

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

Name of Municipality: City of Dover	
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Date of Most Recently Certified Comprehensive Plan: February 2009

Application Type:

Comprehensive Plan Amendment: X

Ordinance: _____

Other: _____

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

Maps Prepared by: Same as Above	
Address:	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

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Please describe the submission:

- 1) Land Development Plan Amendment – Change of land use classification for property at the northeast corner of College and McKee Roads from Office to Commercial. The proposed change is depicted on the attached map.

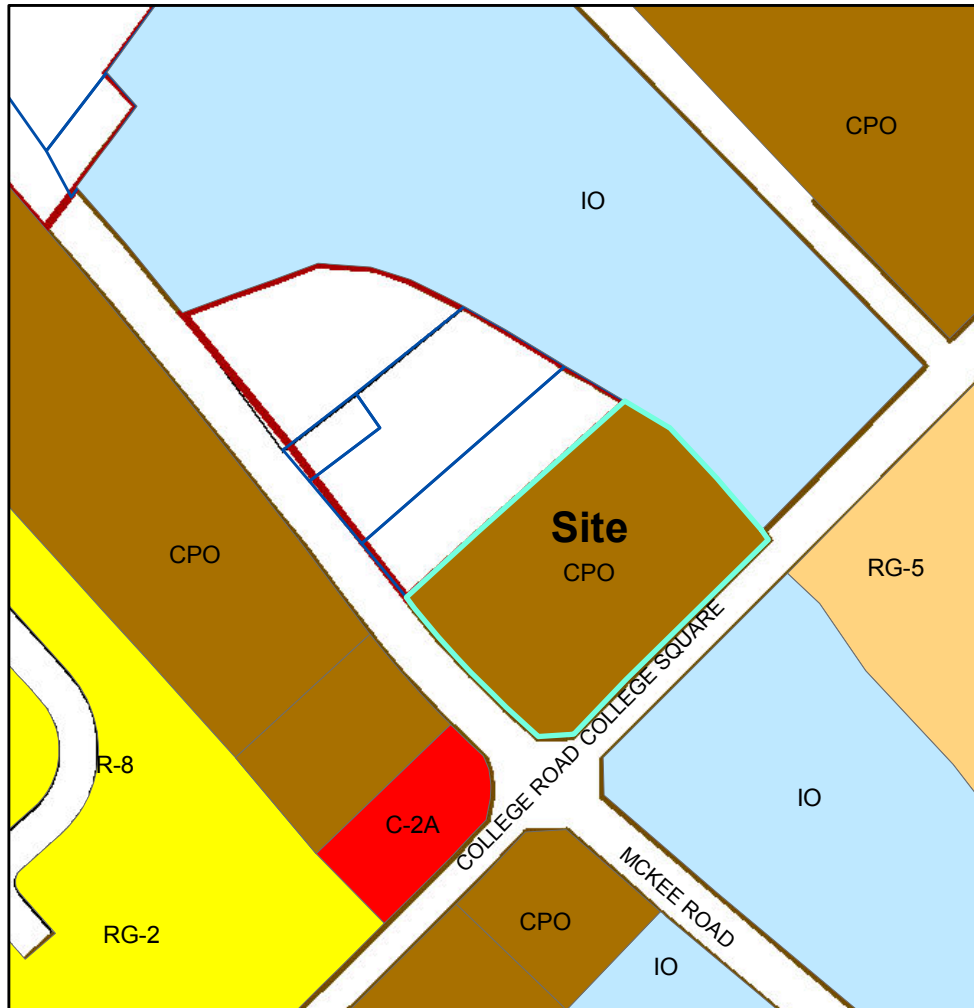
This amendment has been requested by the property owners, in conjunction with a rezoning request, as specified in the *2008 Comprehensive Plan*.

- 2) Comprehensive Plan Addendum

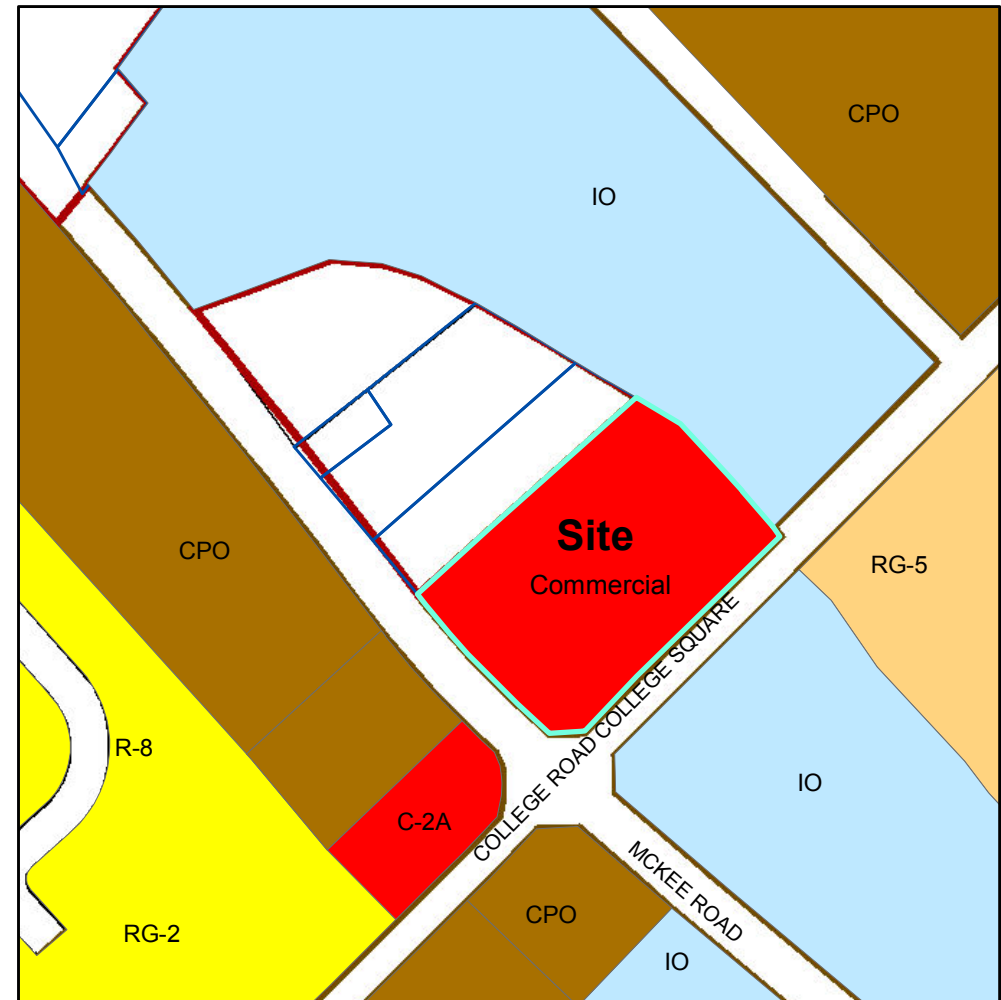
The addendum relates to a number of ongoing planning projects taking place during 2014. Once these planning projects are complete, the City will use these as part of a full update to the Comprehensive Plan. We believe that it would be premature to update the Comprehensive Plan until the current planning projects are done. These projects include the Central Dover Neighborhood Plan, the Transportation Improvement District for the Route 13 and Bay Road Corridor, and a Citywide Recreation Needs Assessment.



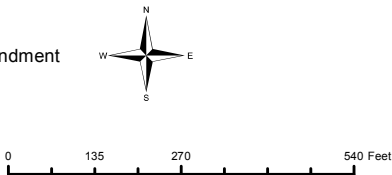
Current Designation



Proposed Designation



Plan Title: College Road Offices LLC.
 Location: 1205 McKee Road
 Plan Type: Comprehensive Plan Amendment
 Tax Parcel: ED05-067.00-02-51.00
 Current Land Use: Office
 Proposed Land Use: Commercial
 Owners: College Road Offices LLC.
 Date: 1/2/2014



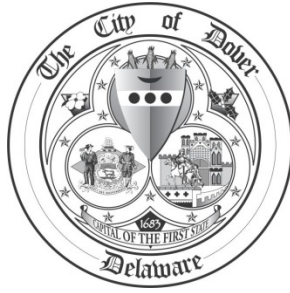
Legend

Land Use Classifications

Active Agriculture	Mixed Use
Commercial	Office
DoverAFB	Open Space, Conservation, Recreation
Industrial and Public Utilities	Residential High Density

Residential Low Density	Institutional
Residential Medium Density	Mixed Use
Train Track	Office
Water	Open Space, Conservation, Recreation

Proposed Use	
Commercial	Dover Boundary
Zoning	Dover Parcels



Review of 2008 Comprehensive Plan – 2014 Addendum

In accordance with Delaware Code, Title 22, Chapter 7, §702, the City is required to review its Comprehensive Plan every five years and to update and readopt its Comprehensive Plan at least every ten years. Dover City Council adopted the City of Dover 2008 Comprehensive Plan in February 2009. The Planning Office has been discussing how to go about the five-year review of the Comprehensive Plan, especially in light of several on-going planning activities. Planning Staff believes that once these planning activities are complete, the City will be able to do a complete update and re-adoption of the Comprehensive Plan. The ongoing planning activities are described below:

- A. Central Dover Community Plan – This plan, currently under development, is being led by NCALL with funding support from the Wells Fargo Foundation. This Community Plan will address the area bounded by William Street, State Street, Hope Street, and the railroad tracks, and also include the Lincoln Park community. Interface Studios is under contract with NCALL to develop the Plan, and is conducting a detailed assessment of the area that includes in-depth public involvement. The City is not leading this planning effort but is a partner in the process. The Plan will include comprehensive recommendations and will ultimately be the centerpiece of the Housing Chapter of an updated Comprehensive Plan.
- B. Transportation Improvement District – The City, DelDOT and the Dover/Kent County MPO are beginning the process of developing a Transportation Improvement District (TID) to include the Route 13 and Bay Road corridors within the City limits. In order to enter into the TID agreement and proceed with the detailed traffic study of the area, the City must amend its Comprehensive Plan to identify this TID. The results of the TID study will be an important component of the Transportation Chapter of an updated Comprehensive Plan.
- C. The City will shortly begin the process of performing a Citywide Parks and Recreation Needs Assessment and Plan. This will guide the City's capital improvements in our park system and also be a key component of the City's updated Comprehensive Plan. The 2008 Comprehensive Plan included an implementation item as to "Develop an Open

Space and Parks Master Plan.” This needs assessment and plan will satisfy this implementation item.

- D. In addition, the Dover Transit Center Neighborhood Plan and Design Book, which was adopted in March 2011, will be incorporated into an updated Comprehensive Plan.

Given the number of ongoing planning projects that will ultimately need to be incorporated into the City of Dover’s Comprehensive Plan, the Planning Staff intends to develop an addendum to the 2008 Comprehensive Plan that would identify any amendments to the Land Development Plan that may be currently necessary as well as projects to be implemented over the next year to lay the ground work for a complete Comprehensive Plan update.

Addendum to the Transportation Plan (Chapter 9)

The 2008 Comprehensive Plan identifies the following Transportation goals:

- Goal 1:** Preserve and Maintain the Existing Transportation System
- Goal 2:** Increase Coordination with Agencies
- Goal 3:** Develop and Expand Alternate Modes of Transportation
- Goal 4:** Create Recommendations and Policies for Roadways and Development
- Goal 5:** Air Quality: The Ozone Challenge

Additionally, the Land Development Plan (Chapter 12) states the following as it relates to Route 13 and the Bay Road Corridor:

US Route 13/113 Corridor

The US Route 13/113 corridor is dominated by highway commercial development. For the most part, the Comprehensive Land Development Plan proposes to continue US Route 13/113 as the major commercial corridor in Central Delaware.

Few vacant developable parcels exist within this area. However, potential exists for the redevelopment of older retail stores and strip shopping centers. The Comprehensive Plan encourages the renovation and adaptive reuse of older structures within the highway corridor as means of restoring property value, preventing blight and demolition by neglect, and enhancing the overall image of the highway environment. In some cases the demolition of older structures may be beneficial, and should be supported, to enable redevelopment to occur within the corridor.

The constraints of the existing transportation infrastructure along this corridor have created significant challenges to redevelopment along Route 13 and Bay Road. In an effort to support the goals of the Transportation Plan and support the redevelopment of underutilized properties along the Route 13 and Bay Road Corridors, the City intends to work with the Delaware Department of Transportation and the Dover/Kent County MPO to develop a memorandum of understanding for the creation of a Transportation Improvement District (TID) and to complete the associated transportation study of the area. The plan developed to implement the TID will establish acceptable levels of service and ensure that bicycle, pedestrian, and transit needs are addressed as redevelopment moves forward. The TID will create a predictable and fair framework for developers to contribute to transportation improvements, while also identifying projects that may be appropriate for the State's Capital Transportation Plan.

Implementation Item: Work with DelDOT and the Dover/Kent County MPO to develop a Transportation Improvement District for the Route 13/Bay Road Corridor in Dover.

Addendum to Housing and Community Development Plan (Chapter 11)

The 2008 Comprehensive Plan identifies the following Housing and Community Development goals:

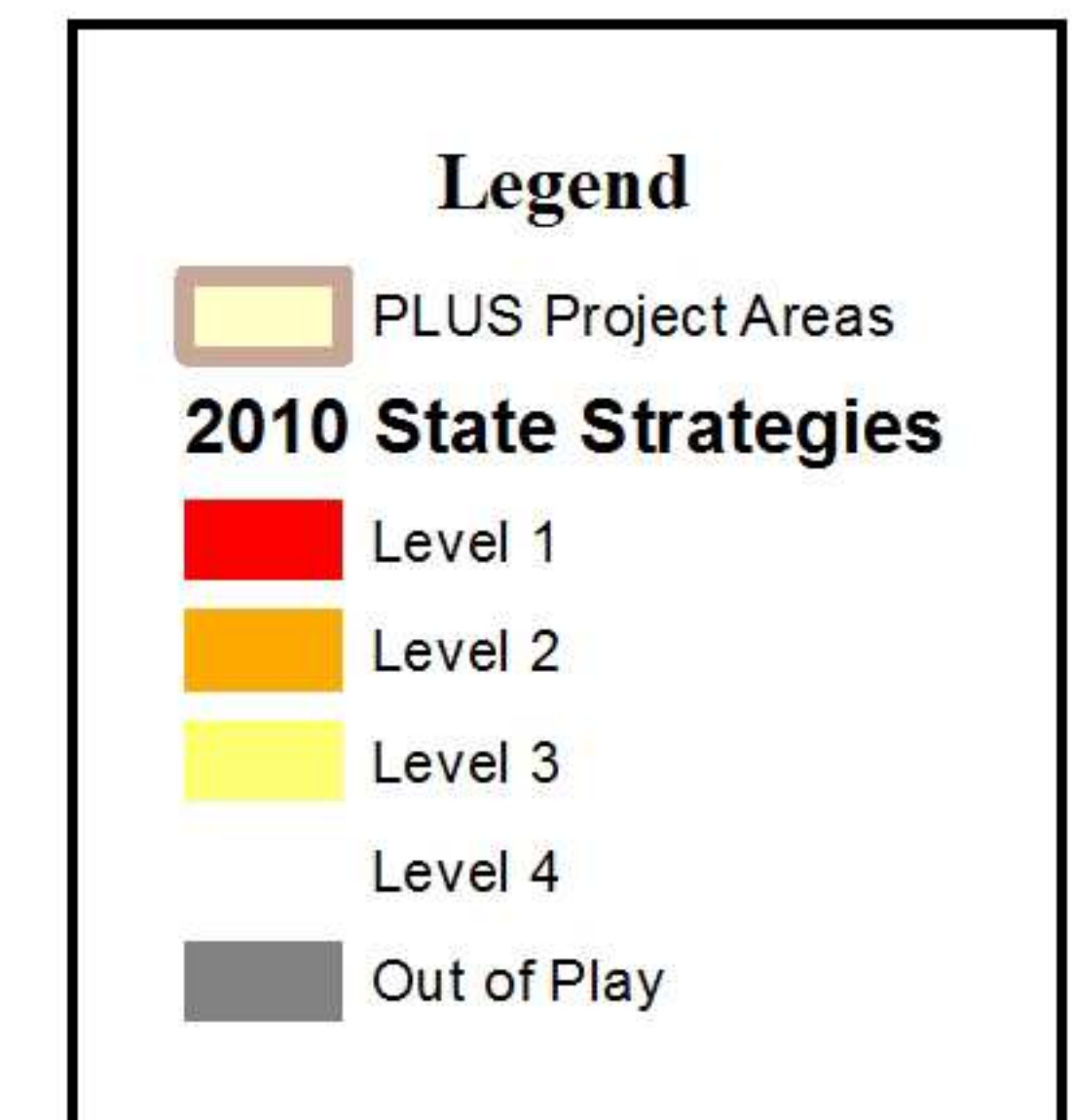
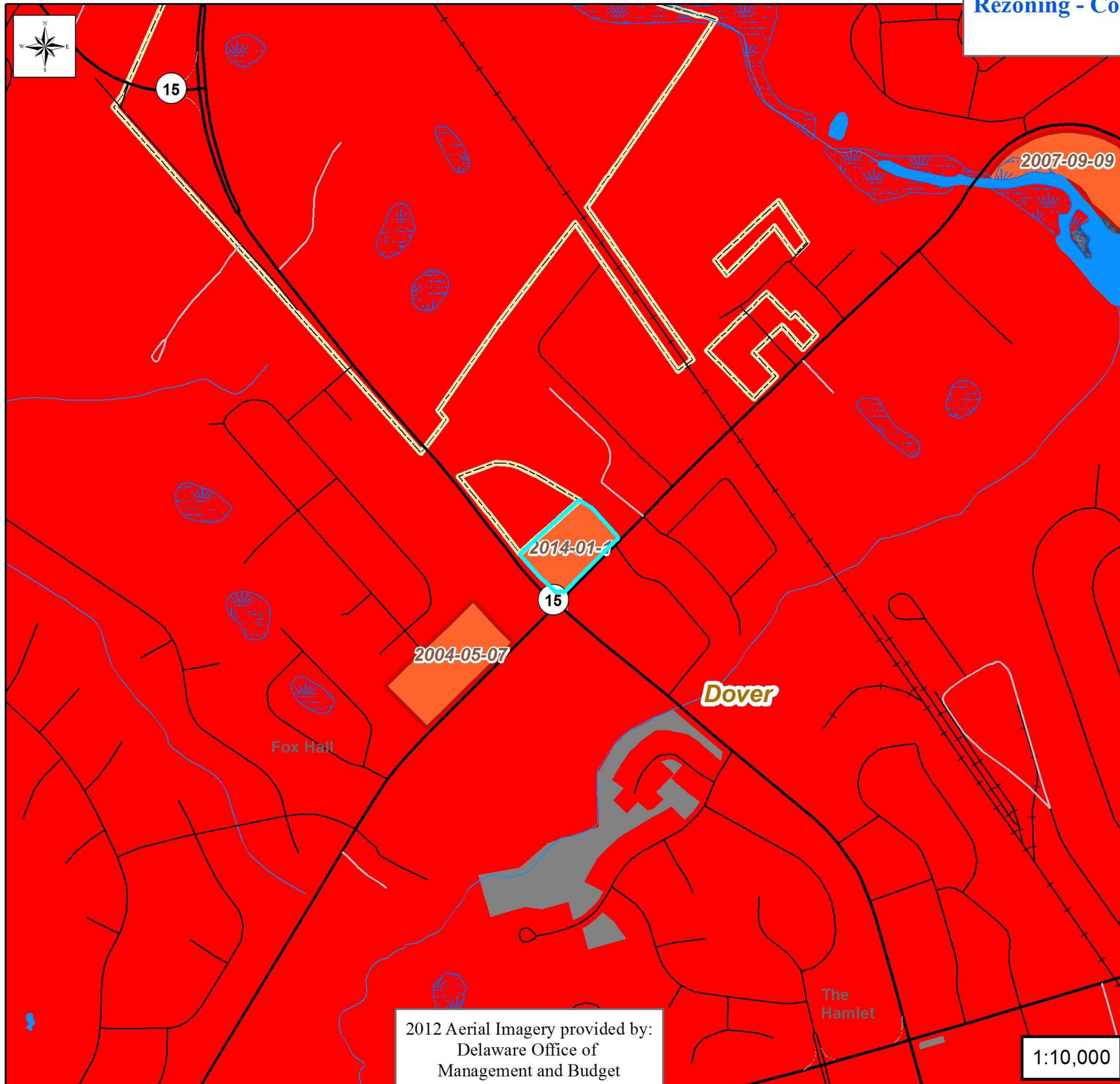
- Goal 1:** Encourage Balanced Housing Opportunities for All Income Levels and Phases in Life
- Goal 2:** Preserve Existing Housing Stock
- Goal 3:** Provide Safe Livable Neighborhoods
- Goal 4:** Provide Homeownership Opportunities for Low/Moderate Income

In recent years, the City has encountered challenges to implementing the Housing and Community Development goals within the long-established downtown neighborhoods. Home ownership rates have continued to decline, the quality of housing stock has deteriorated, and crime has caused many residents to feel unsafe. In 2012, the CenDel Foundation convened a Downtown Safety Task Force to provide an inclusive mechanism for stakeholders to come together and improve safety in the downtown. Through the leadership of NCALL, this task force applied for a grant from the Wells Fargo Foundation to develop a community based plan for improvement of the downtown neighborhood. While the City is an active partner in this planning process, it is being led by NCALL, and a community planning consultant has been retained. The completed plan is expected in late spring 2014.

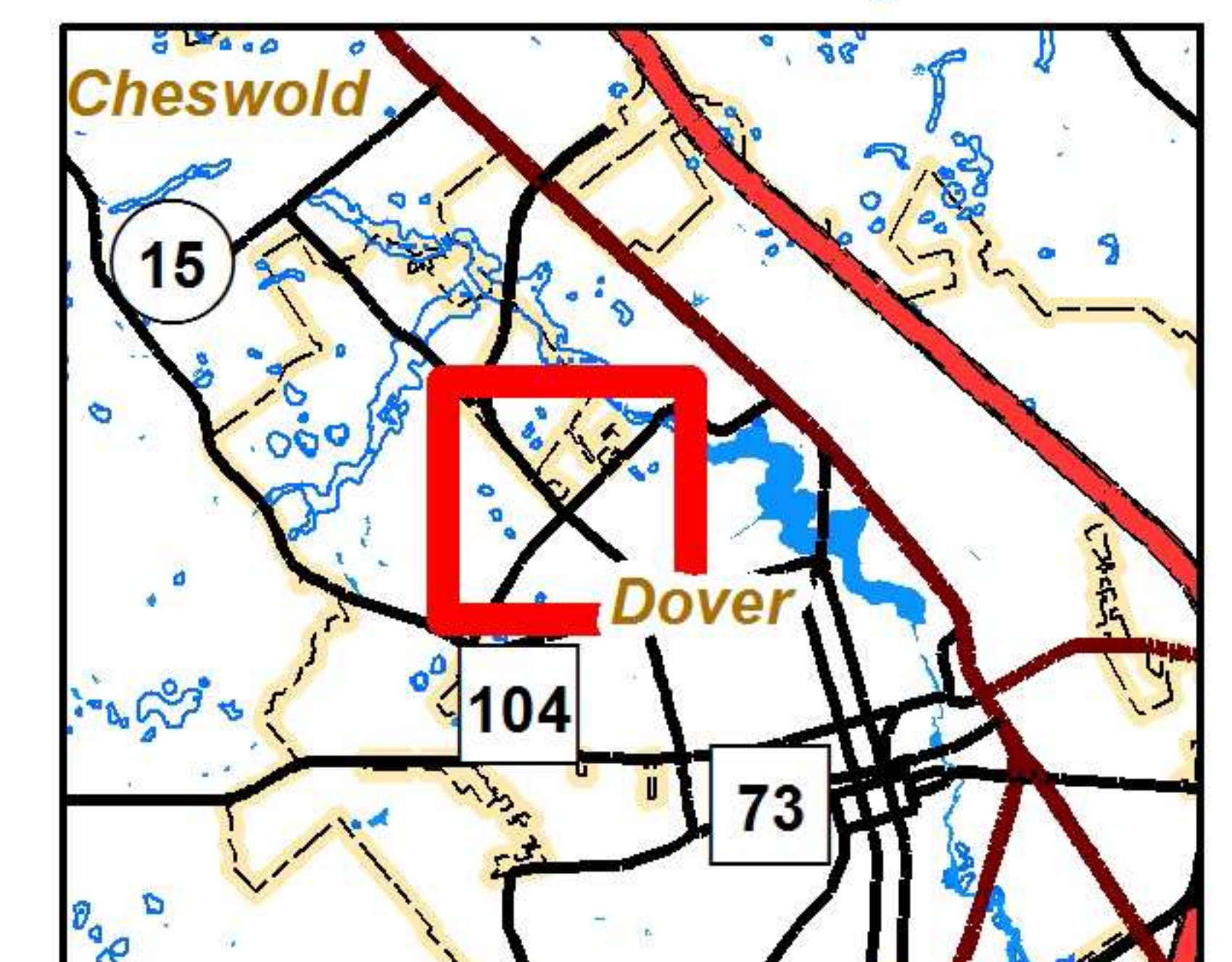
Implementation Item: Work with NCALL and other partners to complete and implement the Downtown Dover Community Plan. The results of this effort will be a key component to the Housing and Community Development chapter of the Comprehensive Plan Update.

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2014-01-1



Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

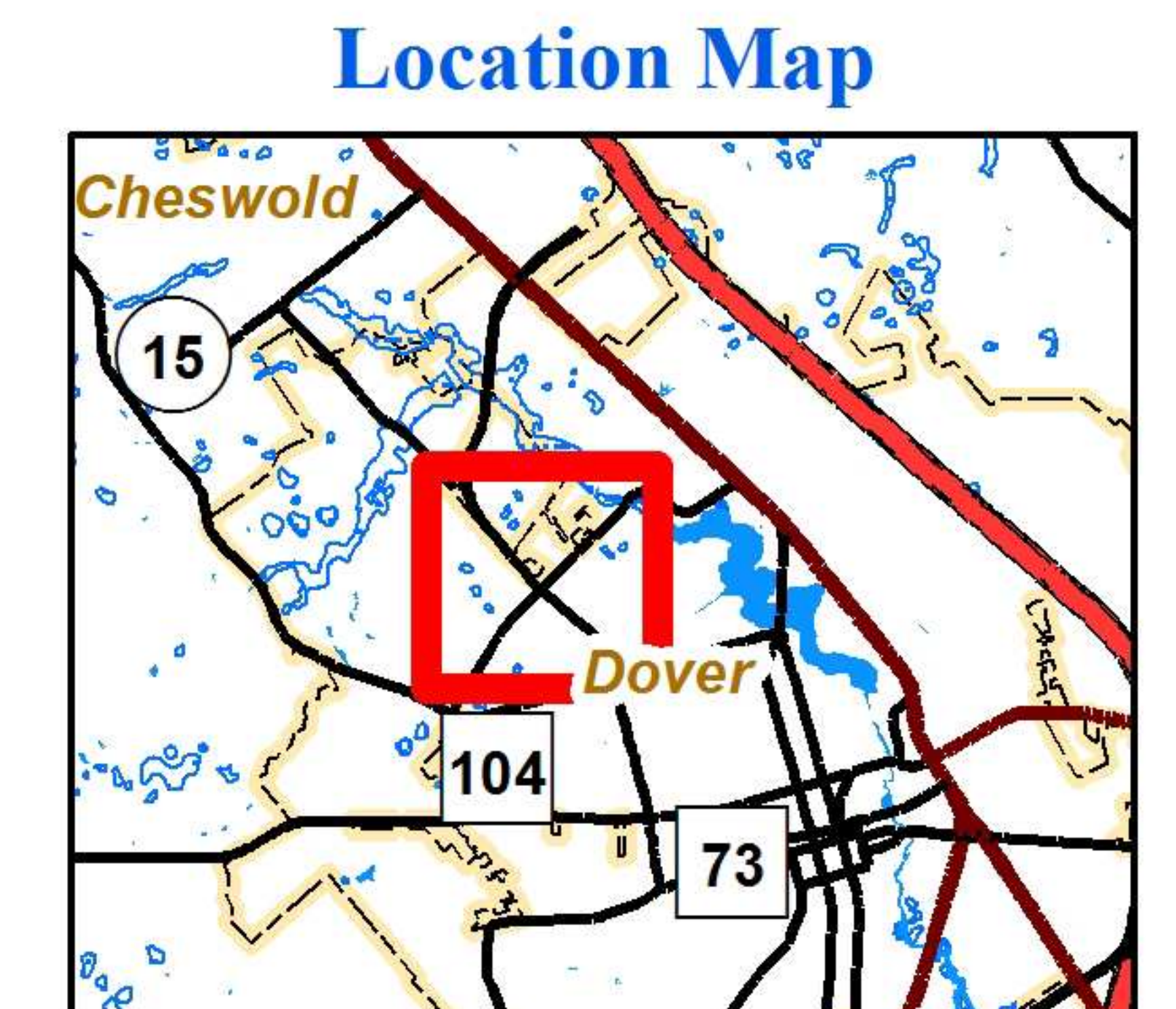
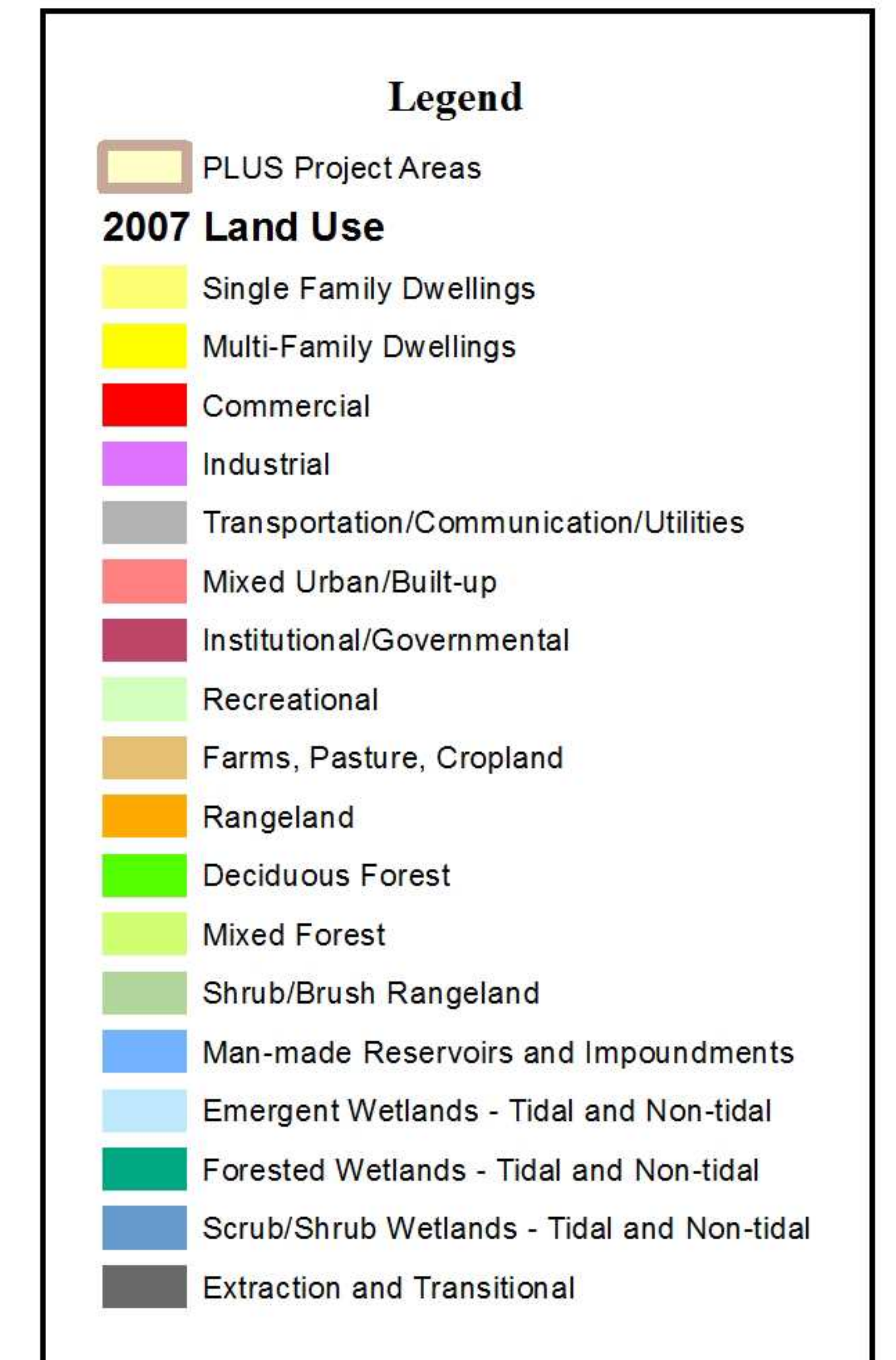
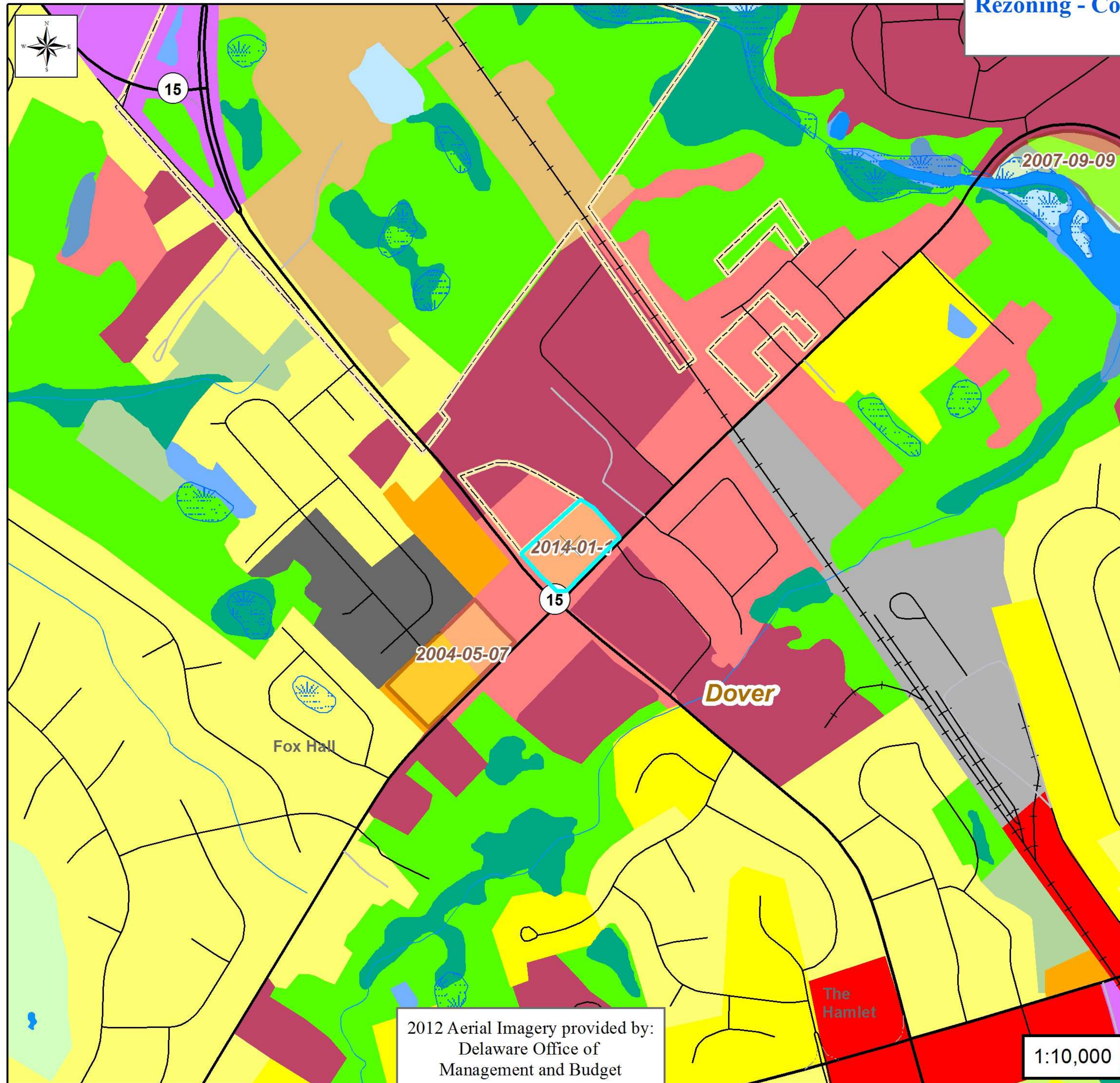
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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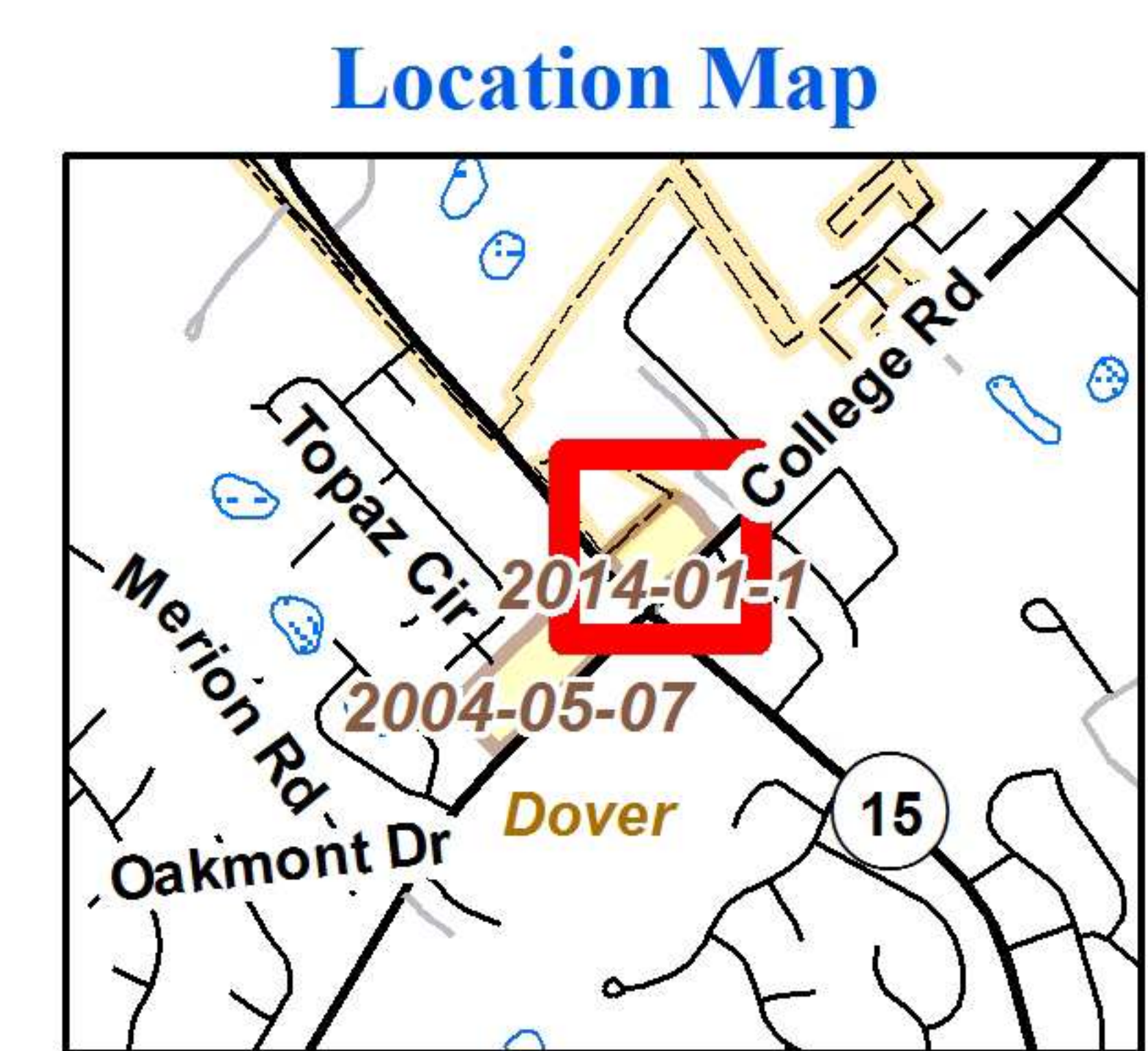
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Legend

PLUS Project Areas



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