MEMORANDUM

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

DATE: May 25, 2017 *****UPDATED AGENDA*****

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, May 31, 2017

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, May 31, 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, June 19, 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.

The following Revised Application will also be reviewed by the Development Advisory Committee:

1) S-17-12 Capital Station Dover at 50 North DuPont Highway (Revised) - Review of a Site Development Plan application to permit construction of 65,000 S.F. of commercial development to be known as Capital Station, at the northwest corner of North DuPont Highway and Division Street and also adjacent to Maple Parkway. The development is proposed to include a 24,197 S.F. retail and restaurant multi-tenant building, a 6,625 S.F. retail and restaurant multi-tenant building, a 6,100 S.F. retail or restaurant building, a 6,080 S.F. restaurant building, and a 21,998 S.F. Aldi grocery store. Related site improvements include demolition of the former Playtex factory and provision of parking, landscaping, and pedestrian and bicycle facilities for the shopping center. The property is zoned SC-1 (Neighborhood Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone – Tier 1: Secondary Wellhead Protection Area). The owner of record is Capital Station Dover LLC. Property Address: 50 North DuPont Highway. Tax Parcel: ED-05-077.06-01-02.00-000. Council District: 2. *Waivers Requested: Partial Elimination of Sidewalk, Reduction of Arterial Street Buffer, and Floodplain Requirement to Reduce Impervious Area. This property was the subject of Site Development Plan S-14-03 Watertower Place aka "Tower Commons" granted conditional approval by the Planning Commission on April 21, 2014; construction was not commenced and the plan subsequently expired.*

The following Applications were previously distributed for Review:

1) C-17-02 Shell's Early Learning Center at 868 South State Street - Review of a Conditional Use Site Plan to construct a 1,038 SF addition to an existing 2,598 SF Day Care Center. Other proposed improvements include demolition of an existing garage and construction of

additional parking. The applicant proposes a Day Care Center that can accommodate 83 children. The property is zoned R-8 (One-Family Residence Zone) and is located on the west side of South State Street north of Wyoming Avenue. The owner of record is 868 State Street LLC. Property Address: 868 South State Street. Tax Parcel: ED-05-077.17-03-49.00-000. Council District 2. *This project requested variances from the Board of Adjustment to permit the maximum number of children in a Day Care Center in a residential zone to increase from 50 to 83, and to permit the maximum building coverage for a conditional use in a One-family Residential Zone to increase from 20% to 23.7%. The requested variances were approved on May 17, 2017.*

2) S-17-14 Dover Dialysis Center at 107 Mont Blanc Boulevard - Review of a Site Development Plan application to permit construction of a 10,000 S.F. one-story office building and associated site improvements. 6,500 S.F. of the building to be used as a medical office and the remaining 3,500 S.F. is to be reserved for future commercial/professional office tenants. The property is zoned CPO (Commercial and Professional Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located between Mont Blanc Boulevard and Saulsbury Road south of Walker Road. The owner of record is CCD Properties LLC and the equitable owner is MRMS Associates II, LLC. Property Address: 107 Mont Blanc Boulevard. Tax Parcel: ED-05-067.19-04-49.00-000. Council District 1.

3) S-17-15 Dover Station at 655 West North Street - Review of a Site Development Plan application to permit construction of a 20,000 S.F. two-story office building and a 6,000 S.F. group home as well as associated site improvements. This project adds to the existing development at 645 West North Street and will share site access. The property is zoned IO (Institutional and Office Zone) and is located on the north side of West North Street east of Clarence Street. The owner of record is Faithworks, LLC. Property Address: 655 West North Street. Tax Parcel: ED-05-076.12-04-08.00-000. Council District 4. *Waiver Requested: Reduction of Loading Spaces. This property was the subject of Site Development Plan Application S-07-37 for a similar development, granted Final Approval in May 2008; construction was not commenced and the plan subsequently expired. This property is also associated with Site Development Plan Application S-06-40, granted Final Approval in July 2007, for development of the adjacent property at 645 West North Street.*

4) S-17-16 Eden Hill Farm TND - Professional Office, Medical and Financial District: Revised Implementation Plan - Review of a Revised Implementation Plan for the Professional Office, Medical and Financial District component of the Traditional Neighborhood Design project known as Eden Hill Farm. The District is located on two parcels of land consisting of 25.47 +/- total acres. The Revision is for the area east of Banning Street (known as Lot 2B) consisting of 7.33 +/- acres. The proposed overall plan for the District consists of six buildings, parking areas, open space areas, and the street layout. The parcel is zoned TND (Traditional Neighborhood Design Zone) and is located at the southeast corner of West North Street and Banning Street. The owner of record is Dover Medical Properties LLC. The property area is unaddressed. Tax Parcels: ED-05-076.00-01-13.05-000 and ED-05-076.00-01-13.02-000. Council District 2. *This Revised Plan is to supersede the initial Implementation Plan, S-06-26 Eden Hill Farm - TND Professional Office, Medical and Financial District, reviewed by the Planning Commission during Spring 2006 with its conditional approval granted July 2006. Phases 1 and 2 of development were subject to plan S-06-42 and S-16-16.*

Please be reminded that we will meet with the applicants on **Wednesday, June 7, 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
Acting City Manager
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon
Electric Department
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Todd Sammons
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Kevin Coyle
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