MEMORANDUM

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

DATE: November 3, 2017

TO: Applicants to the Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, November 8, 2017

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **WEDNESDAY, November 8, 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, November 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.

Applicants: Please review DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

1) C-17-05 Loockerman Coffee Shop at 14 Loockerman Plaza – Application for Conditional Use Review to permit conversion of an existing 820 SF 1 1/2-story structure into a restaurant (coffee shop). The subject site consists of two parcels totaling an 15,191.66 S.F. +/- (0.139 +/- acres). The property is zoned RGO (General Residence and Office Zone) and is within the H (Historic District Zone). The property is located on the south side of Loockerman Plaza and east of South State Street. The owner of record is The New Parsonage, LLC and the lessee is Kristin Stonesifer. Location Address: 14 Loockerman Plaza. Property Addresses: 203 and 205 South State Street. Tax Parcels: ED-05-077.09-05-01.00-000 and ED-05-077.09-05-01.01-000. Council District 4.

2) S-17-28 Multiplex at 299 College Road - Review of a Site Development Plan application to permit construction of a three (3) unit multiplex residential building (multi-family dwelling) with adjoining parking spaces. The property consists of a 18,244 S.F. +/- parcel (0.42 +/- acres) and is zoned RM-2 (Medium Density Residence Zone). The property is located on the northwest side of College Road and adjacent to Conwell Street. The owner of record is Stephen E. Lumor (Enyam, LLC). Property Address: 299 College Road. Tax Parcel: ED-05-067.00-02-26.00-000. Council District 4.

3) S-17-29 Delaware State University Residence Hall at 1200 N. DuPont Highway: Master Plan - Review of a Site Development Master Plan to permit phased construction of a new 190,000 S.F. five-story Student Residence Hall. The project phases consist of the following: Phase 1- Relocation of Utilities, Phase 2 - Construction of Residence Hall (600 Beds) and Demolition of Laws Hall, and Phase 3 - Demolition of Tubman Hall. The subject

project area consists of 209,088 +/- S.F. (4.80 +/- acres) internal to the Delaware State University Campus of 287.32 +/- acres. The property is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) – Tier 3: Excellent Recharge Area. The campus is location west of North DuPont Highway and north of College Road. The owner of record is State of Delaware c/o Delaware State University. Property Address: 1200 North DuPont Highway. Tax Parcels: ED-05-057.00-01-19.00-000, ED-05-057.00-01-20.00-000, and ED-05-057.00-01-21.00-000. Council District 4.

4) MI-17-03 Text Amendments: Adult Day Care Facilities - Review of a series of Text Amendments to the Appendix B: *Zoning Ordinance,* Article 3 – District Regulations, Article 5 – Supplementary Regulations, and Article 12 - Definitions. The proposed Ordinance establishes provisions for Adult Day Care facilities allowing them to be permitted in any zoning district provided that state licensing and city code requirements have been met. Other amendments update references and definitions to make the distinction between Child Day Care facilities and Adult Day Care facilities. Ordinance #2017-13.
    - A copy of the Proposed Ordinance #2017-13 is available on the City's website www.cityofdover.com under the Government Heading: Ordinances, Resolutions & Tributes. https://www.cityofdover.com/ordinances-and-resolutions
    - *The Legislative, Finance, and Administration Committee reviewed the proposed Text Amendments on September 25, 2017 and the First Reading before City Council occurred on October 9, 2017. The Public Hearing before the Planning Commission is set for November 20, 2017and Public Hearing and Final Reading before City Council is on December 11, 2017.*

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: The New Parsonage, LLC c/o Edward McNamara
Ann Camper, Becker Morgan Group, Inc.
Kristin Stonesifer
Stephen E. Lumor, Enyam, LLC
Alex Schmidt, Century Engineering, Inc.
J.D. Bartlett, Delaware State University
Michael Henry, Becker Morgan Group, Inc.
Michael Cipriano, American Campus Communities