



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: May 22, 2023
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, May 31, 2023

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, May 31, 2023 at 9:00 AM** will be held both In-Person in the City Council Chambers of City Hall, 15 Loockerman Plaza, Dover DE 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 May 31, 2023

Join by phone

+1-650-479-3208 United States Toll

Access code: 253 894 55366

Join Online

<https://bit.ly/StaffDAC5312023>

Webinar number: 2538 945 5366

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, June 7, 2023 at 10:00 AM** with participation information to be released in the future.

APPLICATION FOR REVIEW:

1. C-23-02 The Hive: Business and Event Center – Review of a Conditional Use Application to permit the conversion of the first floor (2,493 SF) within an existing building to serve as a professional office and event space (place of public assembly). The property consists of one parcel of land. The property is zoned C-2 (Central Commercial Zone), and is subject to the H (Historic District Zone). The property is located at the south side of West Loockerman Street between the southern termini of South Bradford Street and State Street Alley. The owner of record is Conect LLC. Tax Parcel Number: ED-05-077.09-04-15.00-000. Council District 4.

2. S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) –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 4, 5 & 6 areas: to correct sizes of Lots 6, 7, 8, and 9 (Multi-family Lots); to reconfigure Lot 10 (Multi-family) and adjacent alleys; to convert Lot 11 from Open Space to Townhouse Lots; to consolidate lots (Lots 190-234, 327-338, Open Space) to create Signers Park Open Space of 6.12 acres and to create a Multi-family Lot of 5.28 acres; to consolidate lots (Lots 434-450) to create Open Space of 2.18 acres adjacent to railroad corridor; to abandon certain street and alley rights-of-way; to adjust alignment of Red Haven Way; to increase total unit count from 665 to 725 dwelling units; and to revise phase line 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., LCC and Eden 4DS, LLC. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2.

CC: Planning Staff
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City Council
City Comptroller
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Jason Lyon

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Parks & Recreation
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