MEMORANDUM

Department of Planning & Inspections
15 Loockerman Plaza, City Hall
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: October 31, 2014

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, November 5, 2014

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, November 5, 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, November 17, 2014.

1) Z-14-03 603 West Division Street – Review and Recommendation for Rezoning Application for two parcels consisting of 16,538 SF+/- and 14,465 SF +/-. The properties are zoned M (Manufacturing Zone) and are subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-3 (Service Commercial Zone) and to be subject to the COZ-1 (Corridor Overlay Zone). The property is on the north side of West Division Street just west of the railroad tracks. The owner of record is West Division Holdings, LLC. Property Address: 603 West Division Street. Tax Parcels: ED-05-076.08-01-19.00-000 and ED-05-076.08-01-19.01-000. Council District 4.

2) S-14-21 Mini-Storage at 200 Weston Drive – Site Development Application to permit the development of three (3) mini-storage buildings totaling 16,800 SF on a site of 5.36 acres +/-. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is at the terminus of Weston Drive, northwest of the intersection with West Division Street. The owner of record is All Safe Mini Storage, LLC. Property Address: 200 Weston Drive. Tax Parcel: ED-05-076.08-01-11.01-000. Council District 4. *A previous Site Development Plan S-11-07 was approved by the Planning Commission in May 2011; however, the Site Plan expired in May 2014 prior to the commencement of authorized construction.*

3) S-14-22 Seskinore Development – Revised Site Development Application to permit a total of 18 dwelling units on a 5.047 acres +/- site to be known as Seskinore Court. The project proposes construction of ten (10) duplex units and four (4) townhouse units in addition to the existing four (4) multiplex units. The property is zoned RM-1 (Medium Density Residence Zone). The development is located on the southwest side of McKee Road north of Meadow Drive. The owner of record is Artisans' Bank. Properties addressed to Seskinore Court. Tax Parcel: ED-05-067.00-03-07.00-017. Council District 1. *A previous Site Development Plan S-04-20 was approved by the Planning Commission in June 2004. Building permits were issued and construction completed for four (4) dwelling units in two multiplex buildings. Seskinore Court is an existing street previously constructed to serve the development; the City has accepted dedication of this street. The Site Plan expired due to lack of continual construction activity.*

Please be advised that the Planning Commission meeting agenda will include other items in addition to those listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda.

cc: Charlie Rodriguez for West Division Holdings, LLC
Walt McClure, McClure Associates
Henry Mast, All Safe Mini Storage, LLC
Kevin Minnich, PE, Minnich Engineering Inc.
Matthew Spong, Landscape Architectural Services
W. Zachary Crouch, PE, Davis, Bowen, & Friedel, Inc.
Wayne Irwin, Artisans' Bank