MEMORANDUM

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

DATE: September 12, 2017

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, September 27, 2017

****Please Note Change of Meeting Location ****

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, September 27, 2017 at 10:00 AM** in the **City Council Chambers of City Hall** to review and comment on the following application that will be considered by the Planning Commission at its meeting of Monday, October 16, 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) S-17-25 Development of 219-229 Beiser Boulevard: Lots 2A and 3 at Enterprise Business Park - Review of a Site Development Plan outlining four phases of construction for parking lot areas and two (2) 19,304 S.F. two-story office building along with the associated site improvements on two separate parcels adjoining one another. The properties are zoned IPM (Industrial Park Manufacturing). The adjoining properties are located on the northwest side of Beiser Boulevard and are part of the Enterprise Business Park, a planned industrial park. The owner of record is Del-Homes Catalog Group, LLC. Property Addresses: Lot 2A is addressed as 219 Beiser Boulevard and Lot 3 is addressed as 229 Beiser Boulevard. Lot 2A Tax Parcel: ED05-076.11-01-46.00-000. Lot 3 Tax Parcel: ED05-076.15-01-03.08-000. Council District 1. *The project location was previously the subject of Minor Subdivision Plan SB-12-02 recorded in December 2012 creating the two lots; and also Site Plan S-07-23 Office Buildings at Enterprise Business Park which has expired.*

2) US-17-01 Capital Station Development Unified Comprehensive Sign Plan – Review of a Unified Comprehensive Sign Plan for Capital Station, a shopping center including five (5) future buildings and a series of freestanding signs and wall signs to identify the complex and its tenants. The property consists of 9.34 acres and is located on the west side of DuPont Highway, north of Division Street, and south of Maple Parkway. 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: ED05-077.06-01-02.00-000. Council District 2. *The associated Site Plan S-17-12 Revised Capital Station Dover was granted conditional approval by the Planning Commission in June 2017.*

Please be reminded that the Applicant Development Advisory Committee meeting will be held on **Wednesday, October 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
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
Jessica Verchick
Todd Sammons
Stephen Wright
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Kent County Mapping
Kevin Coyle
Jim Sullivan
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