MEMORANDUM

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

DATE: March 13, 2015

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, April 1, 2015

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, April 1, 2015 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, April 20 2015.

1) S-15-04 Dover Town Center at 1574 N. DuPont Highway – Site Development Plan to construct the two (2) pad buildings consisting of a 5,740 S.F. restaurant and a 6,160 S.F. commercial building, to reconfigure the existing retail structure to create multiple tenant spaces (reduction in overall main building size from 118,234 S.F. to 101,255 S.F.); thus, resulting in an overall total of 113,155 S.F. for the buildings on this site. Associated site improvements will also occur on this 12.74 acre site. The property is zoned C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway between KW Boulevard and Cedar Chase Drive. The owner of record is Onix-Dover LLC c/o Dean Pletz. Property Address: 1574 N. DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4. *Waiver Request: Reduction of Arterial Street Buffer. Site Plan S-12-10 for this property was approved by the Planning Commission at its meeting in June 2012. The plan subsequently expired. Plan C-14-06 was filed in November 2014 and distributed for D.A.C. review but was withdrawn upon request of the applicant.*

2) S-15-05 North Street Mini Storage at 1351 West North Street – Site Development Plan to construct a self-storage facility consisting of three (3) buildings totaling 108,940 S.F. to include an office building and two (2) storage buildings with 519 units, and associated site improvements. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the north side of West North Street east of Mifflin Road and west of Commerce Way. The owner of record is RES-Data, LLC and SSS-Data, LLC c/o Dean Pletz. Property Address: 1351 West North Street. Tax Parcel: ED-05-076.14-01-07.00-000. Council District 1. *Waivers Requested: Elimination of Curbing, Elimination of Opaque Barrier Requirement. Site Plan S-12-06 for this property was approved by the Planning Commission at its meeting in April 2012. An extension was granted and the plan expires in April 2015. The plan is being refiled because construction will not commence before plan approval expires.*

3) SB-15-01 Lands of Michael E. Camisky at 5096 Hazlettville Road – Minor Subdivision Plan to subdivide an existing 3.21 acre lot into four (4) lots. Lots 1, 2, and 3 consisting of 0.24 acres each front on Saxondale Lane and the residual area consists of 2.42 acres. The property is zoned RM-1 (Medium Density Residence Zone). The property is located on the southeast side of Hazlettville Road and between Hazlettville Road and Saxondale Lane. The owner of record is Michael E. Camisky. Property Address: 5096 Hazlettville Road. Tax Parcel: ED-05-076.00-02-04.00-000. Council District 2.

Please be reminded that we will meet with the applicants on **Wednesday, April 8, 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
Fire Marshal
David Cahill
Todd Sammons
Sabrina Fite
Dover Fire Chief
Kevin Coyle
Jim Sullivan
Eileen Butler
Elaine Webb
Mark Nowak
Julio Seneus
Milton Melendez
Shane Breakie
Rich Von Steton
Robert Moyer
Jim Galvin
Lisa Collins
Sarah Keifer
Jennifer Vallee
Gregg Moore
Ami Sebastian-Hauer
Caesar Rodney School District
Capital School District
Col. Robert Welsh
Fred Tolbert
State Historic Preservation Office
City Comptroller
City Council
Mayor