

City of



Dover

February 23, 2023

Jim Eriksen, PE
Solutions IPEM, LLC
303 North Bedford Street
Georgetown, DE 19947
Email: jeriksen@solutionsipem.com

Re: Notice of Decision

Site Development Plan: S-23-04 Leander Lakes III Apartments on portion of property at 2285 Forrest Avenue, Dover, DE
Tax Parcel: part of ED-05-075.00-01-06.00-000

Dear Mr. Eriksen:

At its meeting of February 21, 2023, the City of Dover Planning Commission moved to grant conditional approval to a Site Development Plan Application for the construction of eight (8) 3-story Apartment Buildings and one (1) 2-story Apartment Building containing a combined total of 200 apartment units and associated site improvements on a proposed 25 acre portion of the property located at 2285 Forrest Avenue. The project is known as Leander Lakes III. The subject project area of 25 acres is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of the overall property zoned R-10 (One Family Residence Zone and partially subject to COZ-1 (Commercial Overlay Zone). The application includes a Minor Subdivision Plan to create Lot 1 of 50.19 acres+/- (residual) and Lot 2 of 25 acres (project area) for development of this multi-family units (apartments) project.

As adopted by the Planning Commission, the conditions of plan approval for Site Development Plan S-23-04 from Planning Staff as well as other reviewing agencies are outlined in the Development Advisory Committee (D.A.C.) Report dated February 8, 2023, and the Recreation Plan Review Report prepared for the Parks, Recreation, and Community Enhancement Committee dated February 14, 2023. A copy of the D.A.C. Report for S-23-04 and Recreation Plan Review Report are enclosed for your reference. If in the future major changes and revisions are proposed to the site design as presented to the Planning Commission, you are required to contact the Planning Office to discuss. These changes may require resubmittal of the plan/drawings for review by the Development Advisory Committee, the Planning Commission or other agencies making recommendations or acting regarding the application.

In addition, the Planning Commission acted on the following:

- 1) Open Space/ Active Recreation Area: The Planning Commission approved the Active Recreation Area Plan as proposed with the revised plan. The Site requires 55,000 SF of Active Recreation Area to be provided. The plan presented showed the minimum required area with sports fields, outdoor fitness area, walking trails, and a second Fitness area to substitute for a playground area. Discussion during the meeting encourage continued consideration for the playground area and also a suggestion for a pickleball court as refinements are made to the final design of the Active Recreation Areas.

- 2) Bicycle Parking: The Planning Commission agreed with Planning Staff that bicycle parking should be located at each of the Apartment Buildings and covered if possible. It is noted that the Applicant stated at the Planning Commission meeting that bicycle parking facilities are throughout the complex.
- 3) Electronic Vehicle Charging Stations: It was noted that the recommended Electric Vehicle charging stations would either be provided or the infrastructure for the charging stations would be planned for on site.
- 4) Agricultural Signage: Planning Commission suggested signage for the areas adjacent to the agricultural property to notify residents that there could be activity, noises, smells associated with the farming next door.

Planning Commission approval is valid for two (2) years from the date of approval, during which time the Site Development Plan shall be finalized, Building Permits obtained, and the project commenced. For Site Development Plan S-23-04, the approval expiration date is February 28, 2025. To apply for a 1-year Extension of Approval from the Planning Commission, this office shall be in receipt of a letter from the owner/applicant requesting such extension at least 30 days prior to the expiration of the original approval. The letter requesting the extension shall state the reasons why an extension is necessary.

When all necessary revisions have been made to the Plan, a Check Print of the Site Plan and Minor Subdivision Plan must be submitted to the Planning Office for review. Check Print submittals to other Development Advisory Committee member agencies are required for their approval of the Plan as well. Coordinate with the other agencies directly as necessary and forward approval letters to the Planning Office as they are obtained. Upon determination that the Plan is complete, we will request that you submit a specific number of signed and sealed copies of the Final Plan to our office for approval and endorsement for approval.

As a reminder the Public Notice Physical Posting signage should be removed from the property at this time. Physical Posting signage not removed in a timely manner will be treated as an abandoned sign per the *Zoning Ordinance*. Should you have any questions or require further assistance, please contact Planning Staff and/or your plan reviewer Katherine Oehmke at (302) 736-7196 or koehmke@dover.de.us or myself.

Sincerely,
on Behalf of the City of Dover Planning Commission,
Department of Planning & Inspections



Dawn E. Melson-Williams, AICP
Principal Planner
dmelson@dover.de.us

Enclosures: Final D.A.C. Report and Recreation Plan Review Report

Notice of Decision Letter: S-23-04 Leander Lakes III Apartments
February 23, 2023
Page 3 of 3

Cc: Blair Rinnier, Rinnier Development Co., via email
LB Steele, Rinnier Development Co., via email
Dr. Charles D. Fletcher, Jr., via email
Jason Palkewicz, PE, Solutions IPEM, via email
Holly Bartkovich, Solutions IPEM, via email
Jason Lyon, P.E., Director of Water & Wastewater via email
Mark Nowak, Director of Public Works via email
File S-22-09