



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: November 27, 2024
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, December 04, 2024

The Development Advisory Committee (D.A.C.) will hold an Applicant meeting on **Wednesday, December 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 December 16, 2024.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, December 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, 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 on each application.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of December 04, 2024**

Join by Phone: 1-650-479-3208

Access code: 253 051 41080 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC12042024>

Webinar Number: 2530 514 1080

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 27, 2024.

APPLICATIONS FOR REVIEW:

1. Z-24-06 Lands of PAM Cubed Real Estate, LLC at 1216 McKee Road: Rezoning C-PO to IO - Review and Recommendation of a Rezoning application for a parcel of land consisting of 1.2302 acres +/- . The property is zoned C-PO (Commercial and Professional Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning for the property is IO (Institutional and Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the west side of McKee Road and north of the intersection of McKee Road and College Road.

The owner of record is PAM Cubed Real Estate, LLC. Property Address: 1216 McKee Road. Tax Parcel: ED-05-067.00-01-34.00-000. Council District 1. Ordinance #2024-31. *The First Reading of the Proposed Ordinance was completed on November 25, 2024 and Public Hearings were scheduled for Planning Commission on December 16, 2024 and City Council on January 13, 2025.*

2. S-24-20 Office Building of Ditko Properties, LLC at 1107 S. Bradford Street – Review of Site Development Plan for construction of 2,140 SF one story Office Building on the parcel of land totaling 11,326 SF (0.26 +/- acres). The zoning is C-2A (Limited Central Commercial Zone). The property is located on the east side of S. Bradford Street approximately 135.37 ft south of Wyoming Avenue. The owner is Ditko Properties, LLC. Property Address: 1107 S. Bradford Street, Dover DE. Tax Parcel: ED-05-077.17-07-27.00-000. Council District 2. *Waiver Requests: Partial Elimination of Upright Curbing and Elimination of Street Frontage Sidewalk. This property was the subject of Annexation Application AX-22-02 and annexed into the City on December 12, 2022.*
3. MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street – Review for Recommendation to City Council of a request for abandonment of a portion of the improved alley, located between South Governors Avenue and South Bradford Street and extending approximately 132 feet north of the Minor Street Alley, consisting of 1,550 square feet in area. The portion of the alley to be abandoned is adjacent to the properties located at 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, and 150 S. Bradford Street, Dover DE.

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on December 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 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:
Jonathan Richard, Becker Morgan Group
Kevin Minnich, Minnich Engineering & Land Planning, Inc.
Douglas Ditty, Ditko Properties, LLC
Brian Cusick, Becker Morgan Group
Michael Henry, Becker Morgan Group
Downtown Dover Partnership
J.D. Bartlett, EDiS