



# MEMORANDUM

City of Dover, Delaware  
Department of Planning & Inspections  
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**DATE:** May 27, 2026  
**TO:** Applicants and Interested Parties  
**FROM:** Planning Office  
**SUBJECT:** Meeting Announcement for  
Applicant D.A.C. Meeting of Wednesday, June 03, 2026

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The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, June 03, 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 June 15, 2026.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, June 03, 2026 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room 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 June 03, 2026**

Join by Phone: 1-650-479-3208  
Access Code: 253 815 15214 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC06032026>  
Webinar Number: 2538 151 5214  
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 May 29, 2026.

**APPLICATIONS FOR REVIEW:**

1. S-26-11 Delaware State University Football Stadium Plaza at 1200 N Dupont Hwy – Review of a Site Development Plan for a new 53,370 SF +/- Building with Stadium Plaza Complex and the associated site improvements. The project site will redevelop the south side (home stands) area at the football stadium 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): Tier 3 Excellent Recharge Area. Property Address: 1200 N. Dupont Highway. Tax Parcel: ED-05-057.00-01-21.00-000. Council District 4.

2. SB-26-02 Bay Village Residential Planned Neighborhood Design: Subdivision Plan - Review of Preliminary Subdivision Plan for Bay Village Residential Planned Neighborhood Design Application. 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 Preliminary Subdivision application is for 250 townhouse lots and a lot for a 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. *Waiver Requests: Elimination of Emergency Rear Access; Elimination of Rear Alley for Lots 1-20. Associated Applications: MI-26-03 Bay Village Residential Concept Sketch Plan was presented to City Council in February 2026 with referral to the Planning Commission. C-26-02 Conditional Use/Master Plan for PND was conditionally approved by the Planning Commission on April 20, 2026. This included approval of the Active Recreation Plan and Alternative Design Standards for PND.*
  
3. MI-26-06 Text Amendments: Clean Hydrogen Production Facilities – Review of Text Amendments to Zoning Ordinance pertaining to clean hydrogen production facilities by amending the Dover Code of Ordinances, Appendix B - Zoning by adding a definition for “clean hydrogen” in Article 12 and by amending Article 3, Sections 19, 20, 20A and 20B to allow clean hydrogen production facilities to operate as permitted uses in certain zones and adding supplementary regulations by which these facilities must abide. The zoning districts for clean hydrogen production facilities include the M (Manufacturing Zone), IPM (Industrial Park Manufacturing Zone), IPM2 (Industrial Park Manufacturing Zone – Business and Technology Center), and IPM3 (Industrial Park Manufacturing Zone – Industrial Aviation and Aeronautics Center).

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on June 15, 2026 at 7:00 PM 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](http://www.cityofdover.gov) one week prior to the meeting.