



MEMORANDUM

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

DATE: August 5, 2026
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for Applicant D.A.C. Meeting of August 5, 2026

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, August 05, 2026 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting on **Monday, August 17, 2026**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, August 05, 2026 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room and as a Virtual Meeting using Webex, an audio/video conferencing system. 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 are 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 August 05, 2026

Join by Phone: 1-650-479-3208
Access Code: 253 970 64966 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC08052026>
Webinar Number: 2539 706 4966
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application to our Department and Agency reviewers and the Application is 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 July 31, 2026.

APPLICATION FOR REVIEW:

1. US-26-01 Dover Commerce Park Comprehensive Signage Plan – Review of a Unified Comprehensive Signage Plan for the Dover Commerce Park (previously known as Dover Industrial Park) consisting of a thirty-two (32) square foot, 9 feet-4-inch-tall freestanding sign to identify the campus. The campus is to consist of three multi-tenant flex warehouse buildings (Buildings A, B, C) with parking and site improvements including a shared entrance with an adjacent building at 300 Lafferty Lane. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zones I & II. The property consists of 19.74 acres. The property is

located on the north side of Lafferty Lane, approximately one-quarter mile west of Horsepond Road. The owner of record is Dover Industrial, LLC. Property Address: 350 Lafferty Lane. Tax Parcel Number: ED-05-077.16-02-05.00-000. Council District 2. PLUS Review # 2024-08-08. *The campus is under development as Phase 2 of this project was granted conditional approval by the Planning Commission with Site Plan S-25-10 Dover Industrial Phase 2: Warehouses in July 2025. Phase 1 of this project was approved as Site Plan S-24-13 Flex Use Facilities Commercial Warehouse in September 2024 and with Final Plan is under construction.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on August 17, 2026 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 item above. Applicants will receive a packet of information for the Planning Commission Meeting including the Meeting Agenda and Final D.A.C. Report. The Meeting Agenda and packet will be posted on the City's website www.cityofdover.gov one week prior to the meeting.

CC to Applicants