



MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
City Hall, 15 Loockerman Plaza
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: October 30, 2024
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, November 06, 2024

The Development Advisory Committee (D.A.C.) will hold an Applicant meeting on **Wednesday, November 06, 2024 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meetings (Session 1 and Session 2) on November 18, 2024.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, November 06, 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, an audio/visual conferencing platform. 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. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend to observe, formal public comments will not be taken. The opportunity for public comment will be available at the Planning Commission meetings as part of the public hearings.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of November 06, 2024**

Join by Phone: 1-650-479-3208

Access code: 253 018 37491 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC11062024>

Webinar Number: 2530 183 7491

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 November 1, 2024.

APPLICATIONS FOR REVIEW:

1. C-24-05 JJ's Learning Experience II Child Day Care Center at 261 North DuPont Highway - Review of a Conditional Use Plan application to convert an existing 12,000 SF tenant space (previous retail establishment) into a Child Day Care Center. The subject site is within a building located on a parcel developed as a shopping center known as the Centre at Dover. The subject site is located east of North DuPont Highway and east of Centre Drive (private drive). The property is zoned SC-2 (Community Shopping Center Zone). The owner of record is

Mahavir Realty, LLC c/o HH Property Management Inc. Applicant: JJ's Learning Experience, LLC (Keith and Shawanda Johnson). Property Address: 261 North DuPont Highway, Suite 1. Tax Parcel: ED-05-068.14-01-03.05-000. Council District 3. *Scheduled for Planning Commission Meeting Session 1 at 5:30 PM.*

2. S-24-19 Legislative Hall Building Addition at 411 Legislative Avenue – Review of a Site Development Plan Application and associated Architectural Review Certification to permit renovation and expansion of Legislative Hall. The proposal includes a three-story 56,820 SF Building Addition on the east side of the existing Legislative Hall building creating a new main public entrance, a Plaza area with Monument Walk, and other site improvements. The main property of 2.80 acres+/- is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) and the H (Historic District Zone). The other property of 0.43 acres+/- is zoned ROS (Recreational and Open Space Zone) and subject to H (Historic District Zone). The subject properties are located on the east side of Legislative Avenue as the block between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. South. The owner of record is the State of Delaware. Property Addresses: 411 Legislative Avenue and Court Street. Tax Parcels: ED-05-077.09-05-15.00-000 and ED-05-077.09-05-14.00-000. Council District 4. *The project was the subject of HI-24-07 for Historic District Commission Review and Recommendation on the Architectural Review Certification at their October 17, 2024 Meeting. Scheduled for Planning Commission Meeting Session 1 at 5:30 PM.*
3. MI-24-09 Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations - Review of a series of Text Amendments to the *Zoning Ordinance* for establishing provisions for recreational marijuana land uses and related zoning regulations. *Scheduled for Planning Commission Meeting Session 2 at 7:00 PM.*
 - A. Ordinance #2024-29: Text Amendments to the *Zoning Ordinance* pertaining to recreational marijuana land use and zoning for cultivation, manufacturing, and testing facilities and compassion centers by amending *Dover Code of Ordinances*, Appendix B – Zoning: Article 3 - District Regulations Section 19 - Manufacturing Zone (M), Section 20 - Industrial Park Manufacturing Zone (IPM), and Section 23 - Agricultural Zone (A); Article 5 - Supplementary Regulations adding new Section 24 - Marijuana Related Businesses; and Article 12 - Definitions. These amendments add definitions for marijuana related businesses, allow these business types to operate as permitted uses within certain zones, and add supplementary regulations by which these businesses must abide.
 - B. Ordinance #2024-30: Text Amendments to the *Zoning Ordinance* pertaining to recreational marijuana land use and zoning for retail marijuana stores and provisions for compassion center conversions by amending *Dover Code of Ordinances*, Appendix B – Zoning: Article 3 - District Regulations Section 16 - Highway Commercial Zone (C-4); Article 5 - Supplementary Regulations adding new Section 24 - Marijuana Related Businesses; and Article 12 – Definitions. These amendments add the definition of retail marijuana stores and allow recreational marijuana stores to operate as permitted uses in the C-4 zone and add supplementary regulations by which these businesses must abide.

The Planning Commission Meeting Session 1 at 5:30 PM will be held as an In-Person Meeting and as a Virtual Meeting on November 18, 2024. The Planning Commission Meeting Session 2 at 7:00 PM will be held as an In-Person Meeting and as a Virtual Meeting on November 18, 2024 with participation information to be released in the future.

Please be advised that the Planning Commission Meeting Agendas (Session 1 and Session 2) 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 Agendas and Packets will be posted on the City's website www.cityofdover.com.

CC to Applicants:

Keith and Shawanda Johnson, JJ's Learning Experience, LLC

HH Property Management

Vinod Patel

Jennifer Coverdale, State of Delaware

Sonia Marichic-Goudy, Century Engineering

Dana Dunphy, Century Engineering

Gabe Cheung, Studio JAED