MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: March 20, 2023

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, March 29, 2023

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, March 29, 2023** at **9:00 AM** will be held both In-Person in the City Council Chambers at City Hall, 15 Loockerman Plaza, Dover and as a Virtual Meeting using WebEx. Regular DAC member participants will receive a specific invitation to attend meeting as a Panelist; see email for participation information.

Public Participation Information
To Attend City of Dover Staff Development Advisory Committee (D.A.C.) Meeting of March 29, 2023 9:00am

Join by phone +1-650-479-3208 United States Toll
Access code: 253 883 46520 (Password 36837782)

Join Online
https://bit.ly/StaffDAC3292023
Webinar number: 2538 834 6520
Webinar password: DoverStaffDAC

The Planning Office will be providing the submitted Applications to our Department and Agency reviewers (by paper copy and/or electronic copy) so that technical review can continue. Comments should be submitted electronically to the Planning Office via email directly to dmelson@dover.de.us or to compplan@dover.de.us.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and a Virtual Meeting on **Wednesday, April 5, 2023 at 10:00AM** with participation information to be released in the future.

APPLICATIONS FOR REVIEW:

1. Z-23-01 Lands of Jireh Christian Center Inc. at 2161 Forrest Avenue - Review and Recommendation for a rezoning application for a parcel of land consisting of 11.9973+/- acres. The property is zoned R-10 (One-Family Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning for the property is RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south side Forrest Avenue west of Dover High Drive. The owner of record is Jireh Christian Center Inc. The equitable owner is Leander Lakes III, LLC. Property

Address: 2161 Forrest Avenue. Tax Parcel: ED-05-075.00-01-05.00-000. Council District 1. Ordinance #2023-04.

2. S-23-09 Byler's Warehouse at 651 Garrison Oak Drive - Review of a Site Development Plan for a 37,107 SF Warehouse & Bakery with associated site improvements. The site is located at Lot 2 of the Garrison Oak Business & Technology Center. The property is zoned IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center) and subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 2 Primary Wellhead Protection Area). The property of 14.714 acres is located adjacent to the east intersection of Garrison Oak Drive and White Oak Road. The owner of record is the City of Dover; and the equitable owner is Byler's Store Inc. Property Address: 651 Garrison Oak Drive. Tax Parcel: LC-05-068.00-02-02.00-000. Council District 3. *Waiver Requests: Reduction of Parking Requirement and Partial Elimination of Upright Curbing. For Consideration: Performance Standards Review Application.*

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon
Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Wendy Polasko
Joshua Johnson
Jim Galvin
Kent County Mapping
Michael Tholstrup
Jim Sullivan
Robert Ehemann
Cathy Smith
Shane Breakie
Vince Fiorelli
Sarah Keifer
Matt Jordan
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