



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: August 28, 2024
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, September 04, 2024

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, September 04, 2024 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of **September 16, 2024**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, September 4, 2024 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 the meeting as a Panelist; see email for participation information.

Participation in the D.A.C. meeting is limited to agency reviewers and project applicants. While the public is welcome to attend, formal 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 September 04, 2024

Join by Phone: 1-650-479-3208

Access code: 253 216 28056 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC9042024>

Webinar Number: 2532 162 8056

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 **August 30, 2024**.

APPLICATIONS FOR REVIEW

1. AX-24-01 Lands of Byler Investments, LLC at 139 Acorn Lane - Review of an Annexation Request and Rezoning Request for a parcel of land totaling 14,494 SF+/- located at 139 Acorn Lane. The property is currently zoned RS-1 (Residential Single Family Zone) in Kent County. The proposed Zoning is R-10 (One Family Residence Zone). The property is located on the west side of Acorn Lane between South Hancock Avenue and Shadybrook Drive. The annexation category according to Dover's *2019 Comprehensive Plan* is Category 1: High Priority Annexation Areas and the land use designation is Residential Medium Density. The property owner is Byler Investments, LLC. Property Address: 139 Acorn Lane.

Tax Parcel: ED-00-068.19-01-23.00-000. Proposed Council District 3. Ordinance #2024-28. *The First Reading of this Annexation Request was completed on August 12, 2024. Public Hearing before the Planning Commission is scheduled for September 16, 2024 and City Council on October 14, 2024.*

2. C-24-02 Luther Village IV: Planned Neighborhood Design – Senior Citizen Housing Option on Babb Drive - Review of a 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. 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. *Consideration of Alternative Design Standards for PND: To Be Determined. Subdivision Waiver Requests: Waiver of Requirement for Two Connections to a Public Street and Waiver of Requirement for Lot Frontage on a Public Street. Associated Applications: MI-24-06 Luther Village IV: PND-SCHO Concept Plan and C-02-02, C-13-03, S-03-07, S-07-10, MI-13-08, C-13-03, and C-19-05.*
3. C-24-03 Church of the Nazarene Building Addition at 1430 McKee Road - Review of a Conditional Use Site Plan for a building addition for a total size of 9703 SF to the Place of Worship (Church) building. The subject property is zoned R-8 (One Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property totaling 2.72 acres is located at the southwest end of the cul-de-sac section of McKee Road. The owner of record is Washington Advisory Board Church of the Nazarene. Property Address: 1430 McKee Rd. Tax Parcel: ED-05-067.00-01-17.00-000. Council District 1. *Waiver Requests: Partial Elimination in Upright Curbing.*
4. S-24-13 Flex Use Facilities Commercial Warehouse Business Park - Review of a Site Development Plan Application for the construction of a 54,000 SF Flex Warehouse, a 42,000 SF Flex Warehouse, and a 123,750 SF Flex Warehouse (a total of 219,750 SF) with site improvements. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zones I & II. The property consists of 19.74 acres. The property is located on the north side of Lafferty Lane approximately one quarter mile west of Horsepond Road. The owner of record Devreco, LLC. Property Address: 350 Lafferty Lane. Tax Parcel Number: ED-05-077.16-02-05.00-000. Council District 2. *Waiver Requests: Partial Elimination of Upright Curbing. For Consideration: Tree Mitigation Plans and Performance Standards Review Application.*
5. S-24-14 Legislative Hall Parking Garage at 425 East Avenue - Review of a Site Development Plan Application and associated Architectural Review Certification to permit construction of a new Parking Garage for Legislative Hall to be located at the corner of East Avenue/E. Water Street and Martin Luther King Jr. Boulevard South. The proposal includes a three-story, 127,500 SF Parking Garage with 344 vehicle parking spaces and other site

improvements. The 5.28 +/- acre property includes an existing surface parking lot and an office/credit union building (to remain). The property is zoned IO (Institutional and Office Zone) and is subject to H (Historic District Zone). The property is located at the southeast corner of Martin Luther King Jr. Boulevard South and East Avenue/E. Water Street. The owner of record is the State of Delaware. Property Address: 425 East Avenue and existing building addressed as 150 E. Water Street. Tax Parcel: ED-05-077.10-01-02.00-000. Council District 2. *The project was the subject of HI-24-04 for Historic District Commission Review and Recommendation on the Architectural Review Certification and V-24-01 for Board of Adjustment Review and Approval of variances related to development in the Flood Hazard Area.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on **September 16, 2024**, 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:

Craig Lynch, PE Landmark Science & Engineering
Richard Murphy, Martin Luther Foundation of Dover, Inc
Jacob Byler, Byler Investments, LLC
Kevin Minnich, PE Minnich Engineering
Steve Jackson, Green Diamond Builders
Daniel Adjocy, WDAB Church of Nazarene
Harbor Group Landscape Architecture
Bret Davis, Dover Industrial, LLC
Travis Martin, Dover Industrial, LLC
Chris Gilkerson, Devreco, LLC

Brock Parker, Parker & Associates
Debra Chaney
Kirk Davis
Kevin Aydelott, Parker & Associates
Nicole Frank
Jason Scarlava
Jennifer Coverdale, State of Delaware
Sonia Marichic-Goudy, Century Engineering
Dana Dunphy, Century Engineering
Gabe Cheung, Studio JAED