



**CITY OF DOVER, DELAWARE  
PLANNING COMMISSION  
Tuesday, February 18, 2025 at 7:00 PM**

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*City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware*

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**AGENDA**

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us).

**IN-PERSON and VIRTUAL MEETING NOTICE**

The Planning Commission Meeting for Tuesday, February 18, 2025 will be held in-person at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION**

**City of Dover Planning Commission Meeting of Tuesday, February 18, 2025**

Join By Phone: Dial +1-650-479-3208

Access Code: 253 767 60369

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting2182025>

Webinar Number: 2537 676 0369

Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF AGENDA**

**APPROVAL OF MINUTES**

1. Adoption of Minutes of January 21, 2025

## COMMUNICATIONS & REPORTS

**Meeting Reminder:** The next Planning Commission regular meeting date is Monday, March 17, 2025 at 7:00 PM.

### Update on City Council Actions

### Department of Planning & Inspections Updates

### Education & Training Opportunities

2. Introduction to Land Use Administration Workshop presented by the University of Delaware, Institute for Public Administration on February 26, 2025 at 9:00am-12 noon at Kent County Administration Building, Room 220.

## OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

### OLD BUSINESS

#### Requests for Extension of Planning Commission Approval

### NEW APPLICATIONS

3. C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street – Public Hearing and Review of Conditional Use Plan and Minor Subdivision Plan application to subdivide the existing 12,158.214 SF parcel located at the northeast corner of N. West Street and Cecil Street into four (4) townhouse lots (Cecil Street Townhouses). The property is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 N. West Street, Dover DE. Tax Parcel: ED-05-076.08-02-01.00-000. Council District 4. *Waiver Request: Subdivision Waiver – Alley Requirement and Waiver for Rear Emergency Access - Alternative. For Consideration: Active Recreation Plan - Cash-in-lieu. This property was the subject of V-24-06 with the Board of Adjustment granting variances for lot depth and lot area on November 20, 2024.*
4. C-25-02 Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised) - Public Hearing and Review of a Conditional Use Site Plan/Master Plan for the development of Villages of Maple Dale – Phase 3: Planned Neighborhood Design – Senior Citizen Housing Option (Revised) consisting of age-restricted apartment units on a portion of the property of the Maple Dale Country Club & Golf Course. The Master Plan was previously established by Applications C-09-06 and SB-09-04 and with Phases 1A and 1B of townhouse units under construction. The Revised Plan for Phase 3 consists of the construction of one three-story apartment-style building with 48 units, parking, and associated site improvements in the vicinity of the existing Clubhouse. The property is zoned RC (Recreational and Commercial Zone). The property is located on the east side Maple Dale Road. The owner of record is U & I Maple Dale, LLC. Property Address: 180 Maple Dale Circle. Tax Parcel: ED-05-067.00-04-01.00-000. Council District 1. *Waiver Request: Partial Elimination of Upright Curbing. Consideration of Alternative Design Standards for PND: Height, Number of Stories, and Dwelling Units per Building. For Consideration: Active Recreation Plan. Associated Applications: MI-24-08 Villages of Maple Dale (Updated Phase 3): PND-SCHO Concept Plan and SB-09-04P/F, C-09-06, MI-09-06.*

5. S-25-04 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 1, 2, 4, 5 & 6 Areas: Lot Configuration, Open Space Areas, Right-of-Ways & Unit Count) – Public Hearing and Review of Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 1, 2, 4, 5 & 6 areas as follows: to subdivide the Active Open Space - Community Centers parcel; to reconfigure Lot 10 and Lot 11 (Multi-family) and adjacent Alley M and Alley N; to consolidate lots (Lots 235-240, Lots 326, and Open Space) to expand Signers Park Open Space from 6.12 acres to 9.13 acres; to adjust Lots 190, 252 and 321 and relocate Lot 325; to abandon certain street right-of-way for portions of Bond Street, Red Haven Way, and Eden Hill Boulevard; to adjust right-of-way of Red Haven Way and Horsey Boulevard; to increase total unit count from 721 (725) to 753 dwelling units; and to revise phase lines of Phases 5 and 6. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned *TND* (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owners of record for the areas of revision are Eden Hill Apartments Acquisition Co., LLC; Eden IV, LLC; Eden 4DS, LLC; and OKH Eden Hill I, LLC. Property Addresses: 751 and 805 Banning Street; 355 Ridgely Boulevard; parcels on Little Eden Way; 600, 602, 604, 606, 608, and 610 Eden Hill Boulevard; 601 and 507 Gorrell Way; 502 and 504 Eden Hill Boulevard; 159 Red Haven Way; and parcel on Skipton Boulevard. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2. *SB-06-03 Eden Hill Farm TND: Residential District - Implementation Plan consisting of 665 dwelling units received Planning Commission conditional approval on June 19, 2006. S-19-25 Eden Hill Farm TND: Residential District - Revised Implementation (Phase 2 Area, Club Houses and Unity Types) received Planning Commission conditional approval on January 21, 2020. S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) increasing to 725 dwelling units received Planning Commission conditional approval on June 20, 2023. There have also been subsequent approvals related to lot layout and Pattern Book revisions. Related Applications: SB-07-01, MI-08-03, MI-08-20, MI-09-03, MI-09-13, MI-10-04, MI-10-14, MI-10-20, S-19-25, MI-21-06, and MI-24-05.*

## NEW BUSINESS

## ADJOURN

**Posted Agenda:** February 7, 2025

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING