

**CITY OF NEWARK
DELAWARE
PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 6, 2018
7:00 P.M.**

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET
COUNCIL CHAMBER**

**AGENDA
*REVISED***

1. Chair's remarks.
2. The minutes of the January 2, 2018 Planning Commission meeting.
3. Review and consideration of a [Comprehensive Development Plan amendment, rezoning and major subdivision with site plan approval of the properties located at 24 and 30 Benny Street and 155 South Chapel Street](#). The plan proposes the rezoning of the Benny Street properties from RD (one family semidetached residential) to RM (multi-family dwellings – garden apartments), combining three parcels into one parcel, demolition of the existing buildings at the site, and construction of 11 townhome style apartments on the combined parcel. A Comprehensive Development Plan amendment is required to change the land use designation of 24 and 30 Benny Street from “residential, low density” to “residential, high density.”
4. Review and consideration of a [rezoning, major subdivision, special use permit and parking waiver for the 4.95+/- acre property at 275 South Main Street, also known as Park N Shop](#). The plan proposes a rezoning of the northern 1.13+/- acre portion of the property from BC (general business) to BB (central business district), the demolition of the vacant building on the north end of the site and construction of a 3-story mixed use building with 10,600 square feet of retail space on the first floor and 12 apartment units on the floors above. A special use permit is required for construction of apartments in the BB zoning district, and a 27-space parking waiver is also required to accommodate the proposed development. **[Revised January 30, 2018] [Revised report attached February 1, 2018]**
5. Review and consideration of [amendments to the Zoning Code relating to regulations for wireless facilities in the Right of Way and outside the Right of Way](#).
6. Discussion of Council feedback from the January 29, 2018 City Council meeting regarding the upcoming February 27, 2018 Joint Planning Commission/City Council meeting.
7. Review and consideration of [amendments to the Zoning Code to allow minor structures and grading in the Special Flood Hazard Area be approved administratively without a special use permit](#).
8. [Quarterly report on Planning Commission 2018 Work Plan](#).
9. Parking Subcommittee update.
10. New business and informational items.
 - [Planning and Development Department Current Projects](#)
 - [Wireless Facilities Ordinance – Additional Information](#)
 - [Burdensome Rents are the New Normal – Squared Away blog](#)

The Planning Commission may modify the above agenda.

Advertised on January 23, 2018
Revised on January 30, 2018

Posted on January 30, 2018

Attest:

Sworn by:
