



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: June 2, 2023
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, June 07, 2023

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, June 07, 2023 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of **June 20, 2023**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, June 07, 2023 at 10:00 AM will be held both In-Person in the City Hall Conference Room at 15 Loockerman Plaza, Dover, DE 19901 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.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, 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 June 07, 2023

Join by phone:

+1-650-479-3208 United States Toll

Access code: 253 261 90555 (Password: 36837277)

Join online by link:

<https://bit.ly/AppDAC672023>

Webinar number: 2532 619 0555

Webinar password: DoverAppDAC

The Planning Office provided the submitted Applications to our Department and Agency reviewers and the Application is 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 **June 2, 2023**.

APPLICATION FOR REVIEW

2. S-23-12 Eden Hill Farm TND: Residential District – Revised Implementation Plan (Phases 4, 5 & 6 Areas: Lot Configuration, Open Space Areas & Unit Count) – Review of Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes to revise Phase 4, 5 & 6 areas: to correct sizes of Lots 6, 7, 8, and 9 (Multi-family Lots); to reconfigure Lot 10 (Multi-family) and adjacent alleys; to convert Lot 11 from Open Space to Townhouse Lots; to consolidate lots (Lots 190-234, 327-338, Open Space) to create

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Signers Park Open Space of 6.12 acres and to create a Multi-family Lot of 5.28 acres; to consolidate lots (Lots 434-450) to create Open Space of 2.18 acres adjacent to railroad corridor; to abandon certain street and alley rights-of-way; to adjust alignment of Red Haven Way; to increase total unit count from 665 to 725 dwelling units; and to revise phase line of Phases 5 and 6. The Residential District consists multiple parcels totaling of 109.034 acres $\pm$ of land and is zoned *TND* (Traditional Neighborhood Design). The project is located south of West North Street and Wemyss Road and east of the POW-MIA Parkway. The owners of record for the areas of revision are Eden Hill Apartments Acquisition Co., LCC and Eden 4DS, LLC. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2.

The Planning Commission Meeting will be held as an In-Person and a Virtual Meeting on **Tuesday June 20, 2023** at 7:00 PM 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:

Michael Scali	Eden Hill Apartments Acquisitions Co. LLC & Eden 4DS, LLC
Alan Hill	A.H. Davenport LLC
Colin Kraucunas	A.H. Davenport LLC