



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 28, 2023
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, May 03, 2023

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, May 03, 2023 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting of **May 15, 2023**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, May 03, 2023 at 10:00 AM will be held as an In-Person Meeting 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 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 May 03, 2023**

Join by phone +1-650-479-3208 United States Toll
Access code: 2535 793 0534 (Password: 36837277)

Join Online

<https://bit.ly/AppDAC522023>

Webinar number: 2535 793 0534

Webinar password: DoverAppDAC

The Planning Office provided the submitted Application 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 **May 1, 2023**.

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.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on **May 15, 2023** 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:
Bill Krapf, BAYROADCAP, LLC
J. Michael Riemann, Becker Morgan Group
Jonathan Street, Becker Morgan Group