Depending on future use and expected foot traffic, it may be necessary to steer pedestrians towards designated crossing areas. (These changes would need to take place at 516 Loockerman Street, the property adjacent to 600 Forest Street, though the changes would affect the safety conditions of both properties.)
- 3) There is a bus stop below the streetlight on Forest Street. Any future changes to the property should not affect access to this location.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.





Title: Lands of Linda Duncan
Address: 600 Forest St.
Parcel ID: ED-05-076.12-02-44.00-000 and ED-05-076.12-02-45.00-000
Existing Zoning: IO (Institutional and Office Zone)
 SWPOZ (Source Water Protection Overlay Zone)
 H (Historic District Zone)
Proposed Zoning: C-2A (Limited Central Commercial Zone)
 SWPOZ (Source Water Protection Overlay Zone)
 H (Historic District Zone)
Owner: Linda Duncan
Date: 3/19/2024



Legend

-  Dover Boundary
-  Subject Property
-  Zoning
-  Dover Parcels