



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 30, 2022
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, January 04, 2023

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, January 04, 2023 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting of **Tuesday, January 17, 2023**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, January 04, 2023 at 10:00 AM will be held both 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 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 January 04, 2023**

Public Participation Information: Dial 1-650-479-3208

Event number/Access code: 2536 820 3323

Event Password: DoverAppDAC

Event Link: <https://bit.ly/AppDAC10423>

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 30, 2022.

APPLICATION FOR REVIEW

1. S-23-01 East Carolina Supply Warehouse on Ridgely Street – Review of a Site Development Plan and Minor Subdivision Plan for a property currently addressed as 631 Ridgely Street. The Plan proposes to subdivide the current parcel of 28.65 +/- acres into two new parcels. The proposed Parcel A is southernmost portion of the site and is to be 4.928 +/- acres (214,643 SF). The Residual Parcel is the northern portion of the site containing an existing warehouse building and would be 23.726 +/- acres (1,033,516 SF). The Plan is to permit construction on Parcel A of a 42,400 SF +/- warehouse and associated site improvements. The current property is zoned IPM (Industrial Park Manufacturing Zone). The property is located north of the terminus of Ridgely Street and at Clara Street to

the west of the railroad. The owner of record is Clara Ridgely Project, LLC. Property Address: 631 Ridgely Street. Tax Parcel: ED-05-076.08-01-01.00-000. Council District 4. *Waiver Requests: Partial Elimination of Curbing, Reduction of Parking Requirement, and a Subdivision Waiver to Create Lot without Frontage on a Public Street. For Consideration: Performance Standards Review.*

The Planning Commission Meeting will be held both In-Person in the City Hall Council Chambers and as a Virtual Meeting on **Tuesday, January 17, 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:

Henry Mast, Clara Ridgely Project, LLC

David Heatwole, PE Siteworks Engineering LLC

Fred Sutor, East Carolina Supply, LLC