

City of



Dover

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

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF January 13, 2026
PLANNING COMMISSION MEETING of January 20, 2026

Plan Title:	The Enclave Apartments on Walker Road, S-26-03
Plan Type:	Site Development Plan and Active Recreation Area Plan
Location:	North side of Walker Road and west of Independence Boulevard; northeast of the intersection of Kenton Road and Walker Road in Dover, DE between harmony Road and the Liberty Court Apartments and north of 1325 Walker Road
Address:	Unaddressed off Walker Road
Tax Parcel:	ED-05-067.18-01-71.00-000
Owner:	Dover Synergy Group, LLC
Site Area:	6.08 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: 115 spaces
Water and Sewer:	City of Dover
For Consideration:	Active Recreation Area Plan
Recreation Area:	Required – 10,000 SF Provided – 10,900 SF

I. PROJECT SUMMARY:

This Application S-26-03 is for Review of a Site Development Application for The Enclave Apartments consisting of the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *For Consideration: Active Recreation Area Plan.*

Previous Application:

A prior Site Plan application for this site, S-23-22 Walker Road Apartments, was reviewed by the Planning Commission in December 2023. That Site Plan proposed 48 garden-style apartments in two buildings but included a layout where the buildings were in the center of the site with the parking and drive aisles surrounding them and a different active recreation area layout. Site Plan S-23-22 is expired having not achieved final plan approval.

II. ACTIVE RECREATION AREA PLAN SUMMARY:

The Site Development Plan as submitted by the applicant for The Enclave Apartment Complex notes four Active Recreation features consisting of a basketball half court, a volleyball court, and two Active Recreation areas along with a Clubhouse Building including a leasing office.

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 7.89 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 L-1 Landscape and Active Recreation Plan. 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: 10,900 SF*</i> <i>*Need detailed size of areas within the Clubhouse to confirm</i>	- Basketball half court (2,500 SF) - Volleyball Court (1,800 SF) - Unspecified Recreation Area (1,600 SF) on west side - Unspecified Recreation Area (2,000 SF) on east side - Clubhouse (3,000 SF as active area)* subject to area future adjustment as part of building is to be the Leasing Office. The overall size of the Clubhouse Building is listed as 3,613 SF.

Article 5 §10.151	<i>Accessible</i>	There are sidewalks connecting the Clubhouse to the sidewalk system for the rest of the property. The basketball half court, volleyball court, and one unspecified active recreation area are located near the Clubhouse, with sidewalk access provided. A separate unspecified recreation area is provided east of the parking lot, which is accessible by sidewalk.
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 areas. There are not any child-aged playgrounds shown on the plan.
10.154	<i>Parking</i>	Parking is provided for the buildings in a central parking lot. The majority of the recreational amenities are shown on the west side of the property. There is sufficient parking provided to support the recreation amenities.
10.155	<i>Walking, jogging and biking trails</i>	There are 4 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>). Six minimum bike spaces should be provided in total. There are 16 bike spaces provided.
10.156	<i>Setbacks</i>	The game court surfaces must maintain a 30-foot setback from the property lines; the plan appears to just meet this. The recreation area on east side of the site is adjacent to 30-foot buffer from the wetland boundary.
10.157	<i>Landscaping</i>	Based on the information provided by the applicant, 58 trees area required. The applicant has proposed planting 61 trees. The Landscape Plan will need to be signed off by a Landscape Architect as per <i>Zoning Ordinance</i> . • The woodland areas to remain are shown and no more than 50% of the existing woodland may be cleared for development without a mitigation plan. • There is a Landscape Plan provided for the new tree plantings of deciduous and ornamental trees.
10.158	<i>Area</i>	The breakdown of the allotted recreation areas is listed on the plans. We will need clarification on the Clubhouse building interior and the area used for recreation versus that for leasing office area for confirmation.

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 January 13, 2026. The Planning Commission Public Hearing and Review of the Site Development Plan S-26-03 is scheduled for January 20, 2026.

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 for The Enclave Apartments.

- 1) The project plan is required to provide 10,000 SF of Active Recreation Area. The Plan shows a total of 10,900 SF of Active Recreation Area including four Active Recreation features consisting of a basketball half court, a volleyball court, and two Active Recreation areas along with a Clubhouse Building. Staff recommends approval of the proposed Active Recreation Area amenities, subject to the conditions and recommendations below.
- 2) Recreation Areas: As a residential development, there is a requirement for Active Recreation area(s). Staff recommends the following regarding these Recreation Area amenities:
 - a) Sport Courts:
 - i. The recreation areas outlined for specific sports should indicate the materials used for court areas.
 - ii. Ensure that game courts maintain the 30-foot setback from property lines.
 - iii. Connecting these areas to the walking paths would allow for wheelchair and stroller access.
 - 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.
 - c) Active Recreation Areas:
 - i. Provide details for the unspecified active recreation areas as to whether they will be open lawn area or have amenities.
 - ii. Ensure the unspecified active recreation area east of the parking lot is not located within the required 30-foot buffer from the wetland boundary.
- 3) Sidewalk Curb Cuts: No curb cuts or ramps are shown on sidewalks or near street crossings; add accessible ramps.
- 4) Bicycle Parking:
 - a) The location of the bike racks is recommended to be directly adjacent to a paved/sidewalk area but off set to not impede passage.
 - b) Consider any opportunities for bicycle parking facilities either to be covered or otherwise provided at interior locations.
- 5) Landscaping: A Landscape Architect will need to sign off on the Landscape Plan as required by the *Zoning Ordinance*. The amount of woodland clearing is 49.9%, Please ensure that this is correct, as a maximum of 50% of the woodland area is permitted to be cleared. Please identify woodland and tree protection measures for those trees and woodland areas that will be preserved.

VI. ADVISORY COMMENTS

- 1) This Site Development Plan set depicting the Recreational Areas is 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 spaces, 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:

- Excerpt from Site Plan Set S-26-03 The Enclave Apartments: Sheet L-1 Landscape and Active Recreation Plan
- Building Rendering of Clubhouse

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.