

**CITY OF DOVER
ORDINANCE #2015-08**

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTIES LOCATED AT 605, 625, 635, 645, AND 655 BAY ROAD AND 400 HASLET STREET

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 below and further specified in Exhibit A to this ordinance from the existing zoning classifications to the proposed zoning classifications specified 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 zoning designations as specified in Exhibit B to this ordinance on those properties located at 605, 625, 635, 645, and 655 Bay Road and 400 Haslet Street, on the east side of Bay Road and south of Blue Hen Boulevard between Bay Road and Haslet Street, consisting of 80.02^{+/-} acres and depicted in Exhibit A to this ordinance, owned by Blue Hen CC, LLC; Read Street, LLC; and Blue Hen Apt, LLC.
(Planning Reference Z-15-02; Council District: 2)

Tax Parcels:

ED-05-077.00-01-19.00-000; ED-05-077.00-01-19.02-000; ED-05-077.00-01-19.03-000;
ED-05-077.00-01-19.04-000; ED-05-077.00-01-19.05-000; ED-05-077.00-01-19.06-000;
ED-05-077.00-01-19.07-000; ED-05-077.00-01-19.08-000; ED-05-077.00-01-19.09-000;
ED-05-077.00-01-01.00-000

ADOPTED: JUNE 8, 2015

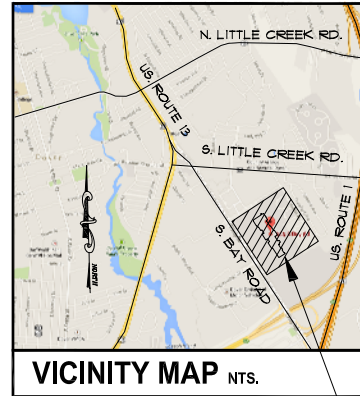
S:\ORDINANCES\2015\ADOPTED\Ordinance #2015-08 - Rezoning 655 S. Bay Road - ADOPTED.wpd

Actions History

June 8, 2015 - Public Hearing/Final Reading by City Council
May 18, 2015 - Review by Planning Commission
April 27, 2015 - First Reading by City Council

EXHIBIT A

Ordinance #2015-08



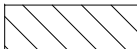
VICINITY MAP NTS.

SITE

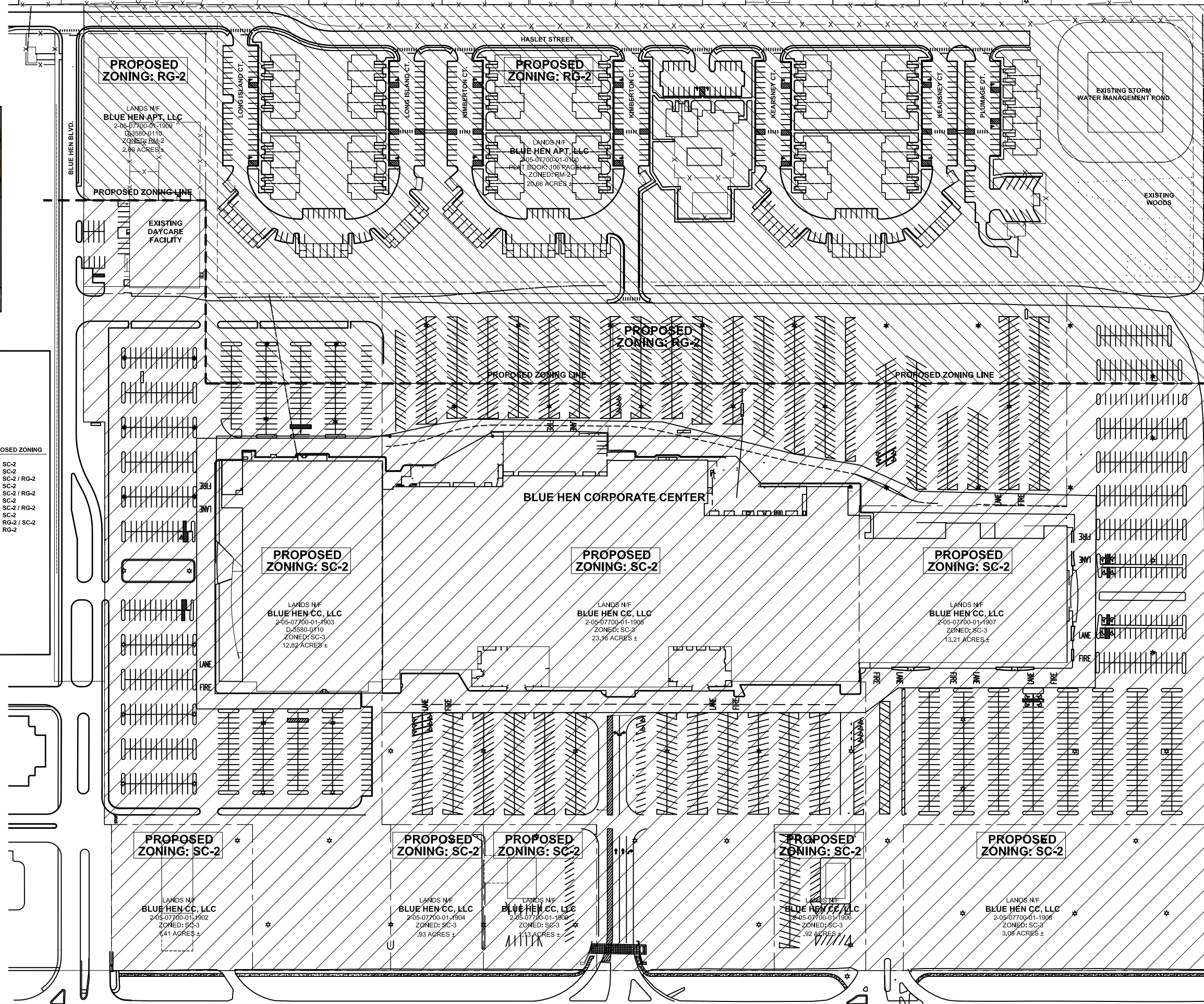
DATA COLUMN

1. OWNER:	BLUE HEN APT. LLC 234 NORTH JAMES STREET NEWPORT, DELAWARE 19804 999-0708
	BLUE HEN CC, LLC 234 NORTH JAMES STREET NEWPORT, DELAWARE 19804 999-0708
2. PARCEL	EXISTING ZONING PROPOSED ZONING
2-05-07700-01-1900	SC-3 SC-2
2-05-07700-01-1902	SC-3 SC-2
2-05-07700-01-1903	SC-3 SC-2 / RG-2
2-05-07700-01-1904	SC-3 SC-2
2-05-07700-01-1905	SC-3 SC-2 / RG-2
2-05-07700-01-1906	SC-3 SC-2
2-05-07700-01-1907	SC-3 SC-2 / RG-2
2-05-07700-01-1908	SC-3 SC-2
2-05-07700-01-1909	RM-2 RG-2 / SC-2
2-05-07700-01-0100	RM-2 RG-2

3. AREA TO BE REZONED RG-2



4. AREA TO BE REZONED SC-2



234 North James Street
Newport, Delaware 19804
(302) 999-0708

CONSULTANTS

JOB NO.	BLUEHN-POD EXP
DRAWN BY:	JRR/JFM
CHECKED BY:	WTN
SCALE:	1"=80'
DATE:	3-31-15
CAD FILE:	Z:\BlueHen\Site\Rezoning\Site plan
REVISIONS	

BLUE HEN SITE PROPOSED REZONING

655 S. BAY ROAD
DOVER, DELAWARE 19901

SITE PLAN

DRAWING TITLE:

SITE - 01

DRAWING NUMBER:

Ordinance #2015-08 - EXHIBIT B

Parcel	Address	Parcel Size (acres)	Owner	Existing Zoning	Proposed Zoning
ED-05-077.00-01-19.09-000	605 Bay Road	2.69	Blue Hen CC, LLC	RM-2 (Medium Density Residence Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone)	SC-2 (Community Shopping Center Zone) and RG-2 (General Residence Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone)
ED-05-077.00-01-19.02-000	625 Bay Road	1.41	Read Street LLC	SC-3 (Regional Shopping Center Zone)	SC-2 (Community Shopping Center Zone)
ED-05-077.00-01-19.00-000	635 Bay Road	1.13	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone)	SC-2 (Community Shopping Center Zone)
ED-05-077.00-01-19.06-000	645 Bay Road	0.92	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone)	SC-2 (Community Shopping Center Zone)
ED-05-077.00-01-19.03-000	655 Bay Road	12.82	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone)	SC-2 (Community Shopping Center Zone) and RG-2 (General Residence Zone)
ED-05-077.00-01-19.05-000	655 Bay Road	23.16	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone)	SC-2 (Community Shopping Center Zone) and RG-2 (General Residence Zone)
ED-05-077.00-01-19.04-000	655 Bay Road	0.93	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone)	SC-2 (Community Shopping Center Zone)
ED-05-077.00-01-19.07-000	655 Bay Road	13.21	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone)	SC-2 (Community Shopping Center Zone) and RG-2 (General Residence Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone)
ED-05-077.00-01-19.08-000	655 Bay Road	3.09	Blue Hen CC, LLC	SC-3 (Regional Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone)	SC-2 (Community Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone)
ED-05-077.00-01-01.00-000	400 Haslet Street	20.66	Blue Hen Apt, LLC	RM-2 (Medium Density Residence Zone)	RG-2 (General Residence Zone)