MEMORANDUM

Department of Planning & Inspections
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DATE: April 17, 2018

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, May 2, 2018

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, May 2, 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, May 21, 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.

1) C-18-02 All Beautiful Children Learning Academy Day Care Center at 822 South State Street - Application for Conditional Use Review to permit conversion of an existing 3,526 SF one-story building into a Child Day Care Center to serve 52 children. The subject site contains three (3) separate buildings, and the Day Care Center is proposed to occupy only the southernmost structure which is the largest. The property consists of a 0.585-acre parcel and is located on the west side of South State Street, south of Gooden Avenue and north of Wyoming Avenue. The property is zoned C-1A (Limited Commercial Zone). The owner of record is TVEN3, LLC and the applicant (lessee) is Latoya Boseman. Location Address: 822 South State Street. Tax Parcel: ED-05-077.17-03-43.00-000. Council District 2.

2) C-18-03 Kidz Business Day Care Center at 65 North DuPont Highway - Application for Conditional Use Review to permit conversion of an existing 5,148 SF one-story building into a Child Day Care Center to serve 125 children. The application involves two separate properties. The property containing the building consists of 0.53 +/- acres and is zoned C-4 (Highway Commercial Zone). There is a second property of 0.37 acres zoned RG-2 (General Residence Zone) that contains an associated parking lot. The building is located on the east side of North DuPont Highway immediately south of Maple Parkway. To the east is the parking lot property located at the intersection of Maple Parkway and Edgemont Avenue. The owner of record is The Perry Group, Inc. and the applicant (lessee) is Donneisha Alston. Property Address: 65 North DuPont Highway. Tax Parcels: ED-05-068.18-05-01.00-000 and ED-05-068.18-05-12.00-000. Council District 2.

3) SB-18-02 Minor Subdivision Plan for Leander Lakes Apartments at 100 Isabelle Isle - Review of a Minor Subdivision Plan application to permit subdivision of the 28.67 +/- acre parcel of the Leander Lakes Apartment complex into two (2) new lots. Parcel A is proposed to have 22.94 acres (Buildings 1-8) and Parcel B is proposed to have 5.73 acres (Buildings 9 and 10). The property is zoned RM-2 (Medium Density Residence Zone) and is subject to the COZ-1 (Corridor Overlay Zone) requirements. The property is located on the southeast side of Forrest Avenue, and southwest of Dover High Drive. The owner of record is Leander Lakes, LLC. Property Address: 100 Isabelle Isle. Tax Parcel: ED-05-075.00-01-05.01-000. Council District 1.

4) S-18-04 Dover Police Department Impound Lot at 401 West Water Street - Review of a Site Development Plan application to permit construction of a 11,940 S.F. Impound Lot for the Dover Police Department as a fenced area for motor vehicle storage. The site is located on the north side of Water Street between West Street and South Queen Street. The property is zoned IO (Institutional and Office Zone) and is 0.78 +/- acres. The owner of record is the City of Dover. Property Address: 401 W. Water Street. Tax Parcels: ED-05-076.12-04-35.00-000, ED-05-076.12-04-39.00-000 and ED-05-076.12-04-40.00-000. Council District 4.

Please be reminded that we will meet with the applicants on **Wednesday, May 9, 2018 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
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
Stephen Wright
Jim Galvin
Kent County Mapping
Michael Tholstrup
Jim Sullivan
Eileen Butler
Cathy Smith
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Office of State Planning
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Capital School District
Caesar Rodney School District
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