



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: January 24, 2023
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, February 01, 2023

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, February 1, 2023 at 9:00 AM** will be held both In-Person in the City Council Chambers at City Hall, 15 Loockerman Plaza, Dover 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 February 01, 2023

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

Event number/Access code: 2536 613 1883

Event Password: DoverStaffDAC

Event Link: <https://bit.ly/StaffDAC212023>

The Planning Office will be providing the submitted Application 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 and as a Virtual Meeting on **Wednesday, February 8, 2023** with participation information to be released in the future.

APPLICATION FOR REVIEW:

1. C-23-01 TLC Childcare, LLC at 901 S State St –Review of a Conditional Use Application to permit the conversion of a 1,152 SF Single Family detached dwelling into a Large Family Day Care to serve 12 children. The property consists of one parcel of land totaling 0.27 acres +/- (11,761.20 SF). The property is zoned R-8 (One Family Residence Zone). The property is located at the southeast corner of Sackarackin Ave and South State Street. The Owner of Record is Netkamol Hamm. The lessee is Tracey Palmer for TLC Childcare, LLC Tax Parcel Number: ED-05-077.13-02-65.00-000. Council District 2.

2. S-23-03 NeighborGood Partners Division Street Office at 223 West Division Street – Review of a Site Development Plan Application to permit construction of a two-story 6,226 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone). The property is located on the north side of W. Division Street, east of N. New Street. The owner of record is NCALL, Inc. Property Address: 223 W. Division Street. Tax Parcel: ED-05-076.08-05-29.00-000. Council District 4. *Waiver Request: Elimination of Upright Curbing. For Consideration: Tree Mitigation Plan. This site was most recently subject to Site Development Plan Application S-19-13 which was approved by Planning Commission in July 2019, but construction had not commenced and Plan Approval has since expired.*
3. S-23-04 Leander Lakes III Apartments – Review of a Site Development Application for the construction of eight (8) 3-story garden style apartment buildings, and 1 (one) 2-story 8 unit building for a total of two hundred (200) units. Also proposed are 450 parking spaces, walking paths, landscaping, recreation areas and other site improvements. The project area of 25 acres is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of the overall property zoned R-10 (One Family Residence Zone and partially subject to COZ-1 (Commercial Overlay Zone). The application includes a Minor Subdivision Plan to create Lot 1 of 50.19 acres+/- (residual) and Lot 2 of 25 acres (project area). The property is located on the south side of Forrest Ave west of Dover High Drive. The owner of record is Calvary Baptist Church of Dover and equitable owner/developer is Leander Lakes III, LLC. Property is currently addressed as 2285 Forrest Avenue. Tax Parcel: ED-05-075.00-01-06.00-000. Council District 1. *For Consideration: Active Recreation Area Plan. The property was the subject of Rezoning Application Z-22-02 approved October 2022 and Conditional Use Site Plan Application C-19-06 Calvary Baptist Church.*
4. S-23-05 Tidal Wave Auto Spa at 245 N. Dupont Highway - Review of a Site Development Plan and Lot Consolidation Plan for two (2) parcels totaling 2.15 +/- acres at 245 North DuPont Highway. The Plan is to permit construction of a 3,690 SF Car Wash facility, 24 vacuum spaces, and associated site improvements. The properties are zoned C-4 (Highway Commercial Zone). The parcels consist of a total of 2.15 +/- acres and is located on the northeastern corner of N Dupont Highway and White Oak Road. The owner of record is TWAS Properties LLC. Property Addresses: 245 and 243 N Dupont Highway. Tax Parcel IDs: ED-05-068.18-01-13.00-000 and ED-05-068.18-01-12.00-000.
5. MI-23-01 Comprehensive Plan Amendments 2023 - Review of a series of Amendments to the 2019 Comprehensive Plan, as amended. The Amendments include consideration of the following as associated with Annexation Application AX-23-01 Lands of Calpine Holdings, LLC – Two Properties on White Oak Road: requests for amendment of Map 13-1: Potential Annexation Areas to revise the Annexation Plan category of two properties and requests for amendment of Map 13-2: Potential Land Uses for Annexation Areas to identify the Land Use Classification of two properties.
 - A. Consideration of Amendments to Map 13-1: Potential Annexation Areas Plan Map - Request for two parcels located on the north side of White Oak Road and west of Bayside Drive to revise the Annexation Plan category from Area of Concern and unidentified area to Category 2: Priority Annexation Area on Map 13-1: Potential Annexation Areas Plan Map. (Planning Reference: MI-23-01A)
 - a. Property Area: 144.83 acres +/- . Property Address: unaddressed parcel near White Oak Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.

2019 Comprehensive Plan, Map 13-1 –Annexation Plan Category: None
Proposed Comprehensive Plan Designation, Map 13-1 Annexation Plan Category:
Category 2 – Priority Annexation Area

- b. Property Area: 104.06 acres +/-_Property Address: 3015 White Oak Road._Property Owner: Calpine Holdings, LLC._Tax Parcel: LC-00-058.00-02-48.00-000.
2019 Comprehensive Plan, Map 13-1 –Annexation Plan Category: Area of Concern
Proposed Comprehensive Plan Designation, Map 13-1 Annexation Plan Category:
Category 2 – Priority Annexation Area

B. Consideration of Amendments to Map 13-2: Potential Land Use for Annexation Areas Map -
Request for two parcels located on the north side of White Oak Road and west of Bayside Drive
to identify the Land Use Classification as Public & Private Utilities on Map 13-2: Potential Land
Use for Annexation Areas Map. (Planning Reference: MI-23-01B)

- a. Property Area: 144.83 acres +/-_Property Address: unaddressed parcel near White Oak
Road. Property Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-49.00-000.
2019 Comprehensive Plan, Map 13-2 – Land Use Classification: None
Proposed Comprehensive Plan Designation, Map 13-2 Land Use Classification:
Public & Private Utilities
- b. Property Area: 104.06 acres +/-_Property Address: 3015 White Oak Road. Property
Owner: Calpine Holdings, LLC. Tax Parcel: LC-00-058.00-02-48.00-000.
2019 Comprehensive Plan, Map 13-2: Land Use Classification: None
Proposed Comprehensive Plan Designation, Map 13-2 Land Use Classification:
Public & Private Utilities

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon

Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Todd Sammons

Joshua Johnson
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Office of State Planning
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