MEMORANDUM

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

DATE: December 12, 2016

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, December 28, 2016

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, December 28, 2016 at 10:00 AM** in the **City Hall Conference Room of City Hall** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of TUESDAY, January 17, 2017.

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.

1) Z-17-01 Lands of Meeks at 301 North Bradford Street - Review and Recommendation for rezoning of a 11,362.5 S.F. parcel located at the northeast corner of North Bradford Street and Mary Street. The property is zoned RG-1 (General Residence Zone) and the proposed zoning is C-1 (Neighborhood Commercial Zone). The owners of record are Harry O. Meeks Jr. and Bonnie G. Meeks. Property Address: 301 North Bradford Street. Tax Parcel: ED05-068.17-02-34.00-000. Council District 3. Ordinance #2016-29. *This zoning map amendment is scheduled for First Reading on December 12, 2016. Public Hearing before the Planning Commission is anticipated to be scheduled for January 17, 2017, and Final Reading/Public Hearing is anticipated to be scheduled before City Council for February 13, 2017.*

2) Z-17-02 Lands of Ingram at 11-15 North Queen Street - Review and Recommendation for rezoning of a 9,020 S.F. parcel located on the east side of North Queen Street north of West Division Street. The property is zoned RG-1 (General Residence Zone) and the proposed zoning is C-3 (Service Commercial Zone). The owner of record is E. Vernon Ingram Jr. Property addresses: 11-15 North Queen Street. Tax Parcel: ED05-076.08-05-04.00-000. Council District 4. Ordinance #2016-30. *This zoning map amendment is scheduled for First Reading on December 12, 2016. Public Hearing before the Planning Commission is anticipated to be scheduled for January 17, 2017, and Final Reading/Public Hearing is anticipated to be scheduled before City Council for February 13, 2017.*

3) S-17-01 Cellco Partnership d/b/a Verizon Wireless: Telecommunication Monopole at 277-293 North DuPont Highway - Review of a Site Development Plan application to permit installation of a 108 foot telecommunications monopole with associated 2,500 SF fenced compound area and consisting of a 38,424 SF project area (Site Name: Dov-Central Dover). The subject site is located on a 10.733-acre parcel developed as a shopping center known as the Centre at Dover. The subject site is located east of North DuPont Highway and northeast of Centre Drive (private drive). The property is zoned SC-2 (Community Shopping Center Zone). The owner of record is MDR Dover, LP. Property Address: 277-293 North DuPont

Highway. Tax Parcel: ED-05-068.14-01-03.01-0001. Council District 3. *Waiver Request: Elimination of Sidewalks. This application is associated with Application V-16-14, a height variance approved by the Board of Adjustment on October 19, 2016.*

Copies of the Proposed Ordinances #2016-29 and #2016-30 will be available on the City's website http://www.cityofdover.com/ under the Government Heading: Ordinances, Resolutions & Tributes.

Please be reminded that we will meet with the applicants on **Wednesday, January 4, 2017 at 10:00 AM** in the **City Hall Conference Room of City Hall**, 15 Loockerman Plaza, Dover. Please plan to attend this meeting as well.

CC: Planning Staff
Inspections Staff
Fire Marshal
Scott Koenig
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon
Electric Department
Tax Assessor
Chief Bernat
Patricia Marney
Mark Nowak
Dover Fire Chief
David Cahill
Elaine Webb
Todd Sammons
Wendy Polasko
Sabrina Fite
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