

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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Date of Most Recently Certified Comprehensive Plan: 2008

Application Type:

Comprehensive Plan Amendment: X

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: Same as above	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

Maps Prepared by:	
Address: Same as above	Contact Person:
	Phone Number:
	Fax Number:
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Please describe the submission:

The proposed amendments consist of two staff-initiated amendments that relate to implementation of the City's Recreational and Open Space (ROS) zone and two applicant-initiated amendments that are to be accompanied with rezoning applications. A description of each is provided below:

1. **Land Development Plan Map Changes Related to Open Space:** The first staff-initiated amendment is a series of changes to the Land Development Plan Map (Map 12-1) to change the Land Use Classification from Open Space to more appropriate classifications based on their uses and surrounding uses. During the implementation of the City's ROS zone, staff identified a number of parcels that had shown on the Land Development Plan Map as Open Space, while their use was something different. This is the fine-tuning of the Land Development Plan Map that is expected during implementation of the Comprehensive Plan.
2. **Land Use and Zoning Matrix (Table 12-1):** The second staff-initiated amendment includes the addition of zoning classifications to the Open Space land use classification in the Land Use and Zoning Matrix.
3. **Land Use Classification Changes (applicant-initiated):**
 - a. **Institutional to Residential High Density:** This is an applicant-initiated request to change property from an Institutional land use classification to Residential High Density classification. The property is located at 101-405 Dove View Drive, just north of Delaware Route 8 between Saulsbury Road and the Modern Maturity Center. It was previously approved as senior apartments. The applicant wishes to develop as apartments without an age restriction.
 - b. **Industrial to Residential High Density:** This is an applicant-initiated request to change property from an Industrial land use classification to a Residential High Density classification. The property is located north of College Road, just east of the railroad tracks.

Table 12-1 Land Use and Zoning Matrix

Land Use Category	Zoning District
Residential Low Density	R-20 (One Family Residential) R-15 (One Family Residential) R-10 (One Family Residential) R-8 (One Family Residential) R-7 (One Family Residential) C-1 (Neighborhood Commercial)
Residential Medium Density	R-8 (One Family Residential) R-7 (One Family Residential) RM-1 (Medium Density Residential) RM-2 (Medium Density Residential) RG-1 (General Residential) RG-2 (General Residential) RG-3 (Group Housing) RGO (General Residence and Office) C-1 (Neighborhood Commercial) MHP (Mobile Home Park)
Residential High Density	RM-2 (Medium Density Residential) RGO (General Residence and Office) RG-1 (General Residential) RG-2 (General Residential) RG-3 (Group Housing Residential) RG-4 (High Rise Residential) RG-5 (Mid Rise Residential) MHP (Mobile Home Park) C-1 (Neighborhood Commercial)
Commercial	C-1 (Neighborhood Commercial) C-1A (Limited Commercial) C-2 (Central Commercial) C-2A (Limited Central Commercial) C-3 (Service Commercial) C-4 (Highway Commercial) SC-1 (Shopping Center Commercial) SC-2 (Shopping Center Commercial) SC-3 (Shopping Center Commercial) RC (Recreational and Commercial) RGO (General Residence and Office) CPO (Commercial/Professional Office) IO (Institutional and Office)

<p style="text-align: center;">Mixed-Use</p>	<p>C-2 (Central Commercial) (Downtown 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 Target Area Only) R-8 (One Family Residence) R-10 (One Family Residence) RG-1 (General Residence) RG-2 (General Residence) RG-4 (Multi-Story Apartments) C-3 (Service Commercial) CPO (Commercial/Professional Office) IO (Institutional and Office)</p>
<p style="text-align: center;">Industrial and Public Utilities</p>	<p>M (Manufacturing) IPM (Industrial Park Manufacturing) IPM-2 (Technology Center Manufacturing) C-3 (Service Commercial)</p>
<p style="text-align: center;">Institutional</p>	<p>IO (Institutional and Office) Institutional uses may be conditionally permitted in residential zones</p>
<p style="text-align: center;">Office and Office Parks</p>	<p>CPO (Commercial/Professional Office) IO (Institutional and Office) IPM (Industrial Park Manufacturing) RGO (General Residence and Office)</p>
<p style="text-align: center;">Active Agriculture</p>	<p>A (Agriculture)</p>
<p style="text-align: center;">Open Space</p>	<p>ROS (Recreational and Open Space) RC (Recreational and Commercial)</p>

City of Dover, Delaware

Map 12-1A Land Development Plan Proposed Amendments

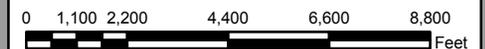


Legend

- Institutional
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Dover Boundary
- Dover Parcels



Adopted February 2009



Map Created By:
Planning Office
Date Map Created: 12-14-10
Date Map Printed: 12-20-10

2011 City of Dover Land Development Plan Map Changes 12-1						
ID	Parcel #	Existing Land Use Classification	Proposed Land Use Classification	Use	Current Zoning	Proposed Zoning
1	ED-05-076.20-03-31.01	Open Space, Conservation, Recreation	Residential Low Density	Residential	R-10	R-10
2	ED-05-086.05-01-08.00	Open Space, Conservation, Recreation	Residential Low Density	Residential	R-10	R-10
3	ED-05-086.05-01-09.00	Open Space, Conservation, Recreation	Institutional	Institutional	IO	IO
4	ED-05-076.13-04-36.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	RM-1	RM-1
5	ED-05-067.14-01-24.00	Open Space, Conservation, Recreation	Residential Low Density	Residential	R-10	R-10
7	ED-05-067.00-03-07.00	Open Space, Conservation, Recreation	Residential Low Density	Vacant	RM-1	RM-1
8	ED-05-067.14-03-49.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	R-8	R-8
9	ED-05-068.19-01-37.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	R-20	R-20
10	ED-05-068.15-01-09.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	R-10	R-10
11	ED-05-068.15-01-06.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	R-10	R-10
12	ED-05-068.15-01-08.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	R-10	R-10
13	ED-05-068.09-01-54.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	RG-3	RG-3
14	ED-05-068.13-01-03.00	Open Space, Conservation, Recreation	Residential Medium Density	Residential	R-8	R-8
15	ED-05-068.17-01-25.00	Open Space and Residential Medium Density	Residential Medium Density	Residential	R-8	R-8
16	ED-05-086.05-01-01.00	Open Space, Conservation, Recreation	Residential Low Density	Vacant	R-10	R-10
17	ED-05-076.07-01-30.00	Institutional	Residential High Density		IO	RG-5
18	ED-05-067.00-02-55.00	Industrial	Residential High Density		M	RG-5
19	ED-05-067.00-02-54.00	Industrial	Residential High Density		M	RG-5
20	ED-05-067.00-02-53.00	Industrial	Residential High Density		M	RG-5
21	ED-05-067.00-02-56.00	Industrial	Residential High Density		M	RG-5