



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: April 19, 2023
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, April 26, 2023

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, April 26, 2023 at 9:00 AM** will be held both In-Person in the City Council Chambers of City Hall, 15 Loockerman Plaza, Dover DE 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 April 26, 2023

Join by phone +1-650-479-3208 United States Toll
Access code: 253 907 75770 (Password 36837782)

Join Online

<https://bit.ly/StaffDAC4262023>

Webinar number: 2539 077 5770

Webinar password: DoverStaffDAC

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 Meeting and a Virtual Meeting on **Wednesday, May 3, 2023 at 10:00AM** with participation information to be released in the future.

APPLICATION FOR REVIEW:

1. S-23-10 Parking Lot of Landing Square at 560 and 600 Bay Road: Revised Phase 3A - Review of a Site Development Plan for development of a 99-space parking lot area and associated site improvements instead of a previously proposed 6,400 SF restaurant for Phase 3A of the Landing Square development. The subject area is 1.02 acres +/- of the Lot 2 parcel consisting of 4.6493 acres +/- fronting on Bay Road in the northern portion of the site. The property is located on the west side of Bay Road north of its intersection with Blue Hen Boulevard and the Bay Court Plaza entrance drive. The property is zoned C-4 (Highway Commercial Zone). The

owner of record is BAYROADCAP, LLC. Property Addresses: 560 and 600 Bay Road. Tax Parcel Number: ED-05-077.00-01-09.01-000. Council District 2. *Waiver Requested: Reduction of Arterial Street Buffer. Application C-20-02 Landing Square (Previously Bay Road Commercial): Revised Phase 2 Area approved by the Planning Commission on August 17, 2020 received Final Plan approval on February 25, 2021 for the commercial development of the Lot 2 area. Minor Subdivision Plan SB-22-03 Lands of Bayroadcap, LLC dividing the overall property into three Lots was approved by the Planning Commission on April 18, 2022 and recorded on May 24, 2022.*

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
Wendy Polasko

Joshua Johnson
Jim Galvin
Kent County Mapping
Michael Tholstrup
Jim Sullivan
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