



MEMORANDUM

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

DATE: April 1, 2026
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, April 08, 2026

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, April 08, 2026 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 20, 2026.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, April 08, 2026 at 10:00 AM will be held both as an In-Person Meeting in the City Council Chambers, City Hall 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 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 08, 2026**

Join by Phone: 1-650-479-3208
Access Code: 253 275 21159 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC04082026>
Webinar Number: 2532 752 1159
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 2, 2026.

APPLICATIONS FOR REVIEW:

1. SB-26-01 Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan - Review of Minor Subdivision Plan for a parcel of land totaling 41,526 SF+/- (0.9533 acres +/-) located at 7 Nixon Lane to be subdivided into three lots. The property is zoned R-8 (One Family Residence Zone). The property is located on the east side of Nixon Lane to slightly north of North Little Creek Road. The property was annexed into the City of Dover on March 9, 2026 (Application AX-26-01). The property owner is Lupe N. Fuller. Property Address: 7 Nixon Lane. Tax Parcel: ED-00-068.19-01-28.00-000 (new tax parcel number to be assigned). Council District

3. Potential Waiver Request: Elimination of Sidewalk Requirement. For Potential Consideration: Active Recreation Plan.

2. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way - Review of Site Development Plan Application to permit construction of a 234,000 SF warehouse, parking, and associated site improvements on Commerce Way. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the northwest side of Commerce Way where the road curves to the east. The owner of record is Commerce Way QOZB LLC. Address: 175 Commerce Way. Tax Parcel: ED-05-076.10-02-07.03-000. Council District 2. PLUS #2022-09-05. *Potential Waiver Request: Elimination of Fence Component of Opaque Barrier Requirement. For Consideration: Performance Standards Review Application. This project was previously approved as S-22-14 Commerce Way Warehouse but the plan expired.*
3. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design - Review of Conditional Use/Master Plan for a Planned Neighborhood Design Application and Major Subdivision for Bay Village Residential. The property is 79.14 acres of land east of State Route 1 on the south side of White Oak Road and located south of the Garrison Oak Business and Technology Center. The property is currently zoned RM-2 (Medium Density Residence Zone) and subject to the Source Water Protection Overlay Zone (SWPOZ); Tier 2 Primary Wellhead Protection Area. The Planned Neighborhood Design application is for 250 townhouse lots and future apartment complex development area with associated infrastructure and improvements. The property owner is Bay Village of Dover LLC. Address: South side of White Oak Road. Tax Parcel: LC05-068.00-01-06.00-000. Council District 3. PLUS Review #2024-02-03. *For Consideration: Alternative Design Standards for PND: Lot Width and Lot Area; and Active Recreation Area Plan. Associated Application is MI-26-03 Bay Village Residential Concept Sketch Plan as presented to City Council in February 2026 with referral to the Planning Commission.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on April 20, 2026 at 6:00PM 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. 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