



MEMORANDUM

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

DATE: July 29, 2026
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, July 29, 2026

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, July 29, 2026 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, an audio/video conferencing system. 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 July 29, 2026

Join by Phone: 1-650-479-3208
Access code: 253 162 96021 (Password: 36837782)
Join Online: <https://bit.ly/StaffDAC07292026>
Webinar Number: 2531 629 6021
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) for technical review. Comments should be submitted electronically via email to the Planning Office.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and a Virtual Meeting on Wednesday, August 5, 2026 at 10:00 AM with participation information to be released in the future. This Application is anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, August 17, 2026 at 7:00 PM.

APPLICATION FOR REVIEW:

1. US-26-01 Dover Commerce Park Comprehensive Signage Plan – Review of a Unified Comprehensive Signage Plan for the Dover Commerce Park (previously known as Dover Industrial Park) consisting of a thirty-two (32) square foot, 9 feet-4-inch-tall freestanding sign to identify the campus. The campus is to consist of three multi-tenant flex warehouse buildings (Buildings A, B, C) with parking and site improvements including a shared entrance with an adjacent building at 300 Lafferty Lane. The property is zoned M

(Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zones I & II. The property consists of 19.74 acres. The property is located on the north side of Lafferty Lane, approximately one-quarter mile west of Horsepond Road. The owner of record is Dover Industrial, LLC. Property Address: 350 Lafferty Lane. Tax Parcel Number: ED-05-077.16-02-05.00-000. Council District 2. PLUS Review # 2024-08-08. *The campus is under development as Phase 2 of this project was granted conditional approval by the Planning Commission with Site Plan S-25-10 Dover Industrial Phase 2: Warehouses in July 2025. Phase 1 of this project was approved as Site Plan S-24-13 Flex Use Facilities Commercial Warehouse in September 2024 and with Final Plan is under construction.*

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

Will Mobley
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Robert Ehemann
Cathy Smith
Shane Breakie
Jared Hughart
Sarah Keifer

Matt Jordan
Milton Melendez
Todd Stonesifer
Office of State Planning
State Historic Preservation Office
Capital School District
Caesar Rodney School District
Joan Denney