



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, October 19, 2026 at 7:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@doverde.gov

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for October 19, 2026 will be held as an In-Person Meeting at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend in person or virtually with the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of Monday, October 19, 2026

Join By Phone: Dial +1-650-479-3208
Access Code: 253 268 04646
Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting10192026>
Webinar Number: 2532 680 4646
Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of September 21, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date November 16, 2026 at 7:00 P.M.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

2. C-24-02 Luther Village IV: Planned Neighborhood Design – Senior Citizen Housing Option on Babb Drive: Request for One Year Extension of the Planning Commission Approval granted on September 16, 2024 and October 21, 2024 for conditional approval of the Conditional Use Site Plan/Master Plan for the development of Luther Village Planned Neighborhood Design – Senior Citizen Housing Option consisting of up to 524 age-restricted apartment units in a total of nine phases and including approval of a series of Alternative Design Standards, Waiver Requests, and recommended approval of Subdivision Waiver Requests. Action was deferred on the Waiver Request for the Elimination of Rear Emergency Access with the Request later withdrawn. The Master Plan was previously established by Applications C-02-02 and C-13-03 and Luther Village Phases I, II, and III have been constructed. The plan for Phase IV consists of the construction of a three-story apartment building with 72 units (age-restricted) and associated site improvements. The plan also includes a Minor Subdivision to create a 2.79 acre+/- parcel for Phase IV from the overall 33.63 acre +/- tract. The property is zoned RG-2 (General Residence Zone). The property is located east side of John Hunn Brown Road and on the west side of Babb Drive. The owner of record is Martin Luther Foundation of Dover, Inc. Property Address: 101 Babb Drive. Tax Parcels: ED-05-077.06-02-90.00-000, ED-05-077.06-02-90.01-000, ED-05-077.06-02-90.02-000, and ED-05-077.06-02-90.03-000. Council District 2. *Approved Alternative Design Standards for PND: Building Setback from Property lines, Building Spacing, Building Height, Number of Stories, Average Number of Dwelling Units Per Building, Off-Street Parking Reduction. Approved Waiver Requests: Partial Elimination of Curbing, Reduction of Bicycle Parking and Subdivision Waiver: Waiver of Requirement for Two Connections to a Public Street and Waiver of Requirement for Lot Frontage on a Public Street.*

NEW APPLICATIONS

3. S-26-15 Tidewater Utilities: Office, Storage and Equipment Facility at 1100 S. Little Creek Road– Public Hearing and Site Development Plan Review to permit the construction and expansion on a 10.71-acre parcel for Business Offices, Material Storage, and Equipment Storage. The property includes two Office Buildings. The project proposes the construction of a 17,572 SF Office/Storage Building and a 7,200 SF three-sided Equipment Garage on the southern portion of the property, and other site improvements. Additional site improvements also include the installation of a 6-foot-high chain-link security fence with barbed wire and two north gate entrances located behind the existing front Office Building. The property is zoned

IPM (Industrial Park Manufacturing Zone). The property is located on the south side of South Little Creek Road and west of State Route 1. The owner of record is White Marsh Environmental Systems Inc. c/o Tidewater Utilities, Inc. Property Address: 1100 S. Little Creek Road, Dover DE. Tax Parcel: ED-05-077.12-01-03.00-000. Council District 2. *Waiver Requested: Partial Elimination of Upright Curbing. For Consideration: Performance Standards Review Application.*

NEW BUSINESS

4. MI-26-11 2019 Comprehensive Plan - 2025 Annual Report on Implementation
5. Annual Meeting of the Planning Commission (Nomination and Election of Officers and Appointment to Subcommittees)

PUBLIC COMMENT OPPORTUNITY - An opportunity is given for members of the public to provide comments to the Planning Commission not specifically to Applications with Public Hearings.

ADJOURN

Posted Agenda: October 9, 2026

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING