MEMORANDUM

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

DATE: August 13, 2015

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, September 30, 2015

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, September 30, 2015 at 10:00 AM** in the **City Hall CAUCUS 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, October 19, 2015.

This plan was originally scheduled to be heard at the September meeting of the Planning Commission. Due to design and compliance issues the plan was rescheduled. Revised Plans are expected from the applicant the week of September 28 and will be redistributed to D.A.C. agencies upon receipt.

1) S-15-12 Blue Hen Apartments: Phase 2 – Review of Site Development Plan for a multi-family residential development consisting of 12 apartment buildings with 192 total units, accessory garage structures and associated site improvements on multiple parcels totaling 6.19 +/- acres. This plan is an expansion of the existing Blue Hen Apartment complex (Site Plan Application S-07-57) bringing the total number units to 354 dwelling units for the complex. A Minor Lot Line Adjustment Plan is included with this application to create an overall acre parcel for the entire apartment complex. The zoning is RG-2 (General Residence Zone) with portions subject to SWPOZ (Source Water Protection Overlay Zone - Tiers 1 and 3). The property is located on the east side of Bay Road and south of Blue Hen Boulevard between Bay Road and Haslet Street. The owners of record are Blue Hen Apt, LLC and Blue Hen Mall, LLC. Property Addresses: 605 and 655 Bay Road, 400 Haslet Street. Tax Parcels: ED-05-077.00-01-19.03-000, ED-05-077.00-01-19.05-000, ED-05-077.00-01-19.07-000, ED-05-077.00-01-19.09-000 and ED-05-077.00-01-01.00-000. Council District 2. *Waiver to be Requested: Elimination of Rear Emergency Access Requirement. The Planning Commission on May 18, 2015 recommended approval of Application Z-15-02 to rezone portions of the subject parcels and other parcels from SC-3 and RM-2 to SC-2 and RG-2. Ordinance #2015-08 related to the rezoning was approved by City Council on June 8, 2015.*

Please be reminded that we will meet with the applicants on **Wednesday, October 7, 2015 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:
City Clerk
Scott Koenig
Planning Staff
Inspections Staff
Sharon Duca
Electric Department
Tax Assessor
Bill Neaton
Chief Bernat
Kathy Divver
David Cahill
Todd Sammons
Sabrina Fite
Dover Fire Chief
Kevin Coyle
Jim Sullivan
Eileen Butler
Elaine Webb
Mark Nowak
Wendy Polasko
Shane Breakie
Rich Von Steton
Robert Moyer
Jim Galvin
Cathy Smith
Sarah Keifer
Jason Halpin
Gregg Moore
Ami Sebastian-Hauer
Caesar Rodney School District
Fred Tolbert
Kathleen Still
State Historic Preservation Office
City Comptroller
City Council
Mayor
Fire Marshal
Milton Melendez
Capital School District