MEMORANDUM

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

DATE: February 13, 2017

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, March 1, 2017

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, March 1, 2017 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 Monday, March 20, 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) C-17-01 The Little People's Daycare at 118 Roosevelt Avenue - Review of a Conditional Use Site Plan application to permit a large family day care facility in an existing 1,080 S.F. building at 118 Roosevelt Avenue, to be known as The Little People's Day Care. The 0.33-acre subject site is located on the south side of Roosevelt Avenue east of South DuPont Highway. The property is zoned R-8 (One-Family Residence Zone). The owners of record are Waynenicka Johnson and Jessica D. Cooper. Property Address: 118 Roosevelt Avenue. Tax Parcel: ED05-077.18-02-840.00-000. Council District 2.

2) S-17-05 Medcore Partners Physical Rehabilitation Hospital on McKee Road - Review of a Site Development Plan application to permit construction of a 42,000 S.F. in-patient physical rehabilitation hospital and associated site improvements. The 4.07-acre subject site is located on the west side of McKee Road north of College Road. The property is zoned IO (Institutional and Office Zone) and subject to the COZ (Corridor Overlay Zone). The owners of record are George J. Kays and John J. Kays and the equitable owner is Medcore Partners c/o Michael Graham. Property is an unaddressed parcel on McKee Road. Tax Parcel: ED05-067.00-01-33.00-000. Council District 1. *Waivers Requested: Consideration of Superior Urban Design, Reduction of Parking Requirement, Reduction of Loading Spaces, and Partial Elimination of Curbing. This property is the subject of Rezoning Application Z-16-07, recommended for approval by the Planning Commission on December 19, 2016 and approved by City Council on January 9, 2017.*

3) S-17-06 Secure Storage Revised Site Plan, Phases 2 & 3 - Review of a Site Development Plan application to permit construction of Phases 2 & 3 of a mini-storage facility consisting of 23 storage buildings, on a site already containing 14 storage buildings (Phase 1), for a total of 37 buildings. The new buildings total 92,400 S.F. Associated improvements including a boat and RV parking area and a second site entrance are also proposed. The 18.68-acre

subject site is located on the north side of Lafferty Lane, east of South Bay Road. The property is zoned IPM (Industrial Park Manufacturing Zone). The owner of record is Secure Storage LLC. Property address: 640 Lafferty Lane. Tax Parcel: ED05-077.00-01-25.00-000. Council District 2. *Waiver to be Requested: Elimination of Sidewalks. This property is the subject of Site Development Plan Application S-02-23, granted conditional approval by the Planning Commission on August 19, 2002 and granted administrative approval for a revision on April 25, 2005. The portion of the plan known as Phase 1 and one building from Phase 2 were constructed but the rest of the plan lapsed.*

Please be reminded that we will meet with the applicants on **Wednesday, March 8, 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
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Scott Koenig
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon
Electric Department
Tax Assessor
Deputy Police Chief
Patricia Marney
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