MEMORANDUM

Department of Planning & Inspections
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DATE: March 2, 2018

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, March 7, 2018

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **WEDNESDAY, March 07, 2018 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 19, 2018.

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) S-18-03 Lidl Grocery Store & Retail Space at North DuPont Highway and Kings Highway NE – Review of a Site Development Plan Application to permit construction of two new buildings and accompanying site improvements. The larger 25,400 SF building is proposed to be used as a new Lidl Grocery Store. The second 7,500 SF building has a proposed use as a retail space. Construction would involve demolition of all existing buildings on site. The property consists of a total 6.73 acres (7.275 acres prior to right-of-way dedication) and is located on a site bounded by North DuPont Highway, Maple Parkway, and Kings Highway. The property is zoned C-4 (Highway Commercial Zone) and IO (Institutional and Office Zone) with all site improvements to occur in the C-4 zone. The owners of record are Davis H. Wood, and Kings Highway Land Partners, LLC. Property Addresses: 122, 136, 140 and 162 North DuPont Highway and 321 Kings Highway NE. Tax Parcels: ED-05-068.18-01-20.00-000, ED-05-068.18-21.00-000, ED-05-068.18-01-22.00-000, ED-05-068.18- 01-23.00-000, ED-05-068.18-01-24.00-000 and ED-05-068.18-01-25.00. Council District 2. *This Application is to supersede Site Plan S-16-14 Lidl Grocery Store previously granted conditional approval by the Planning Commission in July 2016.*

2) MI-18-02 Text Amendments: Manufactured Housing and Land Lease Communities (*Dover Code of Ordinances*, Chapter 66 and *Zoning Ordinance*, Article 3, Section 8 and Article 12) - Review of Text Amendments to the *Dover Code of Ordinances*, Chapter 66 - Manufactured Homes, Mobile Homes, and Lend Lease Communities; to *Zoning Ordinance*, Article 3, Section 8- Manufactured Housing (MH) Zone; and to *Zoning Ordinance*, Article 12- Definitions. The proposed ordinance reorganizes and clarifies a portion of the updates to the Dover Code made in August 2016 through Ordinance #2016-16. The proposed ordinance

also brings the updates into compliance with provisions of the *Delaware Code* related to manufactured housing and rental housing, particularly Title 25, Chapters 53, 55, 70, and 71. The updates affected include requirements for placing and licensing manufactured homes, standards for management and maintenance of land lease communities, taxation, and code enforcement. A distinction is also made between manufactured homes and permanently placed manufactured homes in the *Zoning Ordinance*.

- A copy of the Proposed Ordinance #2018-01 is available on the City's website www.cityofdover.com under the Government Heading: Ordinances, Resolutions & Tributes. https://www.cityofdover.com/ordinances-and-resolutions

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: Davis Wood, King Hwy Land Partners, LLC
Lidl US Operations, LLC
David Kuklish, Bohler Engineering