MEMORANDUM

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

DATE: November 14, 2014

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of **WEDNESDAY**, November 26, 2014

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, November 26, 2014 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, December 15, 2014.

Due to the Thanksgiving holiday please forward your comments to the Planning Office by 12 Noon on Wednesday, November 26.

1) Z-14-04 Lands of Faithwork, LLC – Review and Recommendation for Rezoning Application for three parcels of 15,505 S.F. +/-, 9,515 S.F. +/-, and 8,276 S.F. +/-. The properties are zoned C-PO (Commercial and Professional Office Zone) and are subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is IO (Institutional and Office Zone) and to be subject to the COZ-1 (Corridor Overlay Zone). The properties are located near the northeast corner of Forest Street and Saulsbury Road. The owner of record is Faithworks, LLC. Property Addresses and Tax Parcels: (Parcel A) 21 Saulsbury Road, ED-05-076.07-01-38.00-000, (Parcel B) 27 Saulsbury Road, ED-05-076.07-01-39.00-000 and (Parcel C) 983 Forest Street, ED-05-076.07-01-36.00-000. Council District 4.

2) C-14-06 Redevelopment of Walmart Site at 1574 North DuPont Highway: Master Plan – Conditional Use Site Development Master Plan Application to permit the development of three (3) four-story multi-family buildings with a total of 124 apartment units and three (3) restaurants totaling 18,950 S.F. +/-. The application includes a Minor Subdivision Plan to subdivide the 12.74 acres +/- property into two (2) parcels of 8.63 acres +/- and 3.8 acres +/- . The property is zoned C-4 (Highway Commercial Zone). The property is on the west side of North DuPont Highway, north of KW Boulevard and east of Crawford Carroll Avenue. The owner of record is Onix Dover, LLC. Property Address: 1574 North DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4. *A previous Site Development Plan S-12-10 was approved by the Planning Commission in June 2012. The Site Plan expired, and the new proposed plan is significantly different in uses and scope. Waivers Requested: Reduction of Arterial Street Buffer.*

Please be reminded that we will meet with the applicants on **Wednesday, December 3, 2014 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	David Cahill	Shane Breakie	Col. Robert Welsh
Scott Koenig	Todd Sammons	Rich Von Steton	Fred Tolbert
Planning Staff	Sabrina Fite	Robert Moyer	State Historic Preservation Office
Inspections Staff	Dover Fire Chief	Jim Galvin	City Comptroller
Sharon Duca	Kevin Coyle	Lisa Collins	City Council
Electric Department	Jim Sullivan	Sarah Keifer	Mayor
Tax Assessor	Eileen Butler	Jennifer Vallee	City Comptroller
Bill Neaton	Elaine Webb	Gregg Moore	
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	
Kathy Divver	Julio Seneus	Caesar Rodney School District	
Fire Marshal	Milton Melendez	Capital School District	