



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: September 29, 2023
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, October 04, 2023

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, October 4, 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 **October 16, 2023**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, October 4, 2023 at 10:00 AM will be held both In-Person in the City Hall Conference Room at 15 Loockerman Plaza, Dover, DE 19901 and as a Virtual Meeting using WebEx. Regular DAC member participants will receive a specific invitation to attend the 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 October 4, 2023**

Join by phone: Dial 1-650-479-3208

Access code: 254 622 32352 (Password 36837277)

Join online by link:

<https://bit.ly/AppDAC10042023>

Webinar Number: 2546 223 2352

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 **September 29, 2023**.

APPLICATIONS FOR REVIEW

1. S-23-18 Delaware State University New Agriculture Building at 1200 N. Dupont Highway– Review of a Site Development Plan for a new one story 10,402 SF+/- Building of offices and classrooms as the New Agriculture Building with the associated site improvements. The project site will redevelop the existing baseball field area located on the Delaware State University

main campus. The property is zoned IO (Institutional and Office Zone) and also subject to the SWPOZ (Source Water Protection Overlay Zone). Property Address: 1200 N. DuPont Highway. Tax Parcels: ED-05-057.00-01-19.00-000, ED-05-057.00-01-20.00-000, and portion of ED-05-057.00-01-21.00-000. Council District 4.

2. S-23-19 Windward Ridge Apartments on West Denneys Road – Review of a Site Development Application for the construction of thirteen (13) garden style apartment buildings consisting of eleven (11) buildings containing twenty-four (24) units and two (2) buildings containing eighteen (18) units for a total of 300 apartment units. Also proposed are twelve (12) garage buildings, a Club House with Pool, walking paths, parking, and other site improvements. Two (2) existing single family detached dwellings will remain on separate lots after a Minor Lot Line Adjustment Plan to reconfigure the three properties. The properties are zoned RM-2 (Medium Density Residence Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The subject site consists of three parcels totaling 40.12 acres +/- located on the north side of West Denneys Road and west of but not adjacent to Carlisle Drive. The owners of record are George L. Craig Jr. and Deborah J. Craig; Robert G. Keller and Gloria K. Keller; and Bruce A. Burkett and the equitable owner is Jack Lingo Asset Management, LLC. Property Addresses: 57 Rocky Road, 4085 West Denneys Road, and an unaddressed parcel on West Denneys Road. Tax Parcels: ED-05-056.00-01-02.00-000, ED-05-056.00-01-03.00-000, and ED-056.00-01-04.00-000. Council District 1. *Review of Active Recreation Area. Waiver Requests: Partial Elimination of Sidewalk and Subdivision Waiver of Requirement for Two Connections to Public Street. This subject area was annexed with Application AX-22-03 Lands of Craig, Keller, and Burkett: Annexation of Three Parcels on West Denneys Road.*
3. MI-23-03 Text Amendment: Add Use to C-2 (Central Commercial Zone) - Review of a Text Amendment to the *Zoning Ordinance*, Article 3 – District Regulations, Section 13. Central commercial zone (C-2), Section 13.1. The Ordinance proposes adding the use of indoor recreation and amusement establishments as a permitted use in the C-2 zone. Ordinance #2023-08. *First Reading was held by City Council on September 11, 2023 where the Public Hearing dates were set for Planning Commission on October 16, 2023 and City Council on October 23, 2023.*

The Planning Commission Meeting will be held on **October 16, 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 item 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:

Khalid Zerrad, Delaware State University
Michael Henry, Becker Morgan Group
George L. Craig Jr. and Deborah J. Craig
Robert G. Keller and Gloria K. Keller
Bruce Burkett
Doug Motley, Jack Lingo Asset Management
Charlie Barnett, Morris and Ritchie Associates Inc.