



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 30, 2023
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, April 05, 2023

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, April 05, 2023 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of **April 17, 2023**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, April 05, 2023 at 10:00 AM will be held as an In-Person Meeting in the City Hall Conference Room at 15 Loockerman Plaza 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.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission Meeting.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of April 05, 2023**

Join by phone +1-650-479-3208 United States Toll
Access code: 2535 421 5365 (Password: 36837277)

Join Online

<https://bit.ly/AppDAC452023>

Webinar number: 2535 421 5365

Webinar password: DoverAppDAC

The Planning Office provided the submitted Applications to our Department and Agency reviewers and the Applications are on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on **April 3, 2023**.

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.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on **April 17, 2023** at 7:00pm with participation information to be released in the future.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. Applicants will receive a packet of information for the Planning Commission Meeting including the meeting agenda and Final D.A.C. Report.

CC to Applicants:

Dale Mast

Blair Rinnier

LB Steele

Jim Eriksen

Lyndon Byler

David Heatwole

Jason Palewicz