

**CITY OF DOVER  
ORDINANCE #2016-15**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF 14 PARCELS OF PROPERTY LOCATED IN THREE (3) AREAS: EAST OF LEIPSIC ROAD AND WEST OF STATE ROUTE 1 (AREA A), EAST OF STATE ROUTE 1 AND SOUTH OF PIT STOP LANE (AREA B), AND NORTH OF PERSIMMON TREE LANE ADJACENT TO THE CITY LIMITS (AREA C)**

**WHEREAS**, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

**WHEREAS**, it is deemed in the best interest of zoning and planning to change the permitted use of properties described further in Exhibit A to this ordinance from the existing zoning classifications to the proposed zoning classifications listed in Exhibit B to this ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:**

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from the existing to the proposed designations as specified in Exhibit B to this ordinance on 14 parcels of property, including: 12 parcels located east of Leipsic Road and west of State Route 1 (Area A) consisting of 195.13<sup>+/-</sup> acres; that property located east of State Route 1 and south of Pit Stop Lane (Area B) consisting of 10.43<sup>+/-</sup> acres; and that property located north of Persimmon Tree Lane adjacent to the City limits (Area C) consisting of 85.51<sup>+/-</sup> acres, with parcels totaling 291.07<sup>+/-</sup> acres in their entirety, owned by Dover International Speedway, Inc.  
(Planning Reference Z-16-04; Council District: 3)

Tax Parcels:

LC-05-058.17-02-01.00-000	LC-05-058.17-01-09.00-000	LC-05-068.00-01-01.00-000
LC-05-058.17-01-07.00-000	ED-05-058.17-01-19.00-000	LC-05-068.10-01-01.00-000
ED-05-058.17-01-11.00-000	ED-05-068.05-01-02.01-000	LC-05-058.17-02-01.00-000
LC-05-058.17-01-08.00-000	LC-05-058.00-02-08.00-000	LC-05-058.00-02-15.00-000
ED-05-058.17-01-18.00-000	ED-05-068.05-01-16.00-000	

**ADOPTED: MAY 9, 2016**

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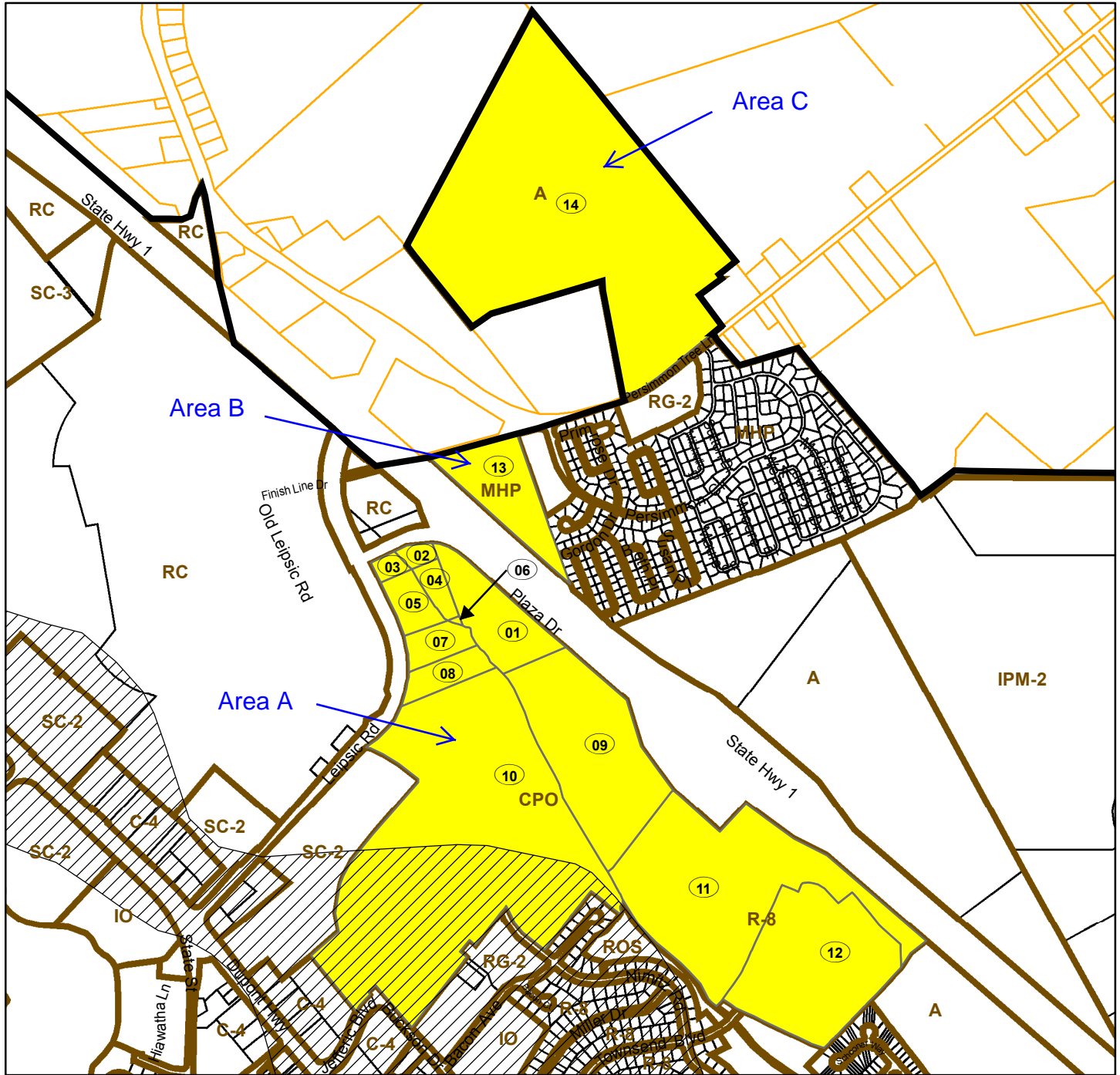
Actions History

May 9, 2016 - Public Hearing/Final Reading - City Council  
April 18, 2016 - Review - Planning Commission  
March 28, 2016 - First Reading - City Council

# City of Dover

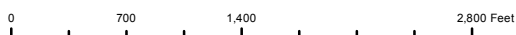
## Department of Planning & Inspections

Zoning Map: Exhibit A



Ordinance: #2016-15  
 File: Z-16-04  
 Title: Lands of Dover International Speedway  
 Proposed Zoning: RC (Recreational and Commercial Zone)  
 Owner: Dover International Speedway, Inc.  
 Date: 3/22/2016

Refer to Exhibit B table for Parcel ID, Address, and Existing Zoning



Legend	
<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span>	Subject Parcels
<span style="display: inline-block; width: 20px; height: 10px; background-color: white; border: 1px solid black;"></span>	Dover Parcels
<span style="display: inline-block; width: 20px; height: 10px; border: 2px solid brown;"></span>	Zoning
<span style="display: inline-block; width: 20px; height: 10px; border: 3px solid black;"></span>	Dover Boundary
<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid orange;"></span>	Kent County Parcels

**EXHIBIT B**  
**Lands of Dover International Speedway, Inc.**  
**Ordinance #2016-15, File Z-16-04**

Map References		Parcel	Parcel Size (Ac.)	Address	Current Zoning	Proposed Zoning
No.	Area					
1	A	LC-05-058.17-02-01.00-000	9.21 +/-	75 Pit Stop Ln	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
2	A	LC-05-058.17-01-07-00-000	1.22 +/-	Persimmon Tree Ln	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
3	A	ED-05-058.17-01-11-00-000	1.25 +/-	979 Dover Leipsic Rd	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
4	A	LC-05-058.17-01-08-00-000	1.83 +/-	Leipsic Rd	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
5	A	ED-05-058.17-01-18.00-000	3.48 +/-	98 Old Leipsic Rd	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
6	A	LC-05-058.17-01-09.00-000	0.34 +/-	Persimmon Tree Ln	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
7	A	ED-05-058.17-01-19.00-000	2.87 +/-	Old Leipsic Rd	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
8	A	ED-05-068.05-01-02.01-000	3.61 +/-	Leipsic Rd	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
9	A	LC-05-058.00-02-08-00-000	27.65 +/-	Persimmon Tree Ln	C-PO (Commercial and Professional Office Zone)	RC (Recreational and Commercial Zone)
10	A	ED-05-068.05-01-16.00-000	78.15 +/-	Gruwell Farm	C-PO (Commercial and Professional Office Zone) SWPOZ (Source Water Protection Overlay Zone) Tier 3: Excellent Recharge Areas	RC (Recreational and Commercial Zone) SWPOZ (Source Water Protection Overlay Zone) Tier 3: Excellent Recharge Areas
11	A	LC-05-068.00-01-01.00-000	36.4 +/-	White Oak Rd	R-8 (One-Family Residence Zone)	RC (Recreational and Commercial Zone)
12	A	LC-05-068.10-01-01.00-000	29.12 +/-	Long Point Rd	R-8 (One-Family Residence Zone)	RC (Recreational and Commercial Zone)
13	B	LC-05-058.17-02-01.00-000	10.43 +/-	75 Pit Stop Ln	MHP (Mobile Home Park Zone)	RC (Recreational and Commercial Zone)
14	C	LC-05-058.00-02-15.00-000	85.51 +/-	599 Persimmon Tree Ln	A (Agricultural Zone)	RC (Recreational and Commercial Zone)
Total Acreage:			291.07 +/-			

Map References are to Zoning Map Exhibit A and map submitted by applicant.