

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	
Address: 15 Loockerman Plaza P.O. Box 475 Dover, DE 19903	Contact Person: Ann Marie Townshend
	Phone Number: (302) 736-7196
	Fax Number: (302) 736-4271
	E-mail Address: atownshend@dover.de.us

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:
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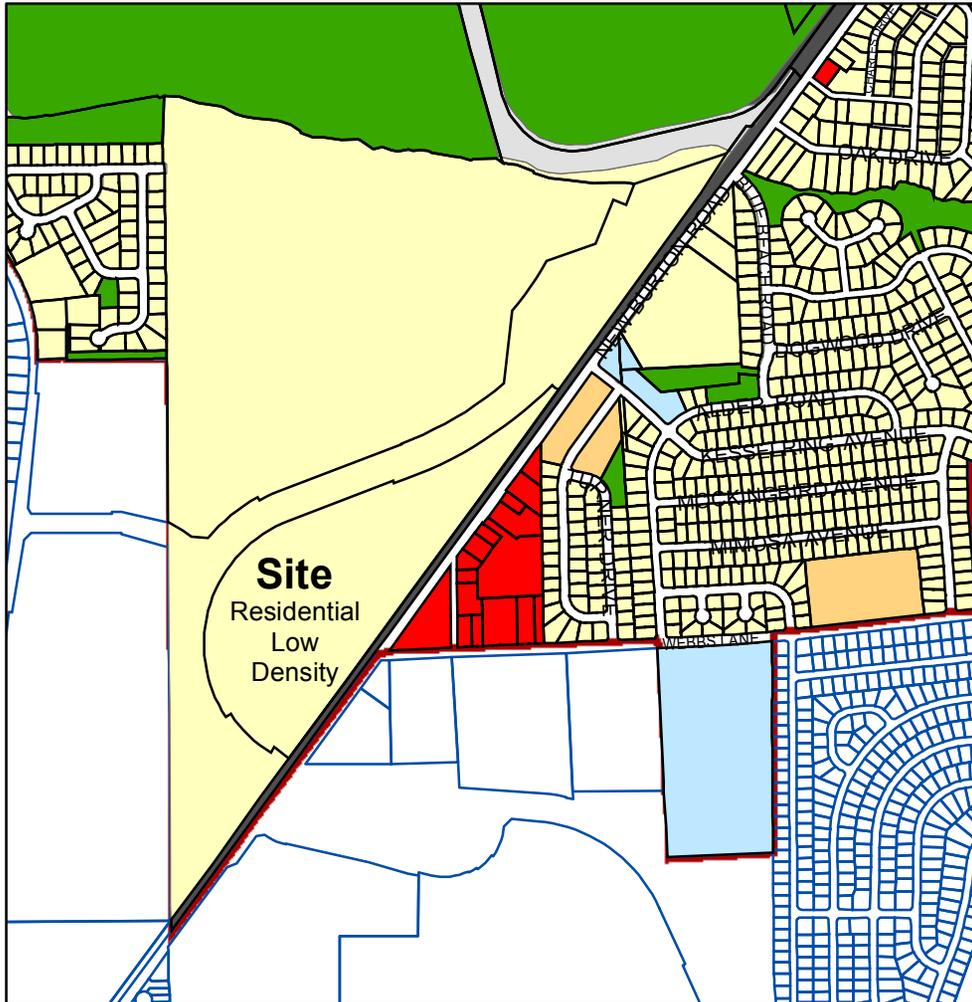
Please describe the submission:

The City of Dover is reviewing the following amendments to the Land Development Plan (Map 12-1) of *2008 Comprehensive Plan* as amended.

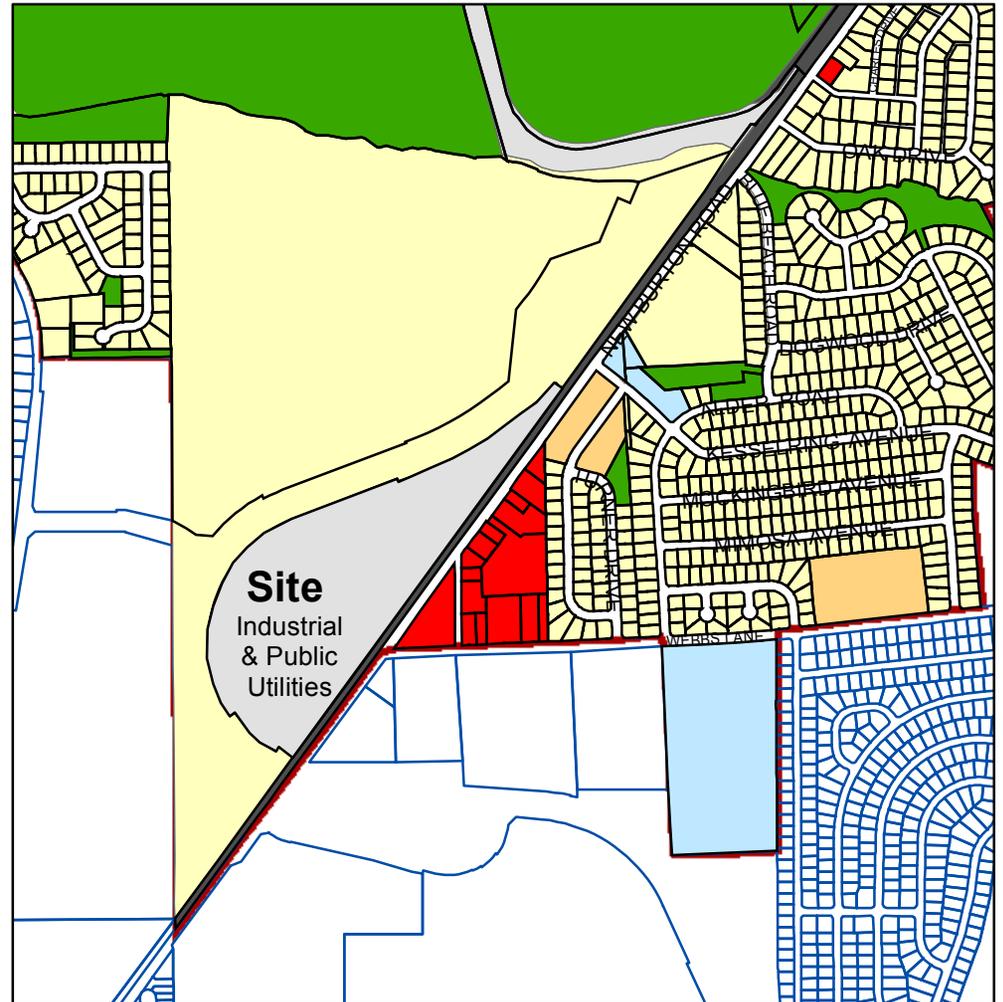
1. Change of land use classification for property located west of New Burton Road and east of Wyoming Mill Road, south of Puncheon Run from Residential Low Density to Industrial and Public Utilities. This amendment is proposed by the property owner and is associated with a rezoning request for the subject property.
2. Change of land use classification for property located on the west side of South State Street south of Gooden Avenue from Residential Medium Density to Commercial. This amendment is proposed by the property owner and is associated with a rezoning request for the subject property.
3. Change of land use classification for properties owned by Dover International Speedway located east of Delaware Route 1 on either side of Persimmon Tree Lane. This amendment is proposed by staff to facilitate the consistent zoning of the Woodlands Area, which is the location of Firefly and Big Barrel music festivals.

The City of Dover recently adopted amendments to the RC (Recreational and Commercial) Zone to address the growing festivals at the Woodlands area of Dover International Speedway. The City is working with Dover International Speedway to annex the unincorporated area of the Woodlands to more consistently and cohesively manage large events on the property. In order to properly apply these new requirements, the properties owned by the Speedway that are used for the festivals and the associated camping need to be zoned RC. The proposed Comprehensive Plan amendment would allow for the City to zone the Woodland property that is current city limit to RC. The City expects the Dover International Speedway to annex the unincorporated Woodlands area in spring 2016. This annexation request will include the plan for the festival area as the master plan component of the annexation, as required by the 2008 Comprehensive Plan.

Current Designation



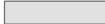
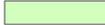
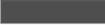
Proposed Designation



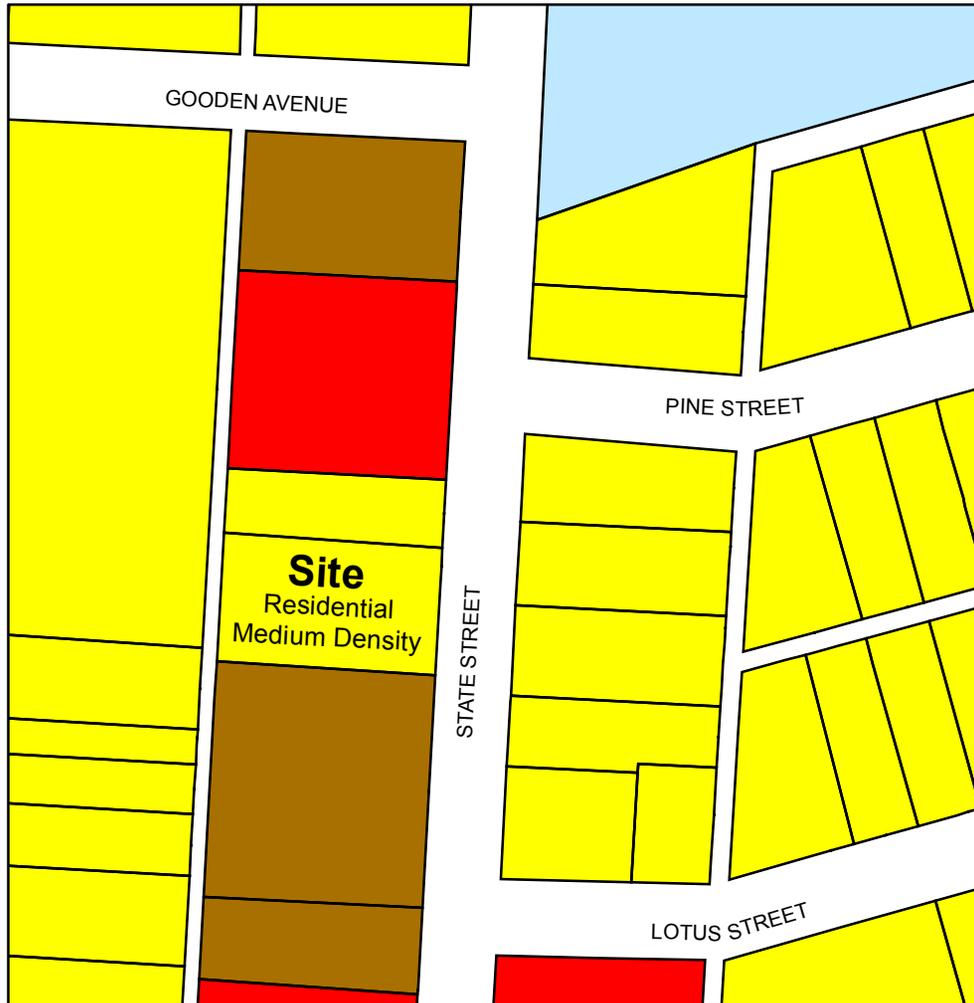
Plan Title: Lands of Kesseling Company LLC
 Location: 1436 New Burton Road
 Plan Type: Comprehensive Plan Amendment
 Tax Parcel: ED05-085.00-01-07.00-000 and ED05-085.00-01-07.00-001
 Current Land Use: Residential Low Density
 Proposed Land Use: Industrial & Public Utilities
 Owners: Kesseling Company LLC c/o Doris K. Taylor
 Date: 12/31/2015



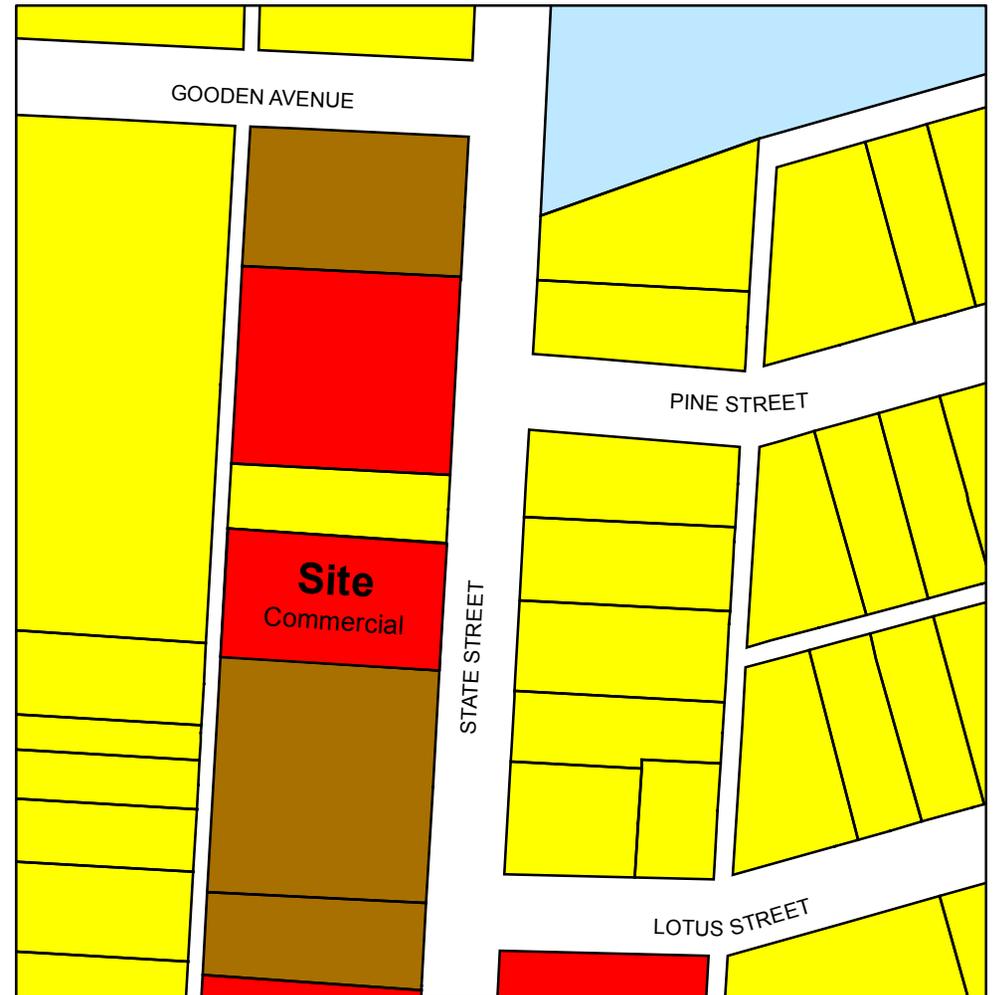
Legend

	Dover Boundary		DoverAFB		Residential High Density
	Dover Parcels		Industrial and Public Utilities		Residential Low Density
Land Use Classifications					
	Active Agriculture		Institutional		Residential Medium Density
	Commercial		Mixed Use		Train Track
	Office		Water		
	Open Space, Conservation, Recreation				

Current Designation



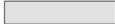
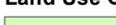
Proposed Designation



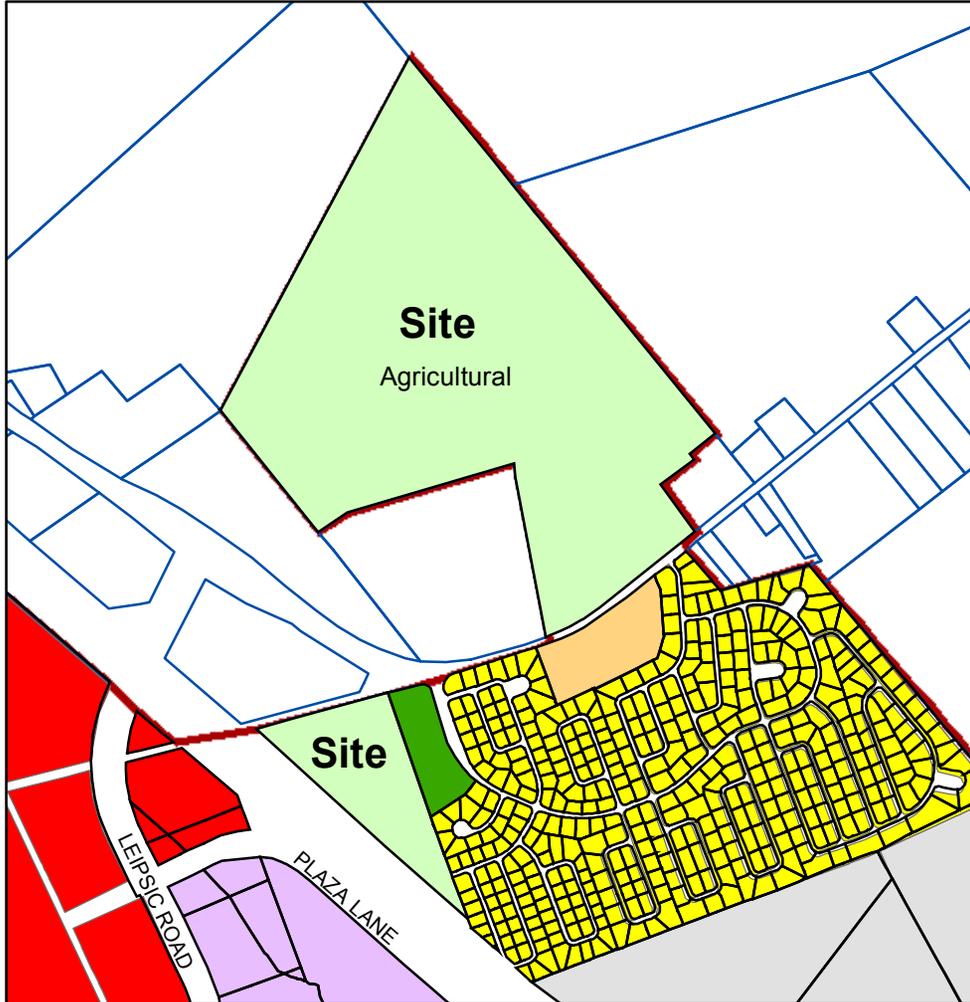
Plan Title: Micromotor Equipment LLC
 Location: 834 South State Street
 Plan Type: Comprehensive Plan Amendment
 Tax Parcel: ED05-077.17-03-45.00-000
 Current Land Use: Residential Medium Density
 Proposed Land Use: Commercial
 Owners: Michael Braun
 Date: 12/29/2015



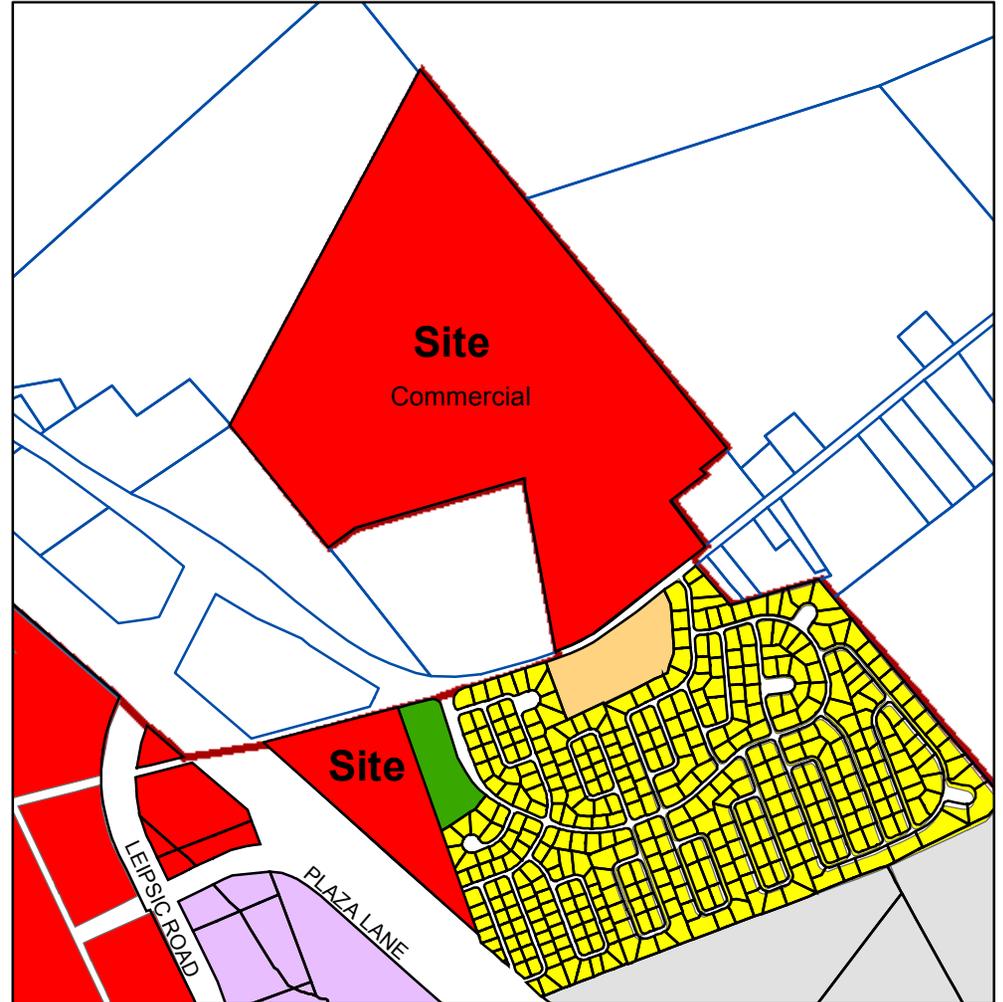
Legend

	Dover Boundary		DoverAFB		Residential High Density
	Dover Parcels		Industrial and Public Utilities		Residential Low Density
Land Use Classifications					
	Active Agriculture		Institutional		Residential Medium Density
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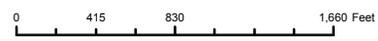
Current Designation



Proposed Designation



Plan Title: The Woodlands of Dover International Speedway
 Location: 75 Pit Stop Lane and 599 Persimmon Tree Lane
 Plan Type: Comprehensive Plan Amendment
 Tax Parcel: LC05-058.17-02-01.00-000 and LC05-058.00-02-15.00-000
 Current Land Use: Agricultural
 Proposed Land Use: Commercial
 Owners: Dover Downs International Speedway Inc
 Date: 12/31/2015



Legend

- | | | |
|--------------------------------------|---------------------------------|----------------------------|
| Dover Boundary | DoverAFB | Residential High Density |
| Dover Parcels | Industrial and Public Utilities | Residential Low Density |
| Land Use Classifications | | |
| Active Agriculture | Institutional | Residential Medium Density |
| Commercial | Mixed Use | Train Track |
| Open Space, Conservation, Recreation | Office | Water |