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 24, 2026

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, December 02, 2026

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, December 02, 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. 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 December 02, 2026

Join by Phone: 1-650-479-3208
Access code: 253 577 78938 (Password: 36837782)

Join Online: https://bit.ly/StaffDAC12022026
Webinar Number: 2535 777 8938
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 Tuesday, December 8, 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, December 21, 2026 at 7:00 PM.

APPLICATION FOR REVIEW:

1. S-26-17 AutoZone Building Expansion at 424 and 420 N DuPont Highway – Review of a Site Development Plan for a 12,068 SF addition to an existing 7,560 SF retail store (total of 19,628 SF) known as AutoZone at 424 N DuPont Highway. The project involves a Parcel Consolidation of two properties consisting of 41,858 SF (0.9609 acres) and 40,4489 SF (0.9295 acres) for a total site of 82,347 SF (1.8904 acres). The project proposes a building addition on the south end of the existing building for the warehouse-style storage of parts; expansion of the parking lot to consist of 54 spaces in total; a loading zone; and other site improvements. The properties are zoned C-4 (Highway Commercial Zone) and are located on the west side of

North DuPont Highway, north of the entrance to Lake Club Apartments. The owners of record are AutoZone Inc. and Armiger Brothers LLC. Property Addresses: 424 N DuPont Highway and 420 N DuPont Highway, Dover DE. Tax Parcels: ED-05-068.13-01-75.00-000, ED-05-068.13-01-78.00-000. Council District 3. *Waivers Requested: Reduction of Parking Requirements, Reduction of Arterial Street Buffer*.

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Jason Lyon
Kate Mills
Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Kevin Hickman
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Robert Ehemann
Cathy Smith
Jared Hughart
Sarah Keifer
Matt Jordan
Milton Melendez
Todd Stonesifer
Office of State Planning
State Historic Preservation Office
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