



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: December 1, 2023
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, December 06, 2023

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, December 06, 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 **December 18, 2023**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, December 06, 2023 at 10:00 AM will be held In-Person in the City Hall Conference Room at 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using WebEx. Regular DAC member participants will receive a specific invitation to attend the meeting; 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 December 06, 2023**

Join by Phone: Dial 1-650-479-3208
Access code: 253 892 81094 (Password 36837277)
Join online by link: <https://bit.ly/AppDAC120623>
Webinar Number: 2538 928 1094
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 **December 1, 2023**.

APPLICATIONS FOR REVIEW

1. S-23-22 Walker Road Apartments at Guinn property – Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty four (24) units each for a total of 48 units. Also proposed are a clubhouse, parking lot improvements, and three (3) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.83 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is the Arthur Guinn Estate, and the equitable owner is Tyrone Pierre. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *For Consideration: Active Recreation Area Plan.*

2. SB-23-03 Revised Stonebrook East Planned Neighborhood Design at McKee Road and W. Denneys Road - Review of a Revised Subdivision Plan to increase the number of townhouses from 87 to 103 townhouses (increase of 16 townhouse units) and to decrease the number of garden apartment units from 168 to 138 garden apartment units (decrease of 30 units). This development known as Stonebrook East Planned Neighborhood Design (PND) proposes 241 dwelling units, recreational areas, open space, and stormwater management areas. The property is zoned RM-1 (Medium Density Residential Zone) and approved as a PND (Planned Neighborhood Design Option). The site is on the northeast corner of McKee Road and W. Denneys Road. Property Address: intersection of McKee Road and West Denneys Road. Property Owners: Hanae Harmony Properties and Stonebrook East 168 LLC. Tax Parcels: ED-05-057.03-01-01.00-000 to ED-05-057.03-01-92.00-000. Council District 1. *PND - Alternative Design Standards Requests: Townhouse Units – To permit a minimum lot width of 20 feet and reduction of minimum lot area. Garden Apartments - To permit four (4) stories, a 48-foot building height, and an average thirty five (35) dwelling units per building.*

Planning Commission granted conditional approval of a Conditional Use Application C-07-01 for the Conceptual Plan for Stonebrook East Planned Neighborhood Design Development on February 20, 2007. Planning Commission also granted conditional approval for the Preliminary Subdivision Plan SB-07-07 for Stonebrook East PND on November 19, 2007 and Final Record Plan approval was given on September 28, 2010. A previous plan for revision of SB-21-05 Stonebrook East PND was never finalized.

The Planning Commission Meeting will be held as a Virtual Meeting on **December 18, 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:
Arthur Guinn Estate
Tryone Pierre
Greg Scott, PE Scott Engineering, Inc.
Hanae Harmony Properties
Stonebrook East 168 LLC
K. James Taylor, Jr. PE, Verdantas